

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
MARCH 10, 2022
4:30 P.M.
CITY COUNCIL CHAMBER
WINSTON-SALEM CITY HALL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- February 10 Public Hearing
- February 24 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of 3934 Winston Salem, LLC from GB-S to GB-S (Hotel or Motel; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Services, B; Testing and Research Lab; and Recreation Services, Indoor): property is located north of Hanes Mall Boulevard, west of Oxford Station Lane at the western terminus of Oxford Station Way (Zoning Docket W-3516).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
2. Zoning petition of Rogelio Torres Patino and Yvette Cuevas Torres from GI and HB to HB: property is located on the west side of N. Patterson Avenue, north of Motor Road (Zoning Docket W-3517).
 - a. Zoning Recommendation.
3. Zoning petition of Bruce W. Brady and Karolyn S. Kruger Living Trust from GI to RS9: property is located on the north side of Hammock Farm Road, south of Old Walkertown Road (Zoning Docket F-1614).
 - a. Zoning Recommendation.

4. Zoning petition of Billie Rose Robertson Generation Skipping Family Trust, Hugh Robertson, and William Robertson from RS9 to RM8-S (Residential Building, Townhouse; Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; and Planned Residential Development): property is located on the east side of S. Main Street and north side of Jones Road (Zoning Docket F-1615).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

5. Zoning petition of Oak Grove Baptist Church of Walkertown from RS20 to IP: property is located on the southwest corner of Pine Hall Road and Mecum Road (Zoning Docket F-1616).
 - a. Zoning Recommendation.

C. PLANNING BOARD REVIEW

1. PBR 2022-04 Walkertown Shopping Center, Inc. (Harpers Landing); Southeast side of New Walkertown Road, south of Old Hollow Road; 73 lots and 48 townhome units in RS9 and RM12; Forsyth County; 41.05 acres.

D. STAFF REPORT

D. FOR THE GOOD OF THE ORDER