

## **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**  
**MAY 12, 2022**  
**4:30 P.M.**  
**CITY COUNCIL CHAMBER**  
**WINSTON-SALEM CITY HALL**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- April 14 Public Hearing
- April 28 Work Session

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of Muhammad Azam and Iffet Saeed 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)

**This is automatically continued to the June 9, 2022, meeting per the petitioner's request and per the Planning Board's By-Laws.**

2. Zoning petition of Andrew Coney and Becky Coney from GB to LI-L (Academic Biomedical Research Facility; Academic Medical Center; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, Heavy; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Fuel Dealer; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Manufacturing A; Manufacturing B; Micro-Brewery or Micro-Distillery; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; School, Vocational or Professional; Services, A; Services, B; Special Events Center; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Transmission Tower; Utilities; Warehousing; Wholesale Trade A; Wholesale Trade B; Dirt Storage; and Access Easement, Private Off-Site): property is located at the northern terminus of Back Forty Drive, on the west side of US 52 (Zoning Docket W-3520).

- a. Zoning Recommendation.
3. Zoning petition of Riverfront Ventures, LLC from RS20 to RS9: property is located on the east side of Bethania-Tobaccoville Road, south of Kilby Road (Zoning Docket W-3524).
  - a. Zoning Recommendation.
4. Zoning petition of J&K Property Management, LLC from RS9 to LI-L (Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Manufacturing A; Manufacturing B; Transmission Tower; and Utilities): property is located on the north side of Kester Mill Road, west of Tatton Park Drive (Zoning Docket W-3525).
  - a. Zoning Recommendation.
5. Zoning petition of William Hairston from NB-S to NB-L (Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Combined Use; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Offices; Restaurant (without drive-through service); Retail Store; and Services, A): property is located on the north side of Old Greensboro Road, west of Waterworks Road (Zoning Docket W-3526).
  - a. Zoning Recommendation.
6. Zoning petition of Michael and Ludmilla Ranieri from RS7 to NB-S (Restaurant (without drive-through service) and Residential Building, Single Family): property is located on the north side of Salisbury Ridge Road, across from Nelson Street (Zoning Docket W-3527).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
7. Zoning petition of Hubbard Realty of Winston-Salem, LLC from RS9 to RM5-S (Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Townhouse; Utilities; and Child Day Care, Large Home): property is located on the south side of Somerset Drive, west of Sparkling Place and the east side of Lockwood Drive, north of Caraway Lane (Zoning Docket W-3529).

- a. Zoning Recommendation.
  - b. Site Plan Recommendation.
8. Zoning petition of Harvest Landing, LLC from LO to PB-L (Bed and Breakfast; Offices; Residential Building, Single Family; Combined Use; Retail Store; and Services, A): property is located on the west side of South Spruce Street, north of Salem Parkway (Zoning Docket W-3530).
- a. Zoning Recommendation.
9. Zoning petition of RS Parker Development, LLC from YR, AG, and RS30 to YR-S, RS15-S, and RM5-S (Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; Utilities; Child Day Care, Large Home; Agricultural Production, Crops; and Agricultural Production, Livestock): property is located on the west side of Idols Road, south of Mallard Trail (Zoning Docket F-1617).
- a. Zoning Recommendation.
  - b. Site Plan Recommendation.

**C. SPECIAL USE PERMIT**

1. Zoning petition of Ledestate, LLC for a Special Use Permit for a parking exemption for a Restaurant (without drive-through service) in Growth Management Area (GMA) 2: property is located on the southwest side of Brookstown Avenue, southeast of Burke Street (Zoning Docket W-3528).

**D. PRELIMINARY SUBDIVISION**

1. #2022053: WFIQ Holdings, LLC; east and west sides of North Research Parkway, south of East Third Street; 9-lot subdivision in CI; Winston-Salem; 28.46 acres.

**E. PLANNING BOARD REVIEW**

1. PBR 2022-02: Idol Girls, LLC (Alder Creek); east side of Kerner Road, north of Creek Bed Road, across from Shagbark Drive; 70-lot PRD in RS40; Forsyth County; 67.29 acres.
2. PBR 2022-05: Kittering Lane, LLC (Kittering Heights); western terminus of Lakeland Avenue, south of Kittering Lane and Shaftesbury Lane; 51-lot PRD in RS9; Winston-Salem; 20.85 acres.

**This is automatically continued to the July 14, 2022, meeting per the petitioner's request and per the Planning Board's By-Laws.**

3. PBR 2022-08: R.S. Parker Homes, LLC (Vineyard Hills); northeast corner of Conrad Road and Grapevine Road; 82-lot PRD in RS40; Forsyth County; 76.66 acres.

**This is automatically continued to the June 9, 2022, meeting per the Planning Board's By-Laws.**

**F. STAFF REPORT**

**G. FOR THE GOOD OF THE ORDER**