

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
MAY 11, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- April 13 Public Hearing
- April 27 Work Session

B. PUBLIC HEARING ITEMS

1. 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, April 13, 2023, to May 11, 2023

This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

2. Zoning petition of The Liberty Group, LLC from LI to PB-L (Academic Biomedical Research Facility; Academic Medical Center: Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Car Wash; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking,

Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing: Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Cottage Court; Family Group Home B; Family Group Home C; Group Care Facility A; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Helistop; Access Easement, Private Off-Site; Shelter for Homeless; and Storage Services, Retail Internal) ; property is located on the west side of Oak Street, between West Eighth Street and West Tenth Street. (Zoning Docket W-3572).

CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

a. Zoning Recommendation.

3. 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).

CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

a. Zoning Recommendation.

4. 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; 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; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; 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).

CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

This is automatically continued to the June 8, 2023, meeting, per the Planning Board's By-Laws.

5. Zoning petition of Taylor Development Group, LLC from RM18, RM8 and RS9 to RS7; property is located on the east side of North Cliffdale Drive, between Country Club Road and Guinevere Lane. (Zoning Docket W-3580).

- a. Zoning Recommendation.

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).

CONTINUANCE HISTORY: April 13, 2023, to May 11, 2023

This is automatically continued to the June 8, 2023, meeting, per the Planning Board's By-Laws.

D. PLANNING BOARD REVIEWS

1. 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.

CONTINUANCE HISTORY: April 13, 2023, to June 8, 2023

2. PBR 2023-09, Shamrock Capital Partnership Chandler Corporation (Chandler Pointe Phase 6); At the terminus of Capstone Court and at the terminus of Weatherend Drive; 95-lot PRD in a RS9 District; 21.79 acres.
3. PBR 2023-10, Thyme Properties, LLC (Crescent Hill); At the eastern terminus of Monarch Way, east of Caradco Road and Mercia Court; 48-lot PRD in a RS9 District; 20.42 acres.
4. PBR 2023-11, Seed In The Soil Inc (Quality Education Academy Addition); South side of Lansing Drive, across from Lasley Drive; School, Public in an IP District; 8.13 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER