

**AGENDA  
CITY-COUNTY PLANNING BOARD  
VIRTUAL WORK SESSION**

**June 24, 2021  
4:30 P.M.**

- I. STORAGE SERVICES, RETAIL, TEXT AMENDMENT (UDO-CC11)**  
*The Board will continue its deliberation on UDO-CC11, a text amendment proposing use-specific standards for Storage Services, Retail. Tiffany White presented this item at the June 10<sup>th</sup> Planning Board meeting, where a public hearing was held and closed. Following initial discussions on this item and a proposal to modify the ordinance language, the Board made a motion to continue UDO-CC11 to the June work session. This item is a 2020-2021 Planning Board work program item [initial staff-recommended ordinance and proposed modified ordinance attached]. (No Board Action Required)*
- II. TURKEY SHOOT TEXT AMENDMENT (UDO-CC13)**  
*David Reed will present a draft text amendment proposed by Edward Nichols to modify standards for Turkey Shoots (UDO-CC13) [attached]. A Planning Board public hearing for this item has been scheduled for July 8<sup>th</sup>. (No Board Action Required)*
- III. ADOPTION OF FY '21-22 PLANNING BOARD WORK PROGRAM**  
*The Planning Board will vote on the draft Fiscal Year 2021-22 work program [attached]. Kirk Ericson previously presented this item to the Board at its May work session. (Board Action Required)*
- IV. DEBRIEFING PUBLIC HEARING MEETING OF JUNE 10<sup>th</sup>**
- V. STAFF REPORT**
- VI. FOR THE GOOD OF THE ORDER**





**Section 3.** Table 11.2.2: Definitions of the UDO is amended as follows:

<b>TABLE 11.2.2: DEFINITIONS</b>	
<b>STORAGE SERVICES, RETAIL – EXTERNAL ACCESS</b>	Storage services buildings where individual storage units are accessed via external doors rather than doors along internal corridors.
<b>STORAGE SERVICES, RETAIL – INTERNAL ACCESS</b>	Storage services buildings where individual storage units are accessed via internal doors and corridors.

**Section 4.** This Ordinance shall be effective upon adoption.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

UDO-CC11

AN ORDINANCE AMENDING CHAPTERS 5 AND 11 OF THE *UNIFIED DEVELOPMENT ORDINANCES (UDO)* TO REVISE USE-SPECIFIC STANDARDS FOR STORAGE SERVICES, RETAIL AND DEFINITIONS

[VERSION WITH MODIFICATIONS PROPOSED BY GEORGE BRYAN ON 6.10.21]

Be it ordained by the \_\_\_\_\_, that the Unified Development Ordinances are amended as follows:

**Section 1.** Chapter 5, Section 5.2.89 of the UDO is amended as follows:

**5.2.89 STORAGE SERVICES, RETAIL (~~W~~)**

*The following conditions apply to storage services, retail in the PB District:*

- ~~A. The use shall occupy no more than fifty percent (50%) of the building.~~
- ~~B. The use shall be enclosed in a building with access to the storage units only from the interior of the building.~~
- ~~C. No freestanding buildings used for storage services, retail shall be allowed.~~
- ~~D. Signage shall comply with the following:
  - ~~1. Freestanding: Max height six (6) feet/Max area thirty-six (36) square feet.~~
  - ~~2. Attached: Not to exceed fifteen percent (15%) of wall area.~~~~
- ~~E. Storage services, retail in PB District requires a special use permit from Elected Body.~~

The following conditions apply to storage services, retail:

**A. Storage Services, Retail – External Access:**

- 1. No activity other than storage shall take place within any storage unit.
- 2. Storage of hazardous, toxic, or explosive substances is prohibited.
- 3. Outdoor storage of boats, RVs, and other similar vehicles is permitted.
  - a. In HB and GB zoning districts, outdoor storage must comply with Outdoor Storage Area Screening Standards outlined in **Section 6.2.1.F** for properties in Winston-Salem and/or **Section 6.2.2.E** for properties in Forsyth County.

**B. Storage Services, Retail – Internal Access:**

- 1. Outdoor storage is prohibited.
- 2. Only the following building siding materials shall be allowed: Brick and brick veneer; Stone, stone veneer, and cultured stone; Precast concrete panels provided they are textured and contain architectural detailing; Concrete Masonry Units (CMU) provided they are split face and textured; Fiber Cement Siding (Hardie Board); Glass; Stucco with architectural detailing; and Wood.
- 3. Facades should be compatible in scale and rhythm with surrounding structures. If not held to another standard by surrounding structures, facades greater than one hundred (100) feet in linear length shall be articulated with recesses or projections which total at least twenty-

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## UDO-CC13

### AN ORDINANCE AMENDING SECTION 5.4.2E OF THE *UNIFIED DEVELOPMENT ORDINANCES* (UDO) PERTAINING TO THE TEMPORARY USE TURKEY SHOOT

Be it ordained by the \_\_\_\_\_, that the Unified Development Ordinances are amended as follows:

**Section 1.** Section 5.4.2 of the UDO is amended as follows:

#### **5.4.2 TEMPORARY USES PERMITTED**

If requirements of this Ordinance, the Public Health Department, and other applicable laws are met, customary temporary uses shall be permitted, including but not limited to the following:

##### **A. CONSTRUCTION**

Temporary structures or manufactured homes used for construction offices and storage areas on construction sites, for which the duration of such permits is limited to the actual time required for construction, plus the thirty (30) day period following the issuance of a certificate of occupancy.

##### **B. GRADING**

Temporary structures or sites of grading operations, for which the duration of such permits is limited to the actual time required for grading operations, plus the thirty (30) day period following the issuance of a certificate of occupancy.

##### **C. PROPRIETARY OR GOVERNMENTAL OPERATIONS**

Temporary structures, manufactured homes, or storage areas of public agencies in the conduct of proprietary or governmental operations.

##### **D. USE OF OPEN LAND**

The use of open land for meetings, circuses or carnivals, or the sale of Christmas trees, baked goods or collected clothing and the like, if no structure is erected or placed other than tents or recreational vehicles, for which the duration of such permits is limited to no longer than forty-five (45) consecutive days.

##### **E. TURKEY SHOOT**

The use of open land for a turkey shoot in the AG, RS-40, LI, and GI Districts outside the corporate limits of Winston-Salem subject to the following restrictions:

###### **a. SIZE**

A turkey shoot shall be on a site of not less than ~~three (3)~~ **five (5)** acres;

###### **b. DISTANCE TO ADJACENT PROPERTY**

The site shall be so designed that the distance to any adjacent property measured from the firing point or points in the direction of fire shall be not less than ~~two~~ **three** hundred ~~(200)~~ **(300)** yards; or an earthen backstop not less than twenty (20) feet in height shall be provided beyond the target line but within two hundred (200) feet thereof;

###### **c. TARGETS AND FIRING POINTS**

Neither targets nor firing points shall be located closer than ~~twenty (20)~~ **two hundred (200)** feet to a side property line;

###### **d. FIREARMS**

Shotguns only shall be fired;

###### **e. HOURS OF OPERATION**

The use of firearms shall be prohibited between the hours of 9:30 p.m. and 7:00 a.m.; and

###### **f. DURATION OF PERMIT**

~~The duration of the permit shall not exceed sixty (60) consecutive days.~~ **Permits shall be issued for not more than sixty (60) days per year with no renewal within three hundred sixty-five (365) days from the effective date of the permit.**

**Section 2.** This Ordinance shall be effective upon adoption.

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# CITY-COUNTY PLANNING WORK PROGRAM

FY 2021-22  
Adopted June 2021

Work Item	Type of Deliverable (assistance, maintenance, coordination, caseload, plan, publication)	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Expected Completion Date	Primary Responsibility	
		J	A	S	O	N	D	J	F			M
<b>1. Legacy 2030 Implementation</b>												
Legacy and Area Plan Implementation	On work programs/budgets of City and County departments	Ongoing									Aaron	
Comprehensive Plan Update	Process Development, Contact With Stakeholders, Preparation for public meetings to start summer '22									FY 2023-24	Various	
Define Critical Neighborhood Businesses/Services	Assistance to BIA										Dec '21	CPAD
Downtown Investment Report	Report, Summary Handout									Feb '22	CPAD	
UDO ClearCode, Phase 2	Preparation of illustrative graphics									June '22	CPAD	
City-County Economic Development Awareness	Outreach									June '22	Aaron	
Identifying locations for permanent supportive housing for the homeless	Assistance to CD	Ongoing									Various	
<b>Legacy-Related UDO Amendments:</b>												
East End Master Plan Implementation	Text Amendments	Ongoing									Various	
Downtown Streetscape Master Plan Implementation	Text Amendments										Nov '21	CPAD
PRD Minimum Acreage Requirements Revision	Text Amendments									FY 2022-23	CPAD	
Sign Ordinance Amendment	Text Amendments										Oct '21	CPAD
Revised Accessory Dwelling Unit Standards	Text Amendments										Feb '22	CPAD
<b>Research Topics:</b>												
Parcels on Unopened Public ROW	Facilitate Discussion/Assist with Program Development	As directed by City Management & Council								TBD	Chris	

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		J	A	S	O	N	D	J	F		
<b>2. Corridor Plans</b>											
New Walkertown Road Corridor Plan	Plan									June '22	CPAD
<b>3. Special Area Planning and Design Assistance</b>											
School Site Studies	Assistance										CPAD
Industrial Site Studies	Assistance/Maintenance										CPAD
Smith Reynolds Airport/Whitaker Park Plan Implementation	Assistance										Various
Smith Reynolds Airport Aerotropolis	Leadership on Land Use Implementation, Assistance in Other Areas										Various
Downtown Plan Update (Assisting DWSP Staff)	Assistance									Spring 2023	CPAD
City/County Sites	Design Assistance										CPAD
Tanglewood Business Park Assistance	Assistance										Various
Farmland Preservation Plan Implementation	Assist Cooperative Extension										CC/CPAD
City-owned Lots for Affordable Housing	Analysis, Mapping										Various
<b>4. Planning Board Support</b>											
Board Administration, Minutes & Training	Coordination/Records/ Communications										Admin
Preparation of Meeting Agenda Books	Digital/Online Files										Admin
<b>5. Development Caseload Support</b>											
Rezoning	Reports, Maps										LUA
Planning Board Reviews	Reports										LUA
Staff Changes	Review										LUA
Special Use Permits	Reports										LUA
Subdivisions	Review										LUA
UDO Amendments (External)	Reports as Submitted										LUA
Annexation Requests	Review/Reports										GIS
Street Closings (County)	Report										LUA
Sketch Plan Review	Review										LUA
Document Scanning	Records										LUA
Digital Records Conversion	Scan/Convert Records										LUA

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Prioritize Whitaker Park reviews; collaborate with other departments on streamlining reviews	Reviews/Permits; Collaboration; Process Changes	As development is proposed/submitted										LUA	
<b>UDO Amendments (Internal)</b>													
Minor Subdivisions Requirement Revisions	Text Amendment										Nov '21	CC	
Glare Study Requirements for Solar Farms Within 5 Miles of Airport	Text Amendment										April '22	CPAD	
<b>6. Community Appearance Commission (CAC)</b>													
Support, Board Administration, Minutes & Training	Coordination/Records/Communication	Ongoing										CPAD	
Tech Assistance & Project Review	Reports	Ongoing										CPAD	
Recognitions	Letters/Markers	Ongoing										CPAD	
Community Education/Beautification Programs	Seminars/Brochure/Events	Ongoing										CPAD	
Biennial Awards	Award Process/Distribution	Ongoing										FY 2022-23	CPAD
<b>7. Historic Resources Commission (HRC)</b>													
Support, Board Administration, Minutes & Training	Coordination/Records/Communication	Ongoing										CC	
Certificate of Appropriateness (COAs)	Reports	Ongoing										CC	
Review of Historic Nominations/Designations	Reports	As Needed										CC	
Section 106 Reviews	Reports	Ongoing										CC	
Historic/Cultural Resource Studies	Reports	Ongoing										CC	
Historic Resource Protection/Advocacy	Reports/Consultations	Ongoing										CC	
Partner/Collaborate with External Organizations (Preservation Forsyth, Old Salem, etc.)	Assistance	Ongoing										CC	
City/County Historic Marker Program	Stroble Farm; Winston-Salem Rescue Squad; Oak Crest Historic District; Reynolda Park Neighborhood; Clemmons House										Nov '21	CC	
Update of H District Standards	Ordinance	FY 2022-23										CC	
Old Salem Infrastructure Project Phase II	Consult/Review	CC											
<b>Educational/Recognition Activities:</b>													
General	Events/Citations/Publications/Presentations	Ongoing										CC	
Black History Month	Website, Various Media, Tours										Feb '22	CC	
Park History Panels	Text for Panels	Ongoing										CC	

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Implementation of Outreach Strategy for Historic Programs/Resources	Various Media	Ongoing					CC
<b>Architectural Inventory:</b>							
Inventory Maintenance	Database	Ongoing					CC
City Publication	Promotion/Sales	Ongoing					CC
County/Smaller Communities Inventory Update	Inventory, Publication					FY 2023-2024	CC
<b>8. Public Art Commission (PAC)</b>							
Support, Board Administration, Minutes & Training	Coordination/Records/Communication	Ongoing					CPAD
Respond to Public Art Selection Requests	Processes/Selections/Coordination	As requested					CPAD
Merschel Park Phase II RFP	Processes/Selections/Coordination	As directed by City Manager's Office				TBD	CPAD
Short-term/Unplanned Public Art Projects	Processes/Selections/Coordination	Ongoing					CPAD
Salem Parkway Bridges Public Art	Processes/Selections/Coordination					FY 2021-2022	CPAD
COVID Memorial Public Art	Processes/Selections/Coordination					FY 2021-2022	CPAD
Bus Shelter Public Art - Phase II	Processes/Selections/Coordination					FY 2021-2022	CPAD
Percent for Art Ordinance	Ordinance					March '22	CPAD
Portrait Project	Coordination, Art Installations					FY 2021-2022	CPAD
<b>9. Small Town Planning Support</b>							
Walkertown	Reports/Maps	Ongoing					LUA/GIS
Other Towns	Assistance/Maps	As Needed					LUA/GIS
Boards of Adjustment (Lewisville, Clemmons)	Staffing	Ongoing					LUA
<b>10. External Committees</b>							
Downtown Partnership/Downtown Planning Support	Assistance	Ongoing					Aaron, Kirk, CPAD
External Groups: <i>Creative Corridors, Local Foods, Neighborhood Alliance, SG Atkins CDC, Community Based Organs, Chamber Committees, Forsyth Ag Extension, Homebuilders/Realtors</i>	Assistance	Ongoing					Multiple
<b>11. Regional Planning</b>							
Forsyth County Planners Roundtable	Coordination						Aaron, Chris, Kirk
Regional Planning Directors	Coordination						Aaron