


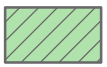
Printed: 2/7/2020

DOCKET #: W3433

PROPOSED ZONING:
Winston-Salem AG

EXISTING ZONING:
Forsyth County AG

PETITIONER:
City of Winston-Salem

-  Property included in zoning request.
-  500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 400'

STAFF: Wilson

GMA: 3

ACRES: 6.00

NEAREST BLDG: 12' south

MAP(S): 6864.03



**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3433
Staff	Bryan D. Wilson
Petitioner(s)	City of Winston-Salem
Owner(s)	Multiple property owners
Subject Property	PIN 6864-32-7378
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from Forsyth County AG (Agricultural District) to Winston-Salem AG (Agricultural District).
GENERAL SITE INFORMATION	
Location	North of Patsy Drive
Jurisdiction	Winston-Salem
Ward(s)	Southeast
Site Acreage	± 6 acres
Analysis	<p>The review for this case focuses on the zoning conversion from County zoning jurisdiction to Winston-Salem zoning jurisdiction triggered by the recent annexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property was made by the Winston-Salem City Council with agreement by the property owners.</p> <p>This proposal will change some of the allowed uses of the subject property. Class B and C manufactured homes, campgrounds, outdoor shooting ranges, outdoor kennels, and some agricultural uses are not allowed within the City jurisdiction. Transmission towers will also now require approval by City Council. Approval of this conversion will reclassify the newly incorporated property from its Forsyth County zoning classification to the equivalent Winston-Salem classification.</p>

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes **final recommendations** on proposals, and **final action** is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**