

## **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 14, 2023**  
**4:30 P.M.**  
**FIFTH FLOOR**  
**BRYCE STUART MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- August 10 Public Hearing
- August 24 Work Session

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of City of Winston-Salem from Forsyth County MU-S to Winston-Salem MU-S: property is located at multiple locations along Brookberry Farm Circle and Maple Chase Lane. (Zoning Docket W-3588).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.
  
2. Zoning petition of Our Fathers House Baptist Church Inc from RS9 to IP-L (Residential Building, Single Family; Family Group Home A; Family Group Home B; Family Group Home C; Planned Residential Development; Urban Agriculture; Funeral Home; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Academic Biomedical Research Facility; Adult Day Care Center; Animal Shelter, Public; Cemetery; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospice and Palliative Care; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Access Easement, Private Off-Site; Park and Shuttle Lot; Transmission Tower; and Utilities); property is located at the southwest intersection of South Main Street and Rink Road. (Zoning Docket W-3589).
  - a. Zoning Recommendation.

3. Zoning petition of Gilberto Castro and Ismelda Ruiz from HB-S to HB; property is located at the southeast intersection of West Twenty-Seventh Street and Collins Street. (Zoning Docket W-3590).
  - a. Zoning Recommendation.
4. Final Development Plan of Glenn Crossing Associates LLC for a Car Wash in a HB-S (Two-Phase) zoning district: property is located in the northwest intersection of Union Cross Road and Union Glenn Avenue. (Zoning Docket W-3174).

**C. SPECIAL USE PERMITS**

1. Special Use Permit request of Burke Etc Li LLC (Real Deal Indoor Kennel) Use-Specific Setbacks and Outdoor Enclosure, North side of Country Club Road, between Ryandale Drive and Southwin Drive. (Zoning Docket W-3591).

**D. PRELIMINARY SUBDIVISION APPROVALS**

1. #2022116; Braxton Real Estate and Development Company LLC (Taylors Run Phase 2) South side of Frye Bridge Road, between Nestleway Drive and Taylors Run Drive; Withdrawal of Preliminary Subdivision; Forsyth County; 10.52 acres.

**E. 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 September 14, 2023

2. PBR 2023-16, Dreambuilt Construction INC (Stonebriar); North side of the intersection of West Clemmons Road and Krites Street; 26-lot PRD in RS9; Winston-Salem; 5.9 acres.
3. PBR-2023-17, Sustaino, LLC (Vedic Village); East side of the intersection of Providence Church Road and Reubens Ridge Road and the west side of the intersection of Baux Mountain Road and Mountain Brook Trail; 181-lot PRD in RS40; Forsyth County; 214.88 acres.

**F. STAFF REPORT**

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