

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
DECEMBER 8, 2022
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- November 10 Public Hearing

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)

CONTINUANCE HISTORY: October 13, 2022 to November 10, 2022,

This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

2. 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).

CONTINUANCE HISTORY: November 10, 2022 to December 8, 2022

This is automatically continued to January 12, 2023, per the Planning Board's By-Laws.

3. 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
4. Zoning petition of Longleaf Properties, LLC from RS9 and RM18-S to RM18; property is located on the north side of Bethabara Road, across from Old Town Road (Zoning Docket W-3551).
- a. Zoning Recommendation.
5. Zoning petition of Second Star Development, Inc. from NO-S to NO-S (Child Day Care Center; Offices; Residential Building, Single Family; and Combined Use); property is located on the north side of Polo Road, west of Green Valley Road (Zoning Docket W-3552).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation
6. Zoning petition of DS Legacy Properties, LLC from RM18-S to RM18-S (Cottage Court; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Family Group Home A; Family Group Home B; Family Group Home C; Life Care Community and Planned Residential Development); property is located on the south side of Indiana Avenue, across from Appomattox Drive (Zoning Docket W-3553).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
7. Zoning petition of James Howard, Kerry Howard, and Margo Cooper from RS9 and RM12-S to RM12-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; and Planned Residential Development); property is located on the east side of Stafford Place Boulevard, south of Stafford Place Circle (Zoning Docket W-3554).

This is automatically continued to the January 12, 2023 meeting, per the Planning Board's By-Laws.

8. Zoning petition of 4870 Robinhood TRTORV, LLC from RS9 to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Twin Home; Life Care Community, and Planned Residential Development); property is located on the south side of Robinhood Road, at the southern terminus of Castle Drive (Zoning Docket W-3555).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.

9. Zoning petition of ACG 1010 Northwest Blvd, LLC from GI to GB-L (Academic Biomedical Research Facility; Arts and Craft Studio; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture or Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parking, Commercial; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Shopping Center, Small; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Warehousing; Wholesale Trade A; and Residential Building, Multifamily); property is located on the southwest corner of West Northwest Boulevard and Bridge Street; (Zoning Docket W-3556).
 - a. Zoning Recommendation.
10. Zoning petition of Winston-Salem/Forsyth County Board of Education from RS9 to IP; property is located on the east side of the Fraternity Church Road and Hope Church Road intersection (Zoning Docket F-1625).
 - a. Zoning Recommendation.
11. An ordinance amendment proposed by Planning and Development Services staff modifying Chapter 3 of the *Unified Development Ordinances* (UDO); amending Section 3.2.5B.2., Final Plat Required Information and Certificates, to add that the first/bottom layer of asphalt be installed and approved in subdivision streets prior to acceptance of surety for remaining infrastructure improvements and final plat recordation (UDO-CC20).

C. PRELIMINARY SUBDIVISION APPROVALS

1. # 2022140; Billy Joe Woosley Heirs (Rocklyn West); Western terminus of Quartz Avenue; 8-lot subdivision in RS9; Forsyth County; 4.02 acres.

This is automatically continued to the January 12, 2023 meeting, per the Planning Board's By-Laws.
2. #2022141; Kripalu Abodes, LLC (Jayson Robbins Subdivision); South side of Jayson Lane, west of Robbins Road; Winston-Salem; 3.86 acres.

D. PLANNING BOARD REVIEWS

1. PBR 2022-21; LeoTerra Peace Haven, LLC (South Fork Village); East side of South Peace Haven Drive, between Snow Village Drive and McGregor Road; 220-lot PRD in RS9; Winston-Salem; 47.01 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER