



## MEETING INFORMATION

CONTACT INFORMATION: 100 E. First Street- (336) 747-7040

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### 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  
AUGUST 10, 2023  
4:30 P.M.  
FIFTH FLOOR  
BRYCE STUART MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- July 13 Public Hearing
- July 27 Work Session

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of Tia Jeanette Jackson and Lameka Lyles from RS40 to RS20-S (Residential Building, Single Family); property is located on the north side of Old Hollow Road, between Baux Mountain Road and Phelps Drive (Zoning Docket F-1632).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.

**C. PRELIMINARY SUBDIVISION APPROVALS**

1. #2023086; Glabex Consortium, LLC (Endwell Subdivision) At the northern terminus of Wakeman Drive; 18-lot Subdivision in RS9; Winston-Salem; 5.25 acres.
2. #2023087; Murray Road Holdings, LLC (Riverstone Subdivision); On the west side of Murray Road, between Harpwell Drive and Walker Road; 19-lot Subdivision in RS9; Winston-Salem; 33.36 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; Winston-Salem; 12.9 acres.

CONTINUANCE HISTORY: May 11, 2023, to August 10, 2023

**This is automatically continued to the September 14, 2023, meeting, per the Planning Board's By-Laws**

2. PBR 2023-13, Janus Investments LLC (Above Beyond); North side of Coliseum Drive, between Georgetown Drive and University Parkway; Adult Day Care Center in HB; Winston-Salem; .4 acres.
3. PBR 2023-14, Duarte and Castro, LLC (Duarte and Castro); East of Peddycord Park Road and west of Peddycord Road; Paired parcel average density development; Forsyth County; 5.94 acres.
4. PBR 2023-15, LeoTerra Frazier LLC (Frazier Ridge Subdivision); On the northwestern side of Old Belews Creek Road, between Plata Drive and Brevard Street; 120-lot PRD in RS9; Winston-Salem; 33.41 acres.

**E. STAFF REPORT**

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