



May 26, 2021

Front Street Wallburg, LLC  
450 N. Patterson Avenue  
Suite 300  
Winston-Salem, NC 27101

Re: Zoning Petition W-3466

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
[www.cityofws.org/planning](http://www.cityofws.org/planning)

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Clerk's Office of the date on which the Council will hear this petition.

Sincerely,

Aaron King  
Director of Planning and Development Services

pc: City Clerk's Office, P.O. Box 2511, Winston-Salem, NC 27102

**ACTION REQUEST FORM**

**DATE:** May 26, 2021  
**TO:** The Honorable Mayor and City Council  
**FROM:** Aaron King, Director of Planning and Development Services

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of City of Winston-Salem

**SUMMARY OF INFORMATION:**

Public hearing and consideration of 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)

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of City of Winston-Salem, Docket W-3466

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from Forsyth County LI-L to Winston-Salem LI-L the zoning classification of the following described property:

**BEGINNING** at an existing 1" iron pipe having localized NC Grid NAD 83/2011 coordinates of Northing 835,051.33 feet, Easting 1,663,987.63 feet on the westerly Right-of-Way line of SR 2691 Wallburg Road (Public R/W, width varies) and being the southeast corner of the within described tract and being a common corner of Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00); **THENCE N 87°41'57" W, a total distance of 313.05 feet (crossing an existing 5/8" iron pipe at 10.54 feet)** to an existing 5/8" iron pipe being a common corner of said Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00); **THENCE N 87°45'37" W, 297.90 feet** to an existing angle iron pipe being a common corner of said property, said Front Street Wallburg, LLC (Tax Pin: 6863-35-6281.00) and Forsyth County Development Corporation (Tax Pin: 6863-34-6824.00) and Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00); **THENCE N 02°17'04" E, 438.03 feet** to an existing 1" iron pipe being a common corner of said property and said Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00); **THENCE N 02°19'01" E, 307.00 feet** to an existing 1" iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Liberty Hardware Mfg. Corp (Tax Pin: 6863-25-6574.00) and Union Cross Park Association (Tax Pin: 6863-35-4834.00); **THENCE S 87°06'52" E, 36.27 feet** to an existing 3/4" iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Union Cross Park Association (Tax Pin: 6863-35-4834.00); **THENCE S 87°03'28" E, 46.87 feet** to an existing 3/4" iron pipe being a common corner of Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and said Union Cross Business Park Association (Tax Pin: 6863-35-6884.00); **THENCE S 87°05'19" E, 314.58 feet** to an existing 3/4" iron pipe being a common corner of said Union Cross Park Association (Tax Pin: 6863-35-6884.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00); **THENCE S 87°00'59" E, 34.14 feet** to an existing 3/4" iron pipe being a common corner of said Union Cross Business Park Association (Tax Pin: 6863-35-0805.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00); **THENCE S 87°07'43" E, 117.53 feet** to an existing 3/4" iron pipe being a common corner of said Union Cross Business Park Association (Tax Pin: 6863-35-0805.00) and Front Street Wallburg, LLC (Tax Pin: 6863-35-6676.00) and Front Street Wallburg, LLC (Tax Pin: 6863-45-0702.00); **THENCE S 87°04'55" E, 338.41 feet (crossing an existing 3/4" iron pipe at 306.91 feet)** to a point at or near the centerline of Wallburg Road; **THENCE** with the centerline of Wallburg Road **S 20°45'05" W, 775.09 feet** to a point at or near the centerline of Wallburg Road; **THENCE N 87°41'57" W, 31.45 feet to the POINT OF BEGINNING containing 13.012 Acres more or less.**

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to City of Winston-Salem.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council  
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of City of Winston-Salem, (Zoning Docket W-3466). The site shall be developed in accordance with the conditions approved by the Board and the uses and conditions documented in Zoning Docket F-1588, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the LI-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3466
<b>Staff</b>	<a href="#">Desmond Corley</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Front Street Wallburg, LLC
<b>Subject Property</b>	PIN 6863-35-7331
<b>Address</b>	4074 Wallburg Road
<b>Type of Request</b>	Zoning Jurisdiction Conversion from Forsyth County LI-L to Winston-Salem LI-L
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> Forsyth County LI-L (Limited Industrial – Special Use – No Site Plan) <b>to</b> Winston-Salem LI-L (Limited Industrial – Limited Use)
<b>Neighborhood Contact/Meeting</b>	Neighborhood outreach is not required.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	West side of Wallburg Road, south of Business Park Drive
<b>Jurisdiction</b>	Forsyth County (zoning), Winston-Salem (municipal)
<b>Ward(s)</b>	Southeast
<b>Site Acreage</b>	± 12.45 acres
<b>Current Land Use</b>	The site is currently undeveloped.
<b>Analysis of General Site Information</b>	The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The property was recently voluntarily annexed into the Winston-Salem corporate limits. This proposal would change the zoning jurisdiction of the subject property without changing its underlying zoning designation.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; final recommendations are made by the City-County Planning Board, and final action is taken by the appropriate Elected Body, who may approve, deny, continue, or request modifications to any proposal. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE PROPOSAL IS CONSIDERED BY THE PLANNING BOARD AND/OR THE ELECTED BODY.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3466  
MAY 13, 2021**

Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None  
AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services



**DOCKET #:** W3466

**PROPOSED ZONING:**  
Winston-Salem LI-L

**EXISTING ZONING:**  
Forsyth County LI-L

**PETITIONER:**  
City of Winston-Salem (Wallburg Road Annexation - West)

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

**SCALE:** 1" represents 300'

**STAFF:** Corley

**GMA:** 3

**ACRES:** 12.45

**NEAREST BLDG:** 145' east

**MAP(S):** 6863.01





