

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
AUGUST 12, 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

- July 8 Public Hearing
- July 22 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.

CONTINUANCE HISTORY: July 8, 2021 to August 12, 2021

2. Final Development Plan of Glenn Crossing Associates, LLC for a restaurant in a HB-S (Two-Phase) zoning district: property is located in the southwest quadrant of the Interstate 40 and Union Cross Road interchange (Zoning Docket W-3174).

This is automatically continued to September 9, 2021, per the Planning Board's By-Laws.

3. Zoning petition of City of Winston-Salem from Forsyth County RS20-S and AG to Winston-Salem RS20-S and AG: property is located on the southwest side of Sawmill Road, south of Union Cross Road (Zoning Docket W-3485).

a. Zoning Recommendation.

4. Zoning petition of City of Winston-Salem from RM18 and HB to RM18-L (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Duplex; Cottage Court; and Residential Building, Single Family): property is located on the northwest corner of West Northwest Boulevard and Underwood Avenue (Zoning Docket W-3486).
 - a. Zoning Recommendation.
5. Site Plan Amendment of Housing Authority of City of Winston-Salem for changes to unit type and count in a RMU-S zoning district: property is located on the east side of Highland Avenue, between East Twelfth Street and East Eleventh Street (Zoning Docket W-3487).
 - a. Site Plan Recommendation.
6. Site Plan Amendment of D-2/Dairio for changes modifying the traffic circulation for a restaurant in a HB-S zoning district: property is located on the north side of West Clemmons Road, between Peters Creek Parkway and Orchard View Drive (Zoning Docket W-3488).
 - a. Site Plan Recommendation.
7. Zoning petition of Frank Myers Investments, LLC from RS9 and LB-S to HB-S (Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; and Car Wash): property is located on the west side of University Parkway and the north side of Sunburst Circle (Zoning Docket W-3489).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
8. Zoning petition of ADB, LLC from HB-S to GB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Nursing Care Institution; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Special

Events Center; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site); property is located on the north side of Old Walkertown Road, east of Davis Road (Zoning Docket W-3490).

a. Zoning Recommendation.

9. Zoning petition of Hurst-Davis Building, LLC from LB to PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Access Easement, Private Off-Site; and Storage Services, Retail); property is located on the east side of Oakwood Drive, north of Cloverdale Avenue (Zoning Docket W-3491).

a. Zoning Recommendation.

10. Zoning petition of Mark Thompson Shehan from RS30-S and AG to AG: property is located at the western terminus of Fieldmont Manor Drive (Zoning Docket F-1604).

a. Zoning Recommendation.

11. 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).

CONTINUANCE HISTORY: July 8, 2021 to August 12, 2021

12. An ordinance amendment proposed by Planning and Development Services modifying Chapter 6 and Chapter 11 of the *Unified Development Ordinances*

pertaining to the change rate of electronic message board signs; adding brightness standards to the regulation of electronic message board signs; and extending the amortization period by two (2) years for nonconforming on-premises signs (UDO-CC14).

C. SPECIAL USE PERMITS

1. W-3492; Johanne Mary Mitchell (Aussie Joh's); northwest side of West End Boulevard, across from Summit Street; Elected Body Special Use Permit for parking exemption; Winston-Salem, 0.05 acres.

D. PRELIMINARY SUBDIVISION APPROVALS

1. #2021080; Jimmy Lee Barrow (Barrow Farms); east side of Reidsville Road and west side of Old Flat Rock Road, north of Vance Road; 33-lot subdivision; Forsyth County; 34.1 acres.

E. PLANNING BOARD REVIEWS

1. PBR 2021-12; Strawberry Lane Limited Partnership, Marianne Anderson, and Mark D. Anderson (Lake Forest); south side of Strawberry Lane, west of Milhaven Road; 18-lot Planned Residential Development; Winston-Salem, 13.3 acres.
2. PBR 2021-13; Greater Life Church (Greater Life Church Childcare); north side of Lansing Drive and eastern terminus of Berl Street; Child Day Care Center in existing church; Winston-Salem, 15.19 acres.

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER