

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
JULY 13, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- June 8 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of Church of God Trustees from RS9 to IP; property is located on the north side of Kernersville Road, east of Wintergreen Road and west of Martindale Road. (Zoning Docket W-3583).
 - a. Zoning Recommendation.
2. Zoning petition of Grand Silo Investments, LLC from RM12-S to RM18-S (Residential Building, Multifamily and Residential Building, Townhouse); property is located on the east side of Grand Silo Way, north of Southpark Boulevard (Zoning Docket W-3584).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
3. Zoning petition of David King, Philippa King, and Mitchell Hensdale from RS9 to LB-S (Car Wash, Retail Store, Offices, and Restaurant (without drive-through service)); property is located on the northwest intersection of Union Cross Road and Solomon Drive. (Zoning Docket W-3585).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
4. Zoning petition of Spendra, LLC from RS9 to RSQ-L (Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Residential Building, Single Family, and Urban Agriculture); property is located on the southwest intersection of West Academy Street and Brent Street (Zoning Docket W-3586).

- a. Zoning Recommendation.
5. Zoning petition of Suso 4 Harper Hill LP from PB-S to GB-S (Shopping Center and Kennel, Indoor); property is located on the southeast intersection of Country Club Road and Vinegar Hill Road. (Zoning Docket W-3587).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2021092; Williams Land Development, INC (River Rock Subdivision); The northern terminus of Young Acres Farm Road; Remove lots 190-219 from preliminary subdivision; Winston-Salem; 30.6 acres.
2. #2023065; Dreambuilt Construction, INC (Stonebriar Subdivision); North of the intersection of W. Clemmonsville Road and Krites Street; 17-lot Subdivision in RS9; Winston-Salem; 5.07 acres.

This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

3. #2023069; Taylor Development Group, LLC (Grey Oaks Subdivision); East side of North Cliffdale Drive, between Country Club Road and Guinevere Lane; 15-lot Subdivision in RS7; Winston-Salem; 5.09 acres.

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: May 11, 2023, to July 13, 2023

This is automatically continued to the August 10, 2023, meeting, per the Planning Board's By-Laws.

2. PBR 2023-12, The Inspiring Investment (Heritage Station); The south side of Teague Road, between Hartsoe Road and Fox Meadow Lane; 98-lot PRD in City RS9 and County RS20; 51.84 acres.

E. ELECTION OF OFFICERS

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER