

Rules and Procedures

- Persons supporting the zoning request have up to 12 minutes total.
- Persons opposing the rezoning request have up to 12 minutes total.
- There are no rebuttals.
- During the work session, no one is permitted to speak unless the Planning Board asks them a specific question.
- For general use zoning requests, the Planning Board must consider the full range of uses allowed in the zoning district being requested. The petitioner may not refer to a specific intended use of the property.
- For special use district zoning requests, the petitioner must identify the intended use or uses of the site and give specific details on how the site will be developed.
- Most requests listed under agenda item “B” require final action by an elected body (the City Council for cases within the City of Winston-Salem zoning jurisdiction and the Board of Commissioners for cases within Forsyth County zoning jurisdiction). As such, votes taken by the Planning Board concerning these items are recommendations which are considered by the elected bodies during their review of the requests.

**Please Turn Off All Cell Phones and
Two-Way Communication Devices.**

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**AGENDA
CITY-COUNTY PLANNING BOARD
JUNE 10, 2021
4:30 P.M.
Virtual Meeting**

Citizens wishing to participate will find information on the following website:
<https://cityofws-org.zoom.us/j/81873380140>

CALL TO ORDER

A. ACTION ON MINUTES

- May 13 Public Hearing
- May 27 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Frederick W. Fogg; Lanier Williams Real Estate, LLC; and MDC NC1, LP from LB and RS9 to LB-S (Convenience Store and Retail Store): property is located at the northeast corner of Ebert Road and West Clemmonsville Road (Zoning Docket W-3471).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

CONTINUANCE HISTORY: May 13, 2021 to June 10, 2021

2. Zoning petition of Salem Congregation from C to IP; property is located at the southeast corner of East Salem Avenue and Rams Drive and the east side of City Yard Lane (Zoning Docket W-3476).
 - a. Zoning Recommendation.
3. Site Plan Amendment of Front Street Wallburg, LLC for changes modifying the overall site layout in a LI-S zoning district: property is located at the northeast corner of Wallburg Road and Sherlie Weavil Road (Zoning Docket W-3478).
 - a. Site Plan Recommendation.
4. Site Plan Amendment of Psi Delta House Corporation for changes related to the addition of an accessory building in the northern portion of the site in a RM8-S zoning district: property is located on the north side of Polo Road, west of Long Drive (Zoning Docket W-3479).
 - a. Site Plan Recommendation.

5. Zoning petition of Winston Salem Business Adventures, LLC from RS9 to HB; property is located on the east side of Germanton Road, north of North Patterson Avenue (Zoning Docket W-3480).
 - a. Zoning Recommendation.
6. Zoning petition of Terry Ray Hicks from RS9 to RS9-S (Residential Building, Single Family and Accessory Dwelling, Detached): property is located on the north side of South Hawthorne Road, between Miller Street and Irving Street (Zoning Docket W-3481).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
7. Zoning petition of Jones Estates A&W, LLC from MH and RS20 to MH-S (Manufactured Housing Development): property is located on the north side of High Point Road, east of Glenn Hi Road (Zoning Docket W-3482).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
8. Zoning petition of Kimberly L. Gardner from AG to RS20; property is located on the northeast side of Bowman Road, north of Pine Hall Road (Zoning Docket F-1603).
 - a. Zoning Recommendation.
9. An ordinance amendment proposed by Planning and Development Services staff modifying Sections 5 and 11 of the *Unified Development Ordinances* pertaining to the use-specific standards and definitions for Storage Services, Retail (UDO-CC11).
10. An ordinance amendment proposed by Hank Perkins modifying Table 5.1.1: Principal Use Table of the *Unified Development Ordinances* to allow schools and religious institutions in the Entertainment (E) zoning district. (UDO-CC12).

C. PLANNING BOARD REVIEWS

1. PBR 2021-08; Friends Baptist Church (Friends Baptist Church); West side of Lewisville-Clemmons Road, south of August Drive; School, Private; Forsyth County and Clemmons; 18.22 acres.
2. PBR 2021-09; Myrtle Sink (Fiddlers Landing); East side of Baden Road, south of Thomasville Road; 44-lot Planned Residential Development; Winston-Salem; 12.19 acres

D. WORK PROGRAM

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER