

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.

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Two-Way Communication Devices.**

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**AGENDA
CITY-COUNTY PLANNING BOARD
OCTOBER 14, 2021
4:30 P.M.
VIRTUAL**

CALL TO ORDER

A. ACTION ON MINUTES

- September 9 Public Hearing
- September 23 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Rosemary Nina Chalk, William F. Chalk, and Mary Elizabeth W. Stuphin from LB-L and RS9 to HB-S (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center; Shopping Center, Small; Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; and Access Easement, Private Off-Site): property is located on the east side of University Parkway, south of Noel Drive (Zoning Docket W-3496).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
2. Zoning petition of Nathan Lee Myers and Stephanie Jane Myers from RM18-S and RS9 to RM5: property is located on the east side of Ebert Street across from Kaywood Lane, and the west side of Martin Street (Zoning Docket W-3497).
 - a. Zoning Recommendation.
3. Zoning petition of Brian James McCulley and Elizabeth Anne McCulley from RS12 to RS12-S (Residential Building, Single Family and Accessory Dwelling, Detached); property is located on the south side of Forest Drive, east of N. Westview Drive (Zoning Docket W-3498).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

4. Zoning petition of Southeast Land Holdings, LLC from GI-S and RS20 to GI-S (Academic Biomedical Research Facility; Agricultural Production, Crops; Agricultural Production, Livestock; Animal Feeding Operation; Animal Shelter, Public; Arts and Crafts Studio; Asphalt and Concrete Plant; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Bulk Storage of Petroleum Products; Car Wash; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Fish Hatchery; Fuel Dealer; Furniture and Home Furnishings Store; Golf Course; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Center; Kennel, Indoor; Kennel, Outdoor; Manufacturing A; Manufacturing B; Manufacturing C; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Recycling Center; Recycling Plant; School, Vocational or Professional; Services, A; Services, B; Signs, Off-Premises; Storage and Salvage Yard; Storage Services, Retail; Storage Trailer; Terminal, Bus or Taxi; Terminal, Freight; Testing and Research Lab; Transmission Tower; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Wholesale Trade B; Airport, Private; Heliport; Motor Vehicle Dismantling and Wrecking Yard; Airport, Public; Borrow Site; Dirt Storage; Helistop; and Access Easement, Private Off-Site); property is located on the northeast side of Reynolda Road, across from Hauser Drive (Zoning Docket F-1610).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
5. Zoning petition of Michelle Goodson and Ronnie D. Goodson from GI and RM8 to GI; property is located on the west side of Dillon Farm Road, southeast of New Walkertown Road (Zoning Docket F-1611).
 - a. Zoning Recommendation.

C. SPECIAL USE PERMITS

1. W-3495: Claude Allred Jr. (Verizon #486801 Robindale); southeast quadrant of Interstate 40 and High Point Road; Transmission Tower in RS9; Winston-Salem; 0.25 acres.
2. W-3500: Hroark Properties, LLC (421 Summit Redevelopment); northeast corner of Summit Street and Fourth and One-Half Street; parking reduction in GMA 2; Winston-Salem; 0.16 acres.

D. PRELIMINARY SUBDIVISION APPROVALS

1. #2021110: Clayton Properties Group, Inc. and Debra H. Nelson (Stapleton Subdivision); west side of Cooper Road, north of Phelps Farm Road; 112-lot residential subdivision in RS9; Forsyth County; 56.34 acres.

E. PLANNING BOARD REVIEWS

1. PBR 2021-17: Fanning, LLC (Fiddlers Green); south side of Fanning Road, between Fanning Oaks Drive and Fanning Court; 66-lot Planned Residential Development in RS9; Winston-Salem; 21.75 acres.

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER