



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](http://www.cityofws.org/planning)

May 26, 2021

Dennis R Weavil and  
Frankie E Weavil  
1588 Concrete Works Road  
Winston-Salem, NC 27107

Re: Zoning Petition W-3475

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-L to Winston-Salem LI-L: property is located on the west side of Union Cross Road, between Carl L. Clarke Road and Axle Drive (Zoning Docket W-3475)

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE

CONVERSION CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of City of Winston-Salem, Docket W-3475

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-L to Winston-Salem LI-L the zoning classification of the following described property:

PINs 6874-04-0097 and 6874-14-2630

Section 2. This Ordinance is adopted after approval of the Special Use Limited 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 Limited 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 Limited 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 LIMITED 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-3475). The site shall be developed in accordance with the conditions approved by the Board and the uses and conditions documented in Zoning Docket F-1599, 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-L 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**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3475
<b>Staff</b>	<a href="#">Desmond Corley</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PINs 6874-14-2630 and 6874-04-0097
<b>Address</b>	1618 and 1624 Union Cross Road
<b>Type of Request</b>	Zoning Jurisdiction Conversion from Forsyth County LI-L to Winston-Salem LI-L
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> Forsyth County LI-L (Limited Industrial – Special Use – No Site Plan) <b>to</b> Winston-Salem LI-L (Limited Industrial – Limited Use)
<b>Neighborhood Contact/Meeting</b>	Neighborhood outreach is not required.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	West side of Union Cross Road, between Axle Drive and Carl L. Clarke Road
<b>Jurisdiction</b>	Forsyth County (zoning), Winston-Salem (municipal)
<b>Ward(s)</b>	Southeast
<b>Site Acreage</b>	± 70.5 acres
<b>Current Land Use</b>	The site is currently undeveloped.
<b>Analysis of General Site Information</b>	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-3475  
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: Jason Grubbs

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:

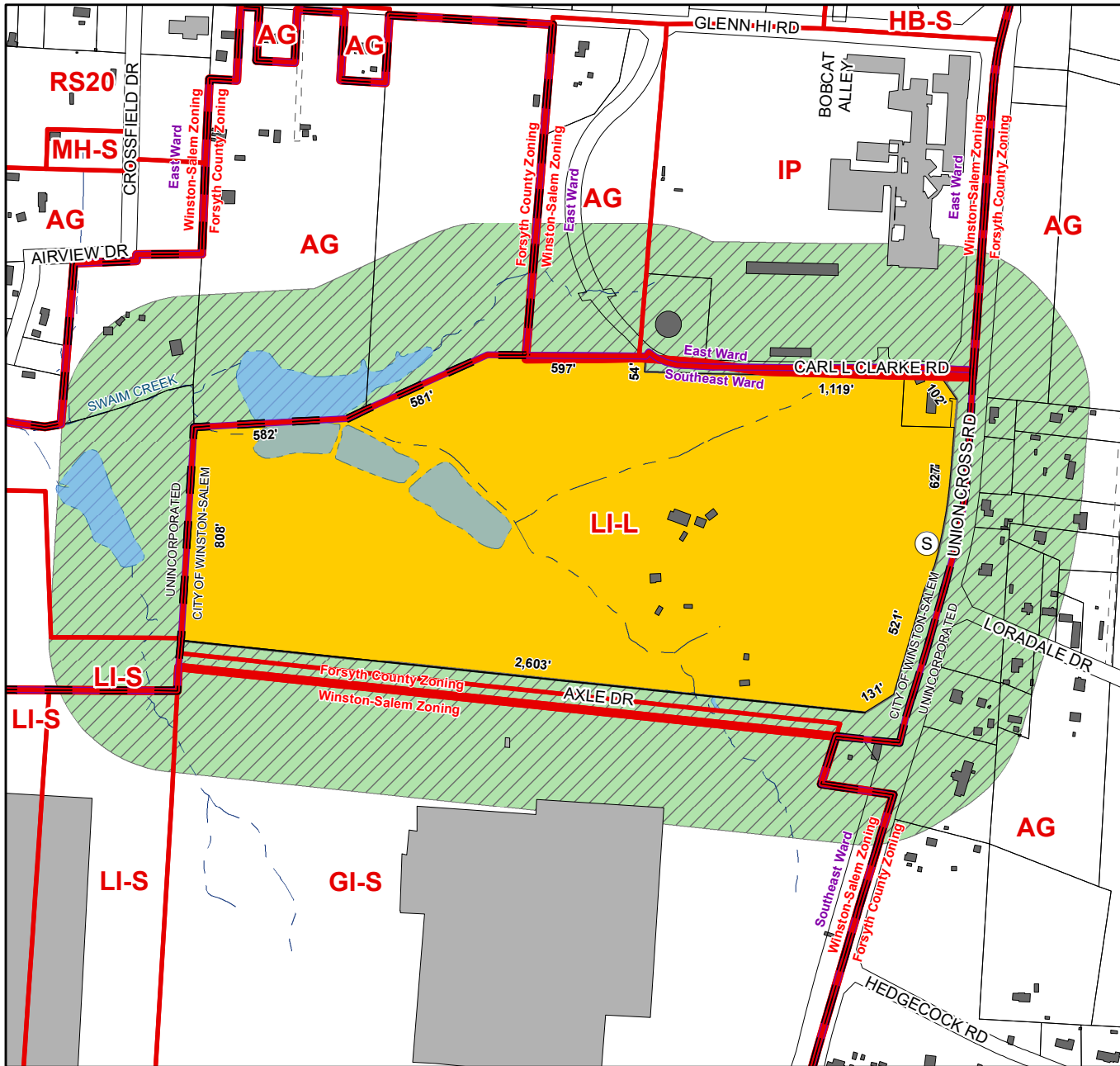
FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

---

Aaron King  
Director of Planning and Development Services





**DOCKET #:** W3475

**PROPOSED ZONING:**  
Winston-Salem LI-L

**EXISTING ZONING:**  
Forsyth County LI-L

**PETITIONER:**  
City of Winston-Salem (Union  
Cross Annexation)

 Property included  
in zoning request.

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

**SCALE:** 1" represents 600'

**STAFF:** Corley

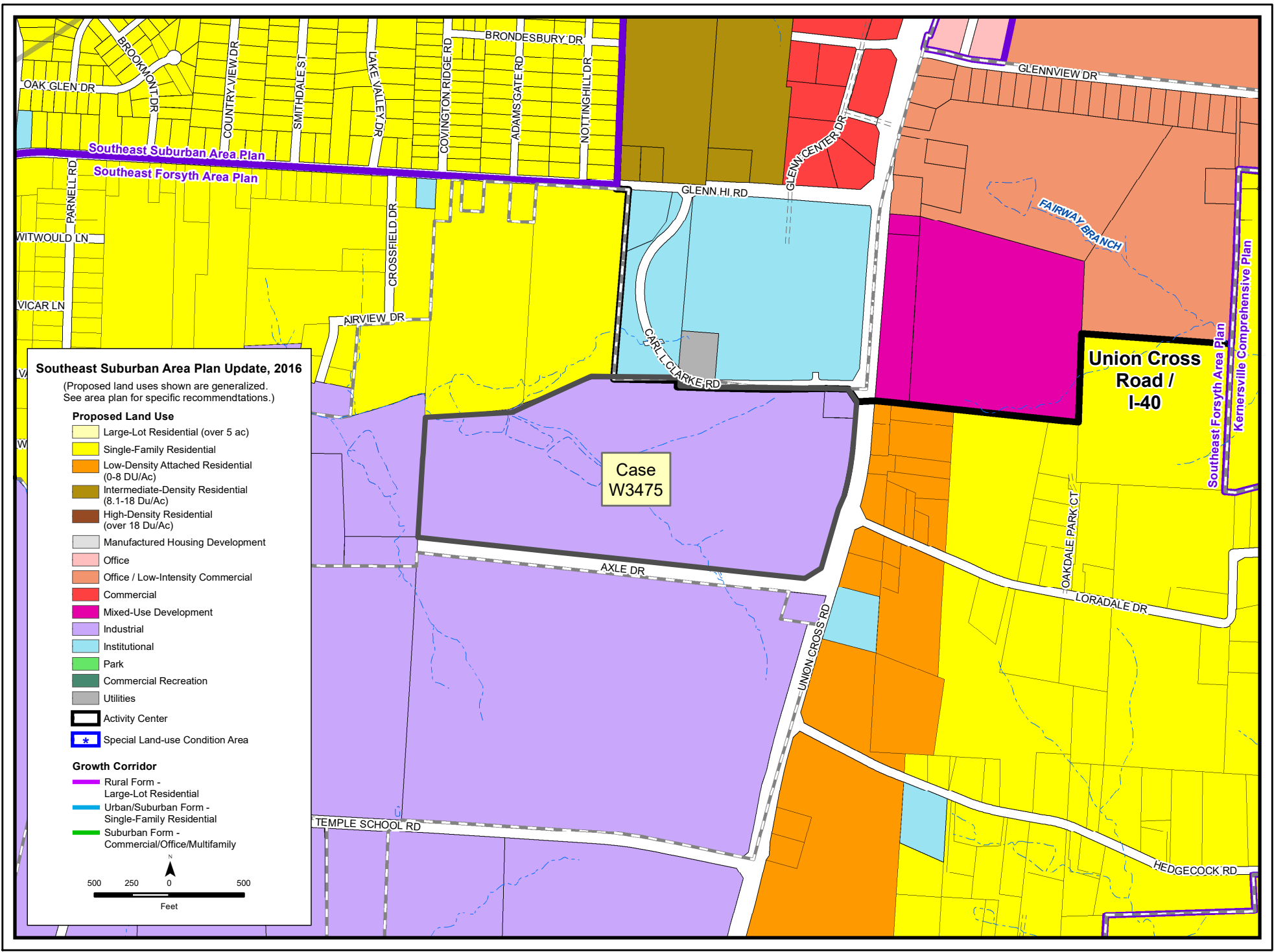
**GMA:** 3

**ACRES:** 70.50

**NEAREST  
BLDG:** 72' north

**MAP(S):** 6864.04, 6874.03





**Southeast Suburban Area Plan Update, 2016**

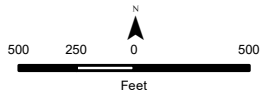
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

**Proposed Land Use**

- Large-Lot Residential (over 5 ac)
- Single-Family Residential
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 Du/Ac)
- High-Density Residential (over 18 Du/Ac)
- Manufactured Housing Development
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Commercial Recreation
- Utilities
- Activity Center
- Special Land-use Condition Area

**Growth Corridor**

- Rural Form - Large-Lot Residential
- Urban/Suburban Form - Single-Family Residential
- Suburban Form - Commercial/Office/Multifamily



**Case W3475**

**Union Cross Road / I-40**

Southeast Forsyth Area Plan  
Kernersville Comprehensive Plan