



MEETING INFORMATION

CONTACT INFORMATION: 100 E. First Street- (336) 747-7040

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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
AUGUST 11, 2022
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- July 14 Public Hearing
- July 28 Work Session

B. PUBLIC HEARING ITEMS

1. Final Development Plan of UCIC Development Company, LLC for the uses of Manufacturing A, Manufacturing B, and Warehousing in a LI-S (Two Phase) zoning district: property is located on the Northern terminus of Millennium Drive (Zoning Docket W-2744).
 - a. Final Development Plan Action.
2. Site Plan Amendment of City of Winston-Salem for changes to include a proposed MSE wall for a landfill in a GI-S zoning district: property is located at the southwestern terminus of Recycle Way (Zoning Docket W-3539).
 - a. Site Plan Recommendation.

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

3. Zoning petition of Sandra and Ronald Bailey, Engoter, LLC, and Fallie Myers Shoaf Family Trust; from RM9 and RM12-S to RM12-S (Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Habilitation Facility A; Habilitation Facility B; Library, Public; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Child Day Care, Large Home; Church or Religious Institution, Community; Family Group Home B; Family Group Home C; Life Care Community; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Utilities; Adult Day Care Center; Child Care, Sick

Children; Child Day Care Center; Group Care Facility A; Habilitation Facility C; Park and Shuttle Lot; Urban Agriculture; Access Easement, Private Off-Site; and Parking, Off-Site, for Multifamily or Institutional Uses): property is located on the north and south sides of Vest Mill Road at its western terminus (Zoning Docket W-3540).

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

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

- 4. Zoning petition of Allred Investment Company from GO-S to GO-S (Offices; Child-Care, Drop-In; and Child Day Care Center): property is located at the southern terminus of Plaza West Road, north of Vest Mill Road (Zoning Docket W-3541).

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

- 5. Site Plan Amendment of Brookstown Development Partners, LLC for multifamily development in a PB-S (Two-Phase) zoning district: property is located at the southwest corner of West Second Street and Brookstown Avenue (Zoning Docket W-3542).

- a. Site Plan Recommendation.

- 6. 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).

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

This is automatically continued to October 13, 2022, per the Planning Board's By-Laws.

- 7. Zoning petition of Novakovich Enterprises, Inc. from AG to NO-S (Residential Building, Single Family; Offices; Combined Use; and Church or Religious Institution, Neighborhood): property is located on the west side of NC 66 South, south of Bunker Hill-Sandy Ridge Road (Zoning Docket F-1619).

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

- 8. 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).

This is automatically continued to the August 25, 2022 Work Session meeting, per the Planning Board's By-Laws.

C. PRELIMINARY SUBDIVISION

1. #2022087; Robert and Mary Hunt (Terrance at Quail Haven): Northern terminus of Quail Haven Lane: 114-lot subdivision in RS9; Winston-Salem; 62.23 acres

D. PLANNING BOARD REVIEW

1. PBR 2022-12; LeoTerra 109, LLC (Fiddler's Landing - Phase 2); South of Thomasville Road; east of Baden Road; 46 -lot in RS9; Winston-Salem; 24 acres.

This is automatically continued to October 13, 2022, per the Planning Board's By-Laws.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER