



May 26, 2021

Front Street Wallburg, LLC
450 N. Patterson Avenue
Suite 300
Winston-Salem, NC 27101

Re: Zoning Petition W-3467

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Clerk's Office of the date on which the Council will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: City Clerk's Office, P.O. Box 2511, Winston-Salem, NC 27102



City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Kevin Mundy, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Barbara Hanes Burke, Northeast Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Chair; Melynda Dunigan, Vice-Chair; George M. Bryan, Jr.; Walter O. Farabee; Jason Grubbs; Clarence R. Lambe, Jr.; Mo McRae; Brenda J. Smith; Jack Steelman

ACTION REQUEST FORM

DATE: May 26, 2021
TO: The Honorable Mayor and City Council
FROM: Aaron King, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of City of Winston-Salem

SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of City of Winston-Salem from Forsyth County LI-S to Winston-Salem LI-S: property is located on the east side of Wallburg Road, north of Sherlie Weavil Road (Zoning Docket W-3467)

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE

CONVERSION CITY ORDINANCE - SPECIAL USE DISTRICT

Zoning Petition of City of Winston-Salem, Docket W-3467

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from Forsyth County LI-S to Winston-Salem LI-S the zoning classification of the following described property:

PINs 6863-45-6988 and 6863-55-3241

Section 2. This Ordinance is adopted after approval of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to City of Winston-Salem.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CONVERSION CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of City of Winston-Salem, (Zoning Docket W-3467). The site shall be developed in accordance with the conditions approved by the Board and the uses and conditions documented in Zoning Docket F-1583, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LI-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3467
Staff	Desmond Corley
Petitioner(s)	City of Winston-Salem
Owner(s)	Front Street Wallburg, LLC
Subject Property	PINs 6863-45-6988 and 6863-55-3241
Address	4035 and 4051 Wallburg Road
Type of Request	Zoning Jurisdiction Conversion from Forsyth County LI-S to Winston-Salem LI-S
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from Forsyth County LI-S (Limited Industrial – Special Use) to Winston-Salem LI-S (Limited Industrial – Special Use)
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	Northeast corner of Wallburg Road and Sherlie Weavil Road
Jurisdiction	Forsyth County (zoning), Winston-Salem (municipal)
Ward(s)	Southeast
Site Acreage	± 92.62 acres
Current Land Use	The site is currently undeveloped.
Analysis of General Site Information	The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The property was recently voluntarily annexed into the Winston-Salem corporate limits. This proposal would change the zoning jurisdiction of the subject property without changing its underlying zoning designation.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; **final recommendations** are made by the City-County Planning Board, and **final action** is taken by the appropriate Elected Body, who may approve, deny, continue, or request modifications to any proposal. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE PROPOSAL IS CONSIDERED BY THE PLANNING BOARD AND/OR THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3467
MAY 13, 2021**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

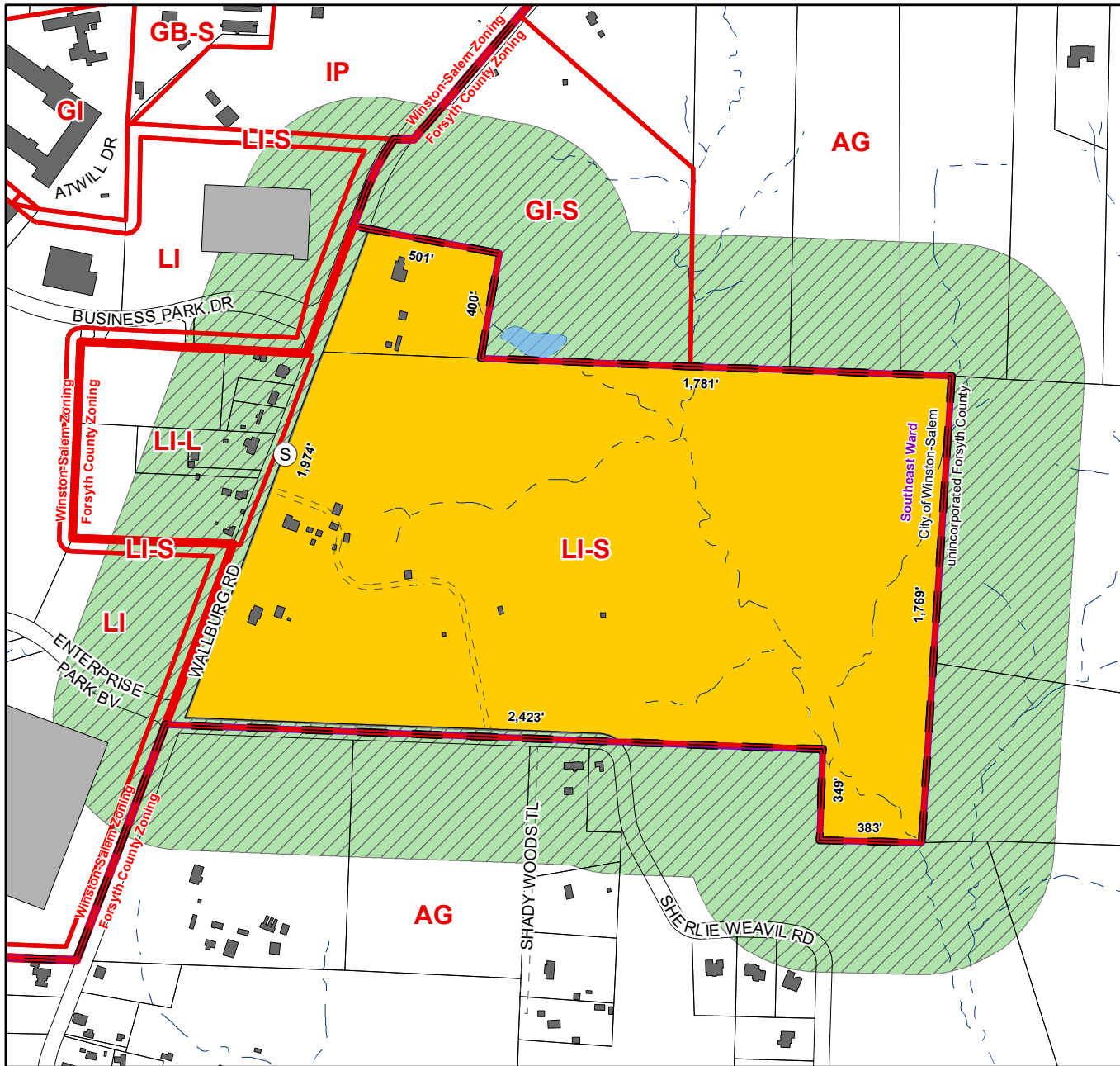
VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services





DOCKET #: W3467

PROPOSED ZONING:
Winston-Salem LI-S

EXISTING ZONING:
Forsyth County LI-S

PETITIONER:
City of Winston-Salem (Wallburg
Road Annexation - East)

 Property included
in zoning request.

 500' mail notification
radius. Property not
in zoning request.

SCALE: 1" represents 600'

STAFF: Corley

GMA: 4

ACRES: 92.62

**NEAREST
BLDG:** 60' west

MAP(S): 6863.01, 6863.02,
6863.03, 6863.04



