

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- October 13 Public Hearing
- October 27 Work Session

B. PUBLIC HEARING ITEMS

1. 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).

- a. Zoning Recommendation.
- b. Site Plan Recommendation.

This is automatically continued to December 8, 2022, per the Planning Board's By-Laws.

2. Zoning petition of Spear Cherry Street Holdings, LLC from LO to CB: property is located at the south side of West First Street, between South Marshall Street and South Cherry Street (Zoning Docket W-3549).

- a. Zoning Recommendation.

3. Zoning petition of Marty and Donna Myers from GO-S to GO-S (Banking and Financial Services; Funeral Home; Offices; Services A; Church or Religious Institution, Community Scale; Church or Religious Institution, Neighborhood Scale; Club or Lodge; Government Offices, Neighborhood Organization, or Post Office; and Storage Services Retail): property is located at the south side of Country Club Road, across from Queensbury Road (Zoning Docket W-3550).

- a. Zoning Recommendation.
- b. Site Plan Recommendation

This is automatically continued to December 8, 2022, per the Planning Board's By-Laws.

4. Zoning petition of Olivet Moravian Church from RS9 to IP: property is located on the east side of Olivet Church Road, north of Birchdale Drive (Zoning Docket F-1622).
 - a. Zoning Recommendation.
5. Site Plan Amendment of RS Parker Homes, LLC to revise access point locations: property is located on the north side of Van Hoy Road, north of Fagg Farm Road in a RS40-S zoning district (Zoning Docket F-1623).
 - a. Site Plan Recommendation
6. Zoning petition of E. M. Leight Heirs from RS20 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 east side of Old Hollow Road, across from Old 66 Circle (Zoning Docket F-1624).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation
7. An ordinance amendment proposed by Planning and Development Services staff amending Chapter 9 of the *Unified Development Ordinance* (UDO) to alleviate off-street parking requirements for restaurants in GMA 1 and GMA 2 (UDO-CC19).

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2022128; JMBI Investments Inc (North Walk); South side of Ziglar Road and east of Tommy's Lake Road; 6-lot subdivision in RS9; Winston-Salem; 9.79 acres.

D. PLANNING BOARD REVIEWS

1. PBR 2022-19; Hubbard Realty of Winston-Salem (Cottages at Harper Court); West of Harper Road, east of South Cliffdale Drive; 8-lot cottage court in RS9; Winston-Salem; 1.414 acres.
2. PBR 2022-20; Hubbard Realty of Winston-Salem (Fiddlers Creek Farm); South side of Friedland Church Road, south of High Point Road and west of Friedland Church Road; 82-lot PRD in RS9; Winston-Salem ETJ and Forsyth County; 37.20 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER