

## **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.

**Please Turn Off All Cell Phones and  
Two-Way Communication Devices.**

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**AGENDA  
CITY-COUNTY PLANNING BOARD  
DECEMBER 9, 2021  
4:30 P.M.**

**Virtual Meeting**

**Citizens wishing to participate will find information on the following website:**

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

**CALL TO ORDER**

**A. ACTION ON MINUTES**

- November 10 Public Hearing

**B. PUBLIC HEARING ITEMS**

1. 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).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.

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

2. Zoning petition of Iffet Saeed and Muhammad Azam from RS9 to NO-S (Offices and Residential Building, Single Family): property is located on the west side of Cole Road, south of Waughtown Street (Zoning Docket W-3415).

**This is automatically continued to January 13, 2021, per the Planning Board's By-Laws.**

3. Zoning petition of Senior Services, Inc. from GB-S (Two-Phase) to GB-S (Adult Day Care Center; Child Care, Drop-In; Child Day Care Center; Offices; Services, A; and Recreation Services, Indoor): property is located on the south side of W. Thirtieth Street, between Shorefair Drive and Millbrook Drive (Zoning Docket W-3504).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.

4. Zoning petition of Anthony J. Cathcart and Richard C. Fielder from RM5 to PB-L (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Townhouse): property is located on the southwest corner of Wachovia Street and S. Poplar Street (Zoning Docket W-3505).
  - a. Zoning Recommendation.
5. Site Plan Amendment of Challenges of the 21st Century, Inc. for changes to the site and parking layout on property zoned IP-S: property is located on the north side of Goldfloss Street, between Vargrave Street and Glendale Street (Zoning Docket W-3506).
  - a. Site Plan Recommendation.
6. Zoning petition of George C. Petree, Jr. from RS9 to RS7: property is located on the north side of Petree Road, west of Ridgemere Lane (Zoning Docket W-3507).
  - a. Zoning Recommendation.
7. Zoning petition of KO-AM Sisters, LLC from RM8-S to RM8-S (Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex and Planned Residential Development): property is located on the west side of Old Lexington Road, across from Teague Road (Zoning Docket W-3508).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
8. Zoning petition of Gateway Sustainability Village, LLC from MU-S to PB-S (Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Urban Agriculture; Retail Store; Bed and Breakfast; Hotel or Motel; Special Events Center; Recreation Services, Indoor; Recreation Services, Outdoor; Offices; Services, A; and Services, B): property is located on the east side of S. Broad Street and the south side of W. Salem Avenue, north of YWCA Way (Zoning Docket W-3509).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
9. Zoning petition of EmClay Properties, LLC from LI to CI; property is located on the north side of E. Third Street, west of N. Research Parkway (Zoning Docket W-3510).
  - a. Zoning Recommendation.

10. Zoning petition of Mason Farm Properties, LLC from LB-S and LO to LB-L (Offices; Services, A; and Retail Store): property is located on the west side of Reynolda Road, north of Valley Road (Zoning Docket W-3511).
  - a. Zoning Recommendation.
11. Site Plan Amendment of Donald A. Joyce Revocable Trust, Michael A. Joyce, and Rachel Joyce Maxcy Heirs for changes to the location of a stormwater management device on property zoned GB-S: property is located on the southwest corner of Union Cross Road and Sedge Garden Road (Zoning Docket W-3512).
  - a. Site Plan Recommendation.

**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.

CONTINUANCE HISTORY: November 10, 2021 to December 9, 2021.

2. PBR 2021-19; Wanda N. Wilson (Ellis Court); north side of Ellis Road, across from Ellis Court; 21-lot Planned Residential Development in AG; Forsyth County; 37.59 acres.

**D. STAFF REPORT**

**E. FOR THE GOOD OF THE ORDER**