

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
NOVEMBER 10, 2021**

4:30 P.M.

<https://cityofws-org.zoom.us/j/81873380140>

CALL TO ORDER

A. ACTION ON MINUTES

- October 14 Public Hearing
- October 28 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Artis K. Kapp, Brenda Z. Kapp, and Jerry D. Stoltz from RS9 to HB-S (Convenience Store; Motor Vehicle, Repair and Maintenance; Fuel Dealer; and Restaurant (with drive-through service)): property is located on the east side of Shore Road, south of the US 52 interchange with Westinghouse Road (Zoning Docket F-1606).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

CONTINUANCE HISTORY: September 9, 2021 to November 10, 2021

2. Zoning petition of Premier Park OPP NC, LLC from LO to PB-L (Residential Building, Single Family; Planned Residential Development; Cottage Court; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Combined Use; Family Group Home B; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Limited Campus Uses; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospice and Palliative Care; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Park and Shuttle Lot; and Utilities): property is located on the west side of East Fourteenth Street, north of New Walkertown Road (Zoning Docket W-3501).

- a. Zoning Recommendation.
3. Zoning petition of Covington-Ring, Incorporated from RM12-S to RM8-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development): property is located on the west side of Murray Road, across from Becks Church Road (Zoning Docket W-3502).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
 4. Zoning petition of New Church from RS9 to RM5-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development): property is located on the northeast corner of Yadkinville Road and Grandview Club Road (Zoning Docket W-3503).

This is automatically continued to December 9, 2021, per the Planning Board's By-Laws.

5. An ordinance amendment proposed by Planning and Development Services staff modifying Section 5.3.1, Section 5.3.4, Table 6.1.2, and Table 11.2.2 of the *Unified Development Ordinances* pertaining to Accessory Dwelling Units (UDO-CC15).

C. PLANNING BOARD REVIEWS

1. PBR 2021-18; Duke Energy Carolinas, LLC (Sunrise Terrace Retail – Substation): Northeast side of Sunrise Lane, north of Beechwood Circle; Utilities; Winston-Salem; 11.14 acres.

This is automatically continued to December 9, 2021, per the Planning Board's By-Laws.

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER