

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
MAY 13, 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

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- April 8 Public Hearing
- April 22 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of City of Winston-Salem from Forsyth County LI-L to Winston-Salem LI-L: property is located on the west side of Wallburg Road, south of Business Park Drive (Zoning Docket W-3466).
 - a. Zoning Recommendation.
2. Zoning petition of City of Winston-Salem from Forsyth County LI-S to Winston-Salem LI-S: property is located on the east side of Wallburg Road, north of Sherlie Weavil Road (Zoning Docket W-3467).
 - a. Zoning Recommendation.
3. Zoning petition of Beroth Oil Company from HB-S to RM12-S (Adult Day Care Home; Bed and Breakfast; Boarding or Rooming House; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Habilitation Facility A; Habilitation Facility B; Library, Public; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Child Day Care, Large Home; Church or Religious Institution, Community; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Limited Campus Uses; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Habilitation Facility C; Park and Shuttle Lot; Urban Agriculture; Access Easement, Private Off-Site; and Parking, Off-Site for

Multifamily or Institutional Uses): property is located on the south side of Polo Road, between North Cherry Street and Dalton Street (Zoning Docket W-3469).

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
4. Zoning petition of MFStyers Ferry, LLC from GB-S to RS9-S (Residential Building, Single Family and Planned Residential Development): property is located on the east side of Styers Ferry Road, south of Lura Road (Zoning Docket W-3470).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
 5. Zoning petition of Lane Dental Properties, LLC from LO-S to IP-S (School, Private): property is located on the northwest side of Country Club Road, between Mozart Avenue and Cebon Avenue; property (Zoning Docket W-3473).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
 6. Zoning petition of Living Word Fellowship Inc. from RS9 and MH to RM5-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Single Family; Family Group Home A; Recreation Facility, Public; Swimming Pool, Private; Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; and Police or Fire Station): property is located on the west side of Bethabara Road, north of Bluebird Lane (Zoning Docket W-3474).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
 7. Zoning petition of City of Winston-Salem from Forsyth County LI-L to Winston-Salem LI-L: property is located on the west side of Union Cross Road, between Carl L. Clarke Road and Axle Drive (Zoning Docket W-3475).
 - a. Zoning Recommendation.

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2021045; Summit Pointe Partners, LLC (The Ridge at Summit Pointe); north side of Oak Summit Drive, west of Oak Pointe Drive; 13-lot single-family residential development; Winston-Salem; 12.25 acres.

D. PLANNING BOARD REVIEWS

1. PBR 2021-06; Sherwood Company (The Ramble at Meadowlark); east side of Meadowlark Drive, south of Ashlyn Drive; 71-lot Planned Residential Development; Winston-Salem; 70.72 acres
2. PBR 2021-07; Salem Baptist Church, Inc. (Salem Baptist Christian School Modular Learning Unit Site Improvements); generally bounded by South Broad Street, West Bank Street, South Spring Street, South Poplar Street, and Wachovia Street; improvements to the existing school; Winston-Salem; 7.13 acres

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER