

## **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.**

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Planning and Development Services Department are encouraged to contact the Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-747-7040 (727-8319 TTY).

**AGENDA  
CITY-COUNTY PLANNING BOARD  
SEPTEMBER 8, 2022  
4:30 P.M.  
FIFTH FLOOR  
BRYCE STUART MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- August 11 Public Hearing
- August 25 Work Session

**B. PUBLIC HEARING ITEMS**

1. Site Plan Amendment of City of Winston-Salem for changes to include a proposed MSE wall for a landfill in a GI-S zoning district: property is located at the southwestern terminus of Recycle Way (Zoning Docket W-3539).

a. Site Plan Recommendation.

CONTINUANCE HISTORY: August 11, 2022 to September 8, 2022

2. Zoning petition of Vestmill Property Owner, LLC, Myra Mize, Fallie Myers Shoaf Family Trust, Elizabeth Burke, and Allan Stewart from RS9 and RM12-S to RM12-S (Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Habilitation Facility A; Habilitation Facility B; Library, Public; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Child Day Care, Large Home; Church or Religious Institution, Community; Family Group Home B; Family Group Home C; Life Care Community; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Habilitation Facility C; Park and Shuttle Lot; Urban Agriculture; Access Easement, Private Off-Site; and Parking, Off-Site, for Multifamily or Institutional Uses): property is located on the north and south sides of Vest Mill Road at its western terminus (Zoning Docket W-3540).

- a. Zoning Recommendation.
- b. Site Plan Recommendation.

CONTINANCE HISTORY: August 11, 2022 to September 8, 2022

3. Zoning petition of City of Winston-Salem to establish Winston-Salem LI-S (Manufactured A, Manufactured B, or Warehousing) zoning on property annexed by the City: property is located on the west side of Millennium Drive, west of Temple School Road (Zoning Docket W-3543).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
  
4. Zoning petition of Hatcher Associates Inc from RS9 to NB-S (Residential Building, Single Family; Offices; Service A): property is located at north side of Old Hollow Road, west of Germanton Road (Zoning Docket W-3544).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
  
5. Zoning petition of Coe Revocable Living Trust, Betty R Coe, and Steve H Coe from RS9 to HB-S (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Golf Course; 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; Micro-Brewery or Micro-Distillery; 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; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Recreational Vehicle Park; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Signs, Off-Premises; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Drive-In; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Landfill; Construction and Demolition; Landfill, Land Clearing/Inert Debris; School, Private; School, Public; Borrow Site; Dirt Storage; Helistop; Access Easement, Private Off-Site; Entertainment Facility, Large; or Correctional Institution): property is located at west side of University Parkway, across from Car Fare Drive (Zoning Docket W-3545).
  - a. Zoning Recommendation.

b. Site Plan Recommendation.

6. Zoning petition of Crescent Media Properties LLC from RS9 to RM12-S (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Life Care Community; or Planned Residential Development); property is located at south side of Robinhood Road, at southern terminus of Castle Drive (Zoning Docket W-3546).

**This is automatically continued to October 13, 2022, per the Planning Board's By-Laws.**

7. Final Development Plan of Infill Delicate LLC for a (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily) (Two-Phase) zoning district: property is located in the west side of Old Greensboro Road at its intersection with US158/Reidsville Road (Zoning Docket W-3452).

a. Final Development Plan.

8. An ordinance amendment proposed by Planning and Development Services staff modifying Chapters 5 and 11 of the *Unified Development Ordinances* (UDO) regarding requirements for Manufacturing C; modifying Table 5.1.1: Principal Use Table for Manufacturing C uses; modifying Section 5.2.55 to add use-specific standards related to Chemical Manufacturing, Storage Battery Manufacturing, and Primary Battery Manufacturing; and modifying Section 11.2.2 regarding industrial classification manuals referenced for primary use interpretations (UDO-CC17).

**This is automatically continued to October 13, 2022.**

9. An ordinance amendment proposed by Planning and Development Services Staff modifying various chapters of the *Unified Development Ordinances* pertaining to electronic submittal requirements (UDO-CC18).

**C. PRELIMINARY SUBDIVISION**

1. #2022099; South side of Williams Road, in between Double Springs Road and Credence Farm Road; 12-lot subdivision in AG: Forsyth County; 16.74 acres
2. #2022100; Billy Joe Woosley (Salem Brooke Subdivision) 25-lot subdivision in RS9: Forsyth County; 13.18 acres

**D. PLANNING BOARD REVIEW**

1. PBR 2022-13; STC Properties of Forsyth County LLC (Ivy Court); East side of Ivy Avenue, north of East Tenth Street; 40-unit multifamily in E zoning district; Winston-Salem; 2.71 acres
2. PBR 2022-14: Winston-Salem State University Foundation Inc. (Kingswood School Relocation); Winston-Salem; 9.41 acres

**E. ELECTION OF VICE CHAIR**

**F. STAFF REPORT**

**G. FOR THE GOOD OF THE ORDER**