

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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**AGENDA
CITY-COUNTY PLANNING BOARD
MARCH 12, 2020
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- February 13, 2020 Public Hearing
- February 27, 2020 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Eberlee Farms, LLC; Bill Ebert; and Janet Ebert from RS9 to RM12-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home): property is located on the northeast corner of Ebert Street and Silas Creek Parkway (Zoning Docket W-3430).

CONTINUANCE HISTORY: February 13, 2020 to March 12, 2020.

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
2. Zoning petition of JCS Properties North, LLC; William Loggins and Susan Loggins; and Billie Moses from RS9 to GB-S (Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Wholesale Trade A; Banking and Financial Services; Offices; Services, A; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; 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; Institutional Vocational Training Facility; Museum or Art Gallery; Police or Fire Station; School, Private; Access Easement, Private Off-Site; Park and Shuttle

Lot; and Utilities): property is located at the southwest corner of Robinhood Road and Meadowlark Drive (Zoning Docket F-1592).

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
3. Zoning petition of Clifford Wilson from RMU-S to NB-S (Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Offices; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services, A; and Banking and Financial Services): property is located at the southeast corner of South Main Street and Barber Street (Zoning Docket W-3432).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
4. Zoning petition of John Berger from RS40 to RS20-S (Residential Building, Single-Family and Planned Residential Development): property is located on the east side of Lasater Road, across from Carrousel Drive (Zoning Docket F-1593).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
5. Zoning petition of City of Winston-Salem from AG (Forsyth County Zoning Jurisdiction) to AG (Winston-Salem Zoning Jurisdiction): property is located north of Patsy Drive (Zoning Docket W-3433).
- a. Zoning Recommendation.
6. Zoning petition of Ray and Sallie Edwards Investment, LLC from HB-S and LB to GB-S (Storage Services, Retail): property is located on the east side of Peters Creek Parkway, south of Bridgton Road (Zoning Docket W-3434).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
7. Zoning petition of Challenges of the 21st Century, Inc. from GB and RS7 to IP-S (School, Public and School, Private): property is located on the north side of Goldfloss Street between Vargrave Street and Glendale Street (Zoning Docket W-3435).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.

8. Public hearing on the *Smith Reynolds Airport/Whitaker Park Strategic Area Plan*. The plan area is generally bounded on the north by Lansing Drive, by Carver School Road to the east, by East Twenty-fifth Street and Bowen Boulevard to the south, and on the west by North Cherry Street.

C. PLANNING BOARD REVIEWS

1. PBR 2020-01; Wake Forest University and Forrest Staton (Chatham Phase 3); northern terminus of Chatham Farm Road, north of Robinhood Road; 7-lot PRD in RS12 and IP zoning; Winston-Salem, 21.11 acres.

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER