

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
JANUARY 14, 2021
4:30 P.M.**

Virtual Meeting

Citizens wishing to participate will find information on the following website:

<https://cityofws-org.zoom.us/j/81873380140>

CALL TO ORDER

A. ACTION ON MINUTES

- December 10 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of P&P of Asheboro, LLC from RS9 to RM5-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Residential Building, Multifamily): property is located at the northwest corner of Griffith Road and Everidge Road; property consists of ±4.39 acres and is PIN 6813-29-6682 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-3458).

This is automatically continued to February 11, 2021, per the applicant's request and the Planning Board's By-Laws.

2. Zoning petition of Donald A. Joyce Revocable Trust and Michael A. Joyce from LB and RS9 to GB-S (Convenience Store and Restaurant (with drive-through service)): property is located at the southwest corner of Union Cross Road and Sedge Garden Road; property consists of ±3.22 acres and is PINs 6875-41-4968, 6875-41-3896, 6875-41-2962, 6875-41-2797, and 6875-42-1075 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-3459).

This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

3. An amendment to the *Unified Development Ordinances* proposed by Planning and Development Services staff modifying Section 4.8.3, pertaining to the Mixed Use-Special Use (MU-S) District; modifying Table 5.1.1: Principal Use Table to add Cottage Court as a use; adding Section 5.2.26.1, pertaining to Cottage Courts; amending Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements to add standards for the Cottage Court use; and modifying Table 11.2.2: Definitions to include definitions for Planned Unit Development and Cottage Court (UDO-CC8). Continued from December 10, 2020 meeting.

CONTINUANCE HISTORY: December 10, 2020 to January 14, 2021.

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2021002; Weidl Properties, LLC (Skylark Acres Section II); north side of Skylark Road, west of Millstone Lane; 11-lot single-family subdivision; Forsyth County; 8.75 acres.

D. PLANNING BOARD REVIEWS

1. PBR 2021-01; Elam Investments, LLC (Gatehouse); north side of Airport Road, west of Carver School Road; 18-lot Planned Residential Development; Winston-Salem; 4.02 acres.
2. PBR 2021-02; TRG Capital, LLC (Towne Lake Commons); southwest side of Reynolds Park Road, north of Waughtown Street at the northern terminus of Cole Road; 320 multifamily units; Winston-Salem; 42.5 acres.

E. AMENDMENT TO THE BYLAWS

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER