

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
JUNE 9, 2022
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- May 12 Public Hearing
- May 26 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). **Remanded to the City-County Planning Board at the March 7, 2022, City Council meeting and continued from the May 12, 2022, Planning Board meeting.**
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

2. Zoning petition of Eagle Properties from LB to RM8-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; and Cottage Court): property is located on the south side of Arnold Avenue, between South Main Street and US 52 (Zoning Docket W-3531).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

C. PRELIMINARY SUBDIVISION

1. #2022064: Elam Snyder, LLC (Gatehouse Village); across from the intersection of Lois Street and Snyder Drive; 27-lot major subdivision; Winston-Salem; 13.84 acres.

D. PLANNING BOARD REVIEW

1. PBR 2022-08: RS Parker Homes, LLC (Vineyard Hills); Northeast corner of Grapevine Road and Conrad Road and southern terminus of Spring Wind Road; 82-lot PRD in RS40; Forsyth County; 90.9 acres.
2. PBR 2022-09: James and Candice McKnight (Glen Abbey); North Side of Pisgah Church Road, west of Grays Farm Road; 108-lot PRD in RS9; Forsyth County; 38.61 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER