

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 13, 2022
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- September 8 Public Hearing
- September 22 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Crescent Media Properties LLC from RS9 to RM12-S (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Life Care Community; and Planned Residential Development); property is located at south side of Robinhood Road, at southern terminus of Castle Drive (Zoning Docket W-3546).
This is automatically continued to November 10, 2022, per the Planning Board's By-Laws.
2. Zoning petition of Ai Guo Chen, Quiao Jin Jiang, and Mei Zhen Chen from RS9 to NB-S (Convenience Store; Food or Drug Store; Offices; and Residential Building, Single Family); property is located at east side of Baux Mountain Road, south of Darien Boulevard (Zoning Docket W-3547).
This is automatically continued to November 10, 2022, per the Planning Board's By-Laws.
3. Zoning petition of Jessica Vasquez from HB to RS7; property is located at the northwest corner of Akron Drive and Harwood Street (Zoning Docket W-3548).
 - a. Zoning Recommendation.
4. Zoning petition of Kripalu Abodes, LLC and Deepak Patel from RS9 to NB-S (Food or Drug Store); property is located at the northwest corner of Kernersville Road and Hastings Hill Road (Zoning Docket F-1618).

CONTINANCE HISTORY: August 11, 2022 to October 13, 2022

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
5. Zoning petition of P and P of Asheboro LLC from RS9 to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development)): property is located at the south side of Hastings Hill Road, west of Water Mill Road (Zoning Docket F-1620).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
6. Site Plan Amendment of COC Investments, LLC to move proposed construction east, relocate driveway access, and construct a new office building; property is located on the north side of Reynolda Road, across from Hauser Drive and Seward Circle in a GI-S zoning district (Zoning Docket F-1621).
- a. Site Plan Recommendation.
7. An ordinance amendment proposed by Planning and Development Services staff modifying Chapters 5 and 11 of the *Unified Development Ordinances* (UDO) regarding requirements for Manufacturing C; modifying Table 5.1.1: Principal Use Table for Manufacturing C uses; modifying Section 5.2.55 to add use-specific standards related to Chemical Manufacturing, Storage Battery Manufacturing, and Primary Battery Manufacturing; and modifying Section 11.2.2 regarding industrial classification manuals referenced for primary use interpretations (UDO-CC17).

CONTINANCE HISTORY: September 8, 2022 to October 13, 2022

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2022115; Hubbard Realty of Winston-Salem (Hidden Hills); south side of Tuttle Road, across from Priddy Farm Road; 28-lot subdivision in RS20; Forsyth County; 49.21 acres.
2. #2022116; Frances Anderson Woosley (Taylor Run Phase II); south side of Frye Bridge Road, west of Taylor Run Drive; 9-lot subdivision in RS9; Forsyth County; 10.52 acres.

D. PLANNING BOARD REVIEWS

1. PBR 2022-15; Carolina University (The Potters House for Children); west side of Hutton Street, south of Washington Park Land; Child Day Care Center in IP; Winston-Salem; 2.23 acres.
2. PBR 2022-16; Ludimilla and Michael Ranieri (Flour Box B&B); north side of Salisbury Ridge Road, across from Nelson Street; Bed and Breakfast in RS9; Winston-Salem; 0.52 acres.
3. PBR 2022-17; Grace Baptist Temple Inc. (Grace Baptist Church); southeast corner of Peters Creek parkway and Sides Road; Church Addition and Accessory in IP and RS9; Winston-Salem; 6.9 acres.
4. PBR 2022-18; Beechard Moorefield and Sharon Moorefield (Turtle Creek RS Upgrade); northeast corner of Old Salisbury Road and Paragon Drive; Utilities in RS9; Winston-Salem; 4.8 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER