

## **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 14, 2022**  
**4:30 P.M.**  
**FIFTH FLOOR**  
**BRYCE STUART MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- June 9 Public Hearing
- June 23 Work Session

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of City of Winston-Salem from RSQ to IP-L (Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Recreation Facility, Public; School, Private; School, Public; Urban Agriculture; and Utilities): property is located on the south side of Humphrey Street, west of Free Street (Zoning Docket W-3533).
  - a. Zoning Recommendation.
2. Zoning petition of Nottingham Forest, LLC from HB-S to HB-L (Residential Building, Multifamily; Residential Building, Townhouse; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Theater, Indoor; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; and Access Easement, Private Off-Site): property is located north of Robinhood Road and east of Polo Road, at the eastern terminus of Lee Street (Zoning Docket W-3534).
  - a. Zoning Recommendation.

3. Zoning petition of Cannady Investments, LLC and Dana Minton from RS9 to RM12-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Multifamily; and Cottage Court): property is located on the north side of Country Club Road, west of Kilpatrick Street (Zoning Docket W-3535).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
4. Zoning petition of Margaret L. Kolb Family Limited Partnership and Vanco, Inc. from RS20-S to RS9: property is located on the south side of Robinhood Road, east of Jefferson School Lane (Zoning Docket W-3536).
  - a. Zoning Recommendation.
5. Zoning petition of Barry Siegal from NSB-S to RM12-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Multifamily; and Planned Residential Development): property is located on the north side of Kernersville Road, between Vernon Farms Boulevard and Townsend Drive (Zoning Docket W-3537).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
6. Site Plan Amendment of Wachovia Bank, N.A. for changes related to screening for aboveground storage tanks in a GO-S district: property is located at the northwest corner of Silas Creek Parkway and Sunnynoll Court (Zoning Docket W-3538).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.

### **C. PLANNING BOARD REVIEW**

1. 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.
2. PBR 2022-10: Fine Young Cannibals, LLC (Boswell Court); east side of South Broad Street across from Shawnee Street; 6-unit Cottage Court in RS9; Winston-Salem; 1.02 acres.
3. PBR 2022-11: Laura Murray and James McGowan III (Sagebrush Trails); southern terminus of Tabor Ranch Road, west of Sagebrush Trail; Forsyth County; 31.13 acres.

**D. ELECTION OF CHAIR AND VICE-CHAIR**

**E. STAFF REPORT**

**F. FOR THE GOOD OF THE ORDER**