

## **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**  
**SEPTEMBER 9, 2021**  
**4:30 P.M.**  
**VIRTUAL**

**CALL TO ORDER**

**A. ACTION ON MINUTES**

- August 12 Public Hearing

**B. PUBLIC HEARING ITEMS**

1. 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; property consists of ± 1.51 acre(s) and is PIN 6874-17-6553 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket W-3174).

CONTINUANCE HISTORY: August 12, 2021 to September 9, 2021

- a. Final Development Plan Action.
2. 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).

CONTINUANCE HISTORY: July 8, 2021 to September 9, 2021

- a. Zoning Recommendation.
3. Zoning petition of Frank Myers Investments, LLC from RS9 and LB-S to HB-S (Arts and Crafts Studio; Banking and Financial Services; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Offices; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services, A; Testing and Research Lab; and Veterinary Services): property is located on the west

side of University Parkway and the north side of Sunburst Circle (Zoning Docket W-3489).

CONTINUANCE HISTORY: August 12, 2021 to September 9, 2021

- a. Zoning Recommendation.
  - b. Site Plan Recommendation.
4. Zoning petition of Archie F. Wooten Heirs from RS9 to RM5-S (Residential Building, Single Family and Residential Building, Townhouse): property is located on the north side of Kernersville Road, between Scotland Ridge Drive and Calvin Road (Zoning Docket W-3493).
- a. Zoning Recommendation.
  - b. Site Plan Recommendation.
5. Zoning petition of Claire Calvin and Matthew Giegengack from LB and LI to PB-L (Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Child Care, Drop-In; Child Day Care, Small Home; 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; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; 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; Shopping Center, Small; Special Events Center; Swimming Pool, Private; 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; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; and School, Public): property is generally bounded by the east side of South Broad Street, the west side of South Poplar Street, and the south side of West Walnut Street (Zoning Docket W-3494).
- a. Zoning Recommendation.
6. Zoning petition of Randall Scott Dunston from AG to RS20-S (Residential Building, Single Family and Planned Residential Development): property is located on the southeast side of Stanleyville Drive, across from Montlieu Drive (Zoning Docket F-1605).

- a. Zoning Recommendation.
  - b. Site Plan Recommendation.
7. Zoning petition of Artis K. Kapp, Brenda Z. Kapp, and Jerry D. Stoltz from RS9 to HB-S (Convenience Store; Motor Vehicle, Repair and Maintenance; Fuel Dealer; and Restaurant (with drive-through service)): property is located on the east side of Shore Road, south of the US 52 interchange with Westinghouse Road (Zoning Docket F-1606).
- a. Zoning Recommendation.
  - b. Site Plan Recommendation.
8. Zoning petition of Robin Hood Baptist Church from IP to GB-S (Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Police or Fire Station; School, Private; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities): property is located south of Robinhood Road, between Lynndale Drive and Olivet Church Road (Zoning Docket F-1607).
- a. Zoning Recommendation.
  - b. Site Plan Recommendation.
9. Site Plan Amendment of Brookberry Farm LLC, Berkley Von Feilitzsch, and Heribert Von Feilitzsch for modifications to the illustrative site plan and conditions for development in a MU-S (Two-Phase) zoning district: property is located west of Brookberry Farm Circle, east of Ketner Road, and south of Cedarmere Drive (Zoning Docket F-1608).
- a. Site Plan Recommendation.

**C. PLANNING BOARD REVIEWS**

- 1. PBR 2021-14; Janice D. Berger (Yadtel Robinhood Road Remote Site); north side of Robinhood Road, between Chickasha Drive and Allgood Road; Utilities substation; Forsyth County; 0.69 acres
- 2. PBR 2021-16; WS/FC Board of Education (Philo Middle School); northwest corner of Haverhill Street and Renon Road; Additions to existing school; Winston-Salem; 57.77 acres

**D. STAFF REPORT**

**E. FOR THE GOOD OF THE ORDER**