

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
JULY 8, 2021
4:30 P.M.**

Virtual Meeting

Citizens wishing to participate will find information on the following website:

<https://cityofws-org.zoom.us/j/81873380140>

CALL TO ORDER

A. ACTION ON MINUTES

- June 10 Public Hearing
- June 24 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Salem Congregation from C to GB-L (Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Park and Shuttle Lot; Parking, Commercial; School, Vocational or Professional; Storage Services, Retail; Wholesale Trade A; and Services, A); property is located at the northeast corner of East Salem Avenue and City Yard Drive (Zoning Docket W-3483).
 - a. Zoning Recommendation.
2. Site Plan Amendment of BRE Tarpon Whitaker Square, LLC for changes modifying the overall site layout in a HB-S zoning district: property is located at the southeast corner of North Peace Haven Road and Whitaker Ridge Drive (Zoning Docket W-3484).
 - a. Site Plan Recommendation.
3. An ordinance amendment proposed by Edward Nichols modifying Section 5.4.2E of the *Unified Development Ordinances* pertaining to the temporary use Turkey Shoot (UDO-CC13).

C. PLANNING BOARD REVIEWS

1. PBR 2021-10; William R. Grose Sr. Family LP, Jack Norman Grose, and Grose Family Limited Partnership (Rosewood Place); West side of Griffith Road, between Browndale Street and Waterwheel Circle; 25-lot Planned Residential Development; Winston-Salem; 5.19 acres.
2. PBR 2021-11; Paul D. Ivey (Grove Park); South side of Center Grove Church Road, west of Center Grove Place Drive; 30-lot Planned Residential Development; Forsyth County; 40.53 acres.

D. ELECTION OF CHAIR AND VICE-CHAIR

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER