

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.**

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Planning and Development Services Department are encouraged to contact the Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-747-7040 (727-8319 TTY).

**AGENDA
CITY-COUNTY PLANNING BOARD
JANUARY 12, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- December 8 Public Hearing

B. PUBLIC HEARING ITEMS

1. 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: December 8, 2022 to January 12, 2023

This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

2. 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).

CONTINUANCE HISTORY: December 8, 2022 to January 12, 2023

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

3. Zoning petition of John Vlahos and Zoe Vlahos from RS9 to HB-L (Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood

Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Institutional Vocational Training Facility; Library, Public; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parks and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Special Events Center; Storage Services, Retail; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site); property is located on the north side of Old Walkertown Road, east of Davis Road (Zoning Docket W-3557).

a. Zoning Recommendation.

4. Zoning petition of PCCI Land, Inc. from GB-L to GB-L (Arts and Crafts Studio; Banking and Financial Services; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Urban Agriculture; Shopping Center; Shopping Center, Small; Storage Services, Retail; Adult Day Care; Child Care, Sick Children; Child Day Care Center; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public); property is located on the southwest corner of the intersection of Peters Creek Parkway and West Academy Street (Zoning Docket W-3558).

a. Zoning Recommendation.

5. Zoning petition of Salem Congregation from C to GB-L (Building Contractors, General; Car Wash; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Institutional Museum or Art Gallery; Parking, Commercial; Storage Services, Retail; and Services, A); property is located on the northeast corner of the intersection of East Salem Avenue and City Yard Drive (Zoning Docket W-3559).

a. Zoning Recommendation.

6. Zoning petition of LKSD Investments, Inc. from HB and HB-S to HB; property is located on the Southeast corner of the intersection of Coliseum Drive and Pilgrim Court (Zoning Docket W-3560).

a. Zoning Recommendation

7. Zoning petition of Constandinos Rizos and Efstratios Ferentinos. from LB-S to HB-S (Restaurant (With Drive-Through Service); Restaurant (Without Drive-Through Service); and Offices; property is located on the east side of Jonestown Road between Mar-Don Drive and Frandale Drive (Zoning Docket W-3561).
 - a. Zoning Recommendation.
 - b. Site Plan recommendation

8. Zoning petition of WS 124 Development LLC from RM8-S to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development); property is located on the south side of West Clemmons Road, west of Paula Drive (Zoning Docket W-3562).
 - a. Zoning Recommendation.
 - b. Site Plan recommendation

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.

CONTINUANCE HISTORY: December 8, 2022 to January 12, 2023

This is automatically continued to February 9, 2023, per the Planning Board's By-Laws.

D. PLANNING BOARD REVIEWS

1. PRB 2023-01; Atlantis Food Holdings, LLC, (Tsiaras Apartments); North side of South Stratford Road, east of Hillcrest Circle; 9-unit multifamily development; HB; Winston-Salem; 1.95 acres.

2. PBR 2023-02; LeoTerra 109, LLC (Fiddler's Landing – Phase 2); East side of Baden Road, south of Thomasville Road; 54-lot PRD in RS9 zoning; Winston-Salem; 37.60 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER