

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
APRIL 13, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- March 9 Public Hearing
- March 23 Work Session

B. PUBLIC HEARING ITEMS

1. Final Development Plan of West Point Village Associates for commercial development in a HB-S (two-phase) zoning district: property is located at the southwest intersection of Glennview Drive and Glenn Center Drive. (Zoning Docket W-3174).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
 - c. Final Development Plan Action.
2. Zoning petition of Group 4 Investments, LLC from City of Winston-Salem RS9 and Forsyth County RS9 to City of Winston-Salem RM8-S (Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Townhouse; Planned Residential Development; Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Child Care, Sick Children; Swimming Pool, Private; Access Easement, Private Off-Site; Parking, Off-Site, for Multifamily or Institutional Uses; and Utilities); property is located on the west side of Styers Ferry Road, south of Woodcove Drive. (Zoning Docket W-3565).

CONTINUANCE HISTORY: March 9, 2023, to April 13, 2023

This is automatically continued to May 11, 2023, per the Planning Board's By-Laws.

3. Zoning petition of Stratford 285, LLC from HB to PB: property is located at the southeast intersection of South Stratford Road and Oakwood Drive. (Zoning Docket W-3570).

- a. Zoning Recommendation.
4. Zoning petition of East Best, LLC from GI and LI to LI: property is located at the southwest intersection of Starlight Drive and Middleton Street. (Zoning Docket W-3571).
 - a. Zoning Recommendation.
5. Zoning petition of The Liberty Group, LLC from LI to PB; property is located on the west side of Oak Street, between West Eighth Street and West Tenth Street. (Zoning Docket W-3572).
 - a. Zoning Recommendation.
6. Zoning petition of Daniel Calhoun and Olivia Calhoun from RS7 to RSQ; property is located at the south side of Crestwood Drive, between Hutton Street and Granville Drive. (Zoning Docket W-3573).

This is automatically continued to May 11, 2023, per the Planning Board's By-Laws.

7. Zoning petition of Linda Needham and Scott Needham from LB-L, HB-S, and RS12 to HB-S (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood, Organization, or Post Office; Hotel or Motel; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display, Retail; 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; Shopping Center, Small; Signs, Off-Premises; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; and Easement, Private Off-Site); property is located at southeast intersection of University Parkway and Laura Avenue. (Zoning Docket W-3574).

This is automatically continued to May 11, 2023, per the Planning Board's By-Laws.

8. Zoning petition of Prime Property, LLC from HB-S (Two-Phase) to HB-S (Two-Phase) (Storage Services, Retail-Internal Access; Hotel or Motel; and Shopping Center, Small); property is located at the west side of Glenn Center Drive, north of Glennview Drive. (Zoning Docket W-3575).

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

9. Zoning petition of Graybrook Investments, LLC from GO-S (Two-Phase) 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 on the south side of Country Club Road, across from Queensbury Road. (Zoning Docket W-3576).
 - a. Zoning Recommendation.
 - b. Site Plan recommendation.

10. Zoning petition of CHM Realty, LLC from RS9 to RM18-S (Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development); property is located on the south side of Lewey Lane, across from Belle Avenue and Alma Drive. (Zoning Docket W-3577).
 - a. Zoning Recommendation.
 - b. Site Plan recommendation.

11. Zoning petition of Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation from RS9 and LI to RM18-S (Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development); property is located on the east side of Cole Road, north of US 311 and south of Interstate 40. (Zoning Docket W-3578).
 - a. Zoning Recommendation.
 - b. Site Plan recommendation.

12. Zoning petition of Keith Jearl Martin from GI to RS40; property is located on the northwest and southeast sides of Hammock Farm Road, south of Old Walkertown Road. (Zoning Docket F-1630).
 - a. Zoning Recommendation.

13. Zoning petition of Charles Grubb and Shannon Grubb from RS9 to RS20; property is located on the west side of Follansbee Road, between Bridgton Road and Hopewell Church Road. (Zoning Docket F-1631).
 - a. Zoning Recommendation.

14. An ordinance amendment proposed by Planning and Development Services Staff to amend miscellaneous sections of the Unified Development Ordinances (UDO) to provide minor, non-substantive changes and clarifications. (UDO-CC23).

C. SPECIAL USE PERMITS

1. Special Use Permit request of Crestview Baptist Church and Crestview Baptist Church Trust (Crestview Baptist Transmission Tower) for a Transmission Tower in AG, South side of Union Cross Road, between Talton Drive and Piedmont Memorial Drive. (Zoning Docket W-3579).

This is automatically continued to May 11, 2023, per the Planning Board's By-Laws.

D. 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 April 13, 2023

2. #2023035; Weidl Properties LLC (Carrollwood Forrest); Northern terminus of Carrollwood Drive; 8-lot subdivision in RS9; Winston-Salem; 4.544 acres.

E. PLANNING BOARD REVIEWS

1. PBR 2023-05, PR King Development LLC (Rosewood Place); West of Griffith Road, between Waterwheel Circle and Browndale Street; 60-lot PRD in a RS9 District; 14.37 acres.
2. PBR 2023-06, Urban Development Group LLC (Salem Crest Apartments); Both sides of Salem Crest Lane, east of Legacy Park Lane; 153 Apartment units in a RM18 District; 12.9 acres.

This is automatically continued to May 11, 2023, per the Planning Board's By-Laws.

3. PBR 2023-07, RSPD Grove Park LLC (Grove Park Subdivision); South side of Center Grove Church Road, between Milestone Point and Center Grove Place Drive; 34-lot PRD in an AG District; 40.53 acres.
4. PBR 2023-08, City of Winston-Salem (PACE of the Triad); North side of Motor Road, east of Circle Drive; Adult Day Care Center in a LI District; 5.47 acres

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER