

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 9, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- October 12 Public Hearing
- October 26 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Richard Hoit Jones Revocable Trust and Richard Jones from RS9 to RM5-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development); property is located on both sides of Teague Road, east of Old Lexington Road. (Zoning Docket W-3598).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

CONTINUANCE HISTORY: October 12, 2023, to November 9, 2023

2. Zoning petition of Pilgrim Associates II Inc from LO-S to GO-L (Residential Building, Townhouse; Residential Building, Multifamily; Offices; and Storage Services, Retail) and from LO-S to RM12-L (Cottage Court; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Multifamily; and Residential Building, Townhouse); property is located on the west side of Pilgrim Court, on both sides of Bumgardner Street. (Zoning Docket W-3600).
 - a. Zoning Recommendation.

CONTINUANCE HISTORY: October 12, 2023, to November 9, 2023

3. Zoning petition of Pilgrim Associates II Inc from LO-S and LO to RM12-L (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Multifamily; and Residential

Building, Townhouse); property is located on the north side of West Twenty-Fifth Street, west of Kirkwood Street. (Zoning Docket W-3601).

a. Zoning Recommendation.

CONTINUANCE HISTORY: October 12, 2023, to November 9, 2023

4. Zoning petition of Hillcrest Property Development LLC from MU-S and HB-S to GB-S (Arts and Craft Studio; Banking and Financial Services; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Library, Public; Museum or Art Gallery; Offices; Recreation Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; and Child Day Care Center). property is located on the southwest intersection of South Stratford Road and Hillcrest Center Drive. (Zoning Docket W-3602).

a. Zoning Recommendation.

b. Site Plan Recommendation.

5. Zoning petition of K & W Restaurant, Inc. and K & W Cafeterias, Inc. from RS9 to RM8-S (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Multifamily; and Residential Building, Townhouse); property is located at the northern terminus of Joyce Avenue, east of Bethabara Road and west of Bethania Road. (Zoning Docket W-3603).

This is automatically continued to the December 14, 2023, meeting, per the Planning Board's By-Laws.

C. PLANNING BOARD REVIEWS

1. PBR 2023-19, Seena Frazier (Oak Summit Learning Center); Northwest intersection of Commerce Court and Laura Avenue; Child Daycare Center in GB-L; Winston-Salem; 2.19 acres.
2. PBR 2023-20, Duke Energy (Reynolda Substation); Northwest intersection of Ransom Road and Young Acres Farm Road; Utilities in RS9; Winston-Salem; 30.6 acres.
3. PBR 2023-21, K&W Restaurant, Inc., K & W Cafeterias, Inc., and Allred Legacy, LLC (Bethania Forest); The east side of Bethania Road and at the northern terminus of Bethabara Road; Winston-Salem and Forsyth County (Bethania); 207.88 acres.

This is automatically continued to the December 14, 2023, meeting, per the Planning Board's By-Laws.

D. PRELIMINARY SUBDIVISION APPROVALS

1. #2023137; Robert and Mary Hunt (Terrace at Quail Haven); At the northern terminus of Quail Haven Lane; 99-lot Major Subdivision in RS9; Winston-Salem; 60.49 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER