

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
JANUARY 13, 2022
4:30 P.M.
VIRTUAL**

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

CALL TO ORDER

A. ACTION ON MINUTES

- December 9 Public Hearing

B. PUBLIC HEARING ITEMS

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

CONTINANCE HISTORY: December 9, 2021 to January 13, 2022

This is automatically continued to February 10, 2022, per the Planning Board's By-Laws.

2. Zoning petition of Binny R. Orrell, Sr. and W. Douglas Orrell from HB and RS9 to GB-S (Academic Biomedical Research Facility; Academic Medical Center; Access Easement, Private Off-Site; Adult Day Care Center; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Family Group Home B; Family Group Home C; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Life Care Community; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School,

Private; School, Public; School, Vocational or Professional; Services, A; Services, B; Shelter for Homeless; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; and Warehousing): property is located on the northwest corner of S. Stratford Road and S. Westview Drive (Zoning Docket W-3513).

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
3. Site Plan Amendment of Ujima Community Development Corporation to remove a community center and install additional residential units: property is located on the north side of Barbara Jane Avenue, west of Chandler Street and Galaxy Court (Zoning Docket W-3514).
- a. Site Plan Recommendation.
4. Zoning petition of Elizabeth McCracken White, Philip Eldridge McCracken, Timothy Jay McCracken, and W. Bradford Schulz from AG to RS9-S (Residential Building, Single Family and Planned Residential Development): property is located on the north side of Ogden School Road, west of Davis Ridge Road (Zoning Docket F-1612).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.

This is automatically continued to February 10, 2022, per the Planning Board's By-Laws.

5. Zoning petition of Elizabeth McCracken White, Philip Eldridge McCracken, Timothy Jay McCracken, W. Bradford Schulz, Tracy P. Nuckolls, J. Devin Shropshire, and Shropshire Family Trust from AG to RS15-S (Residential Building, Single Family and Planned Residential Development): property is located on the south side of Ogden School Road, west of Davis Ridge Road (Zoning Docket F-1613).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.

This is automatically continued to February 10, 2022, per the Planning Board's By-Laws.

C. PLANNING BOARD REVIEWS

1. PBR 2022-01; B. Godfrey Homes, LLC (Cottage Grove); west side of Turner Street, north of Wayne Avenue; 7-home Cottage Court in RS9; Winston-Salem; 1.26 acres

2. PBR 2022-02; Idol Girls, LLC and Twin City Properties Corporation (Alder Creek); east side of Kerner Road, south of Vance Road; 71-lot PRD in RS40; Forsyth County; 67.29 acres
3. PBR 2022-03; Erkki M. Mikkola, Karin Mikkola, Aimo Nikkola, and Tuula Mikkola (Havenbrooke Subdivision); northwest corner of Bethel Church Road and Pumpkin Ridge Road; 71-lot PRD in RS40; Forsyth County; 74.51 acres

D. STAFF REPORT

E. CLOSED SESSION

F. FOR THE GOOD OF THE ORDER