

## **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**  
**APRIL 14, 2022**  
**4:30 P.M.**  
**CITY COUNCIL CHAMBER**  
**WINSTON-SALEM CITY HALL**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- March 10 Public Hearing

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of City of Winston-Salem from Forsyth County RS9 to Winston-Salem RS9: property is located on the west side of Old Belews Creek Road, north of Brevard Street (Zoning Docket W-3518).
  - a. Zoning Recommendation.
2. Zoning petition of Calco, Inc. from HB-S to GB-S (Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Offices; and Food or Drug Store): property is located on the northeast corner of Peters Creek Parkway and Southpark Boulevard (Zoning Docket W-3519).
  - a. Zoning Recommendation
  - b. Site Plan Recommendation.
3. Final Development Plan of Brookstown Development Partners, LLC for multifamily development in a PB-S (Two-Phase) zoning district: property is located on the southwest corner of West Second Street and Brookstown Avenue (Zoning Docket W-2936).
  - a. Site Plan Recommendation.
4. Zoning petition of Andrew Coney and Becky Coney from GB to LI-L (Academic Biomedical Research Facility; Academic Medical Center; Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution,

Neighborhood; College or University; Fuel Dealer; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Manufacturing A; Manufacturing B; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; School, Vocational or Professional; Services, A; Services, B; Special Events Center; Storage Services, Retail; Terminal, Bus or Taxi; Testing and Research Lab; Transmission Tower; Utilities; Warehousing; Wholesale Trade A; Wholesale Trade B; Dirt Storage; and Access Easement, Private Off-Site): property is located at the northern terminus of Back Forty Drive, on the west side of US 52 (Zoning Docket W-3520).

a. Zoning Recommendation.

**This is automatically continued to May 12, 2022, per the Planning Board's By-Laws.**

5. Site Plan Amendment of Covington-Ring, Incorporated for changes to convert a townhouse development to a single-family residential development in a RM8-S zoning district: property is located on the west side of Murray Road, across from Becks Church Road (Zoning Docket W-3521).

a. Zoning Recommendation.

b. Site Plan Recommendation.

6. Zoning petition of Brenda K. Akin from RS9 to LB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Kennel, Indoor; Library, Public; Limited Campus Uses; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Urban Agriculture; Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site; and Storage Services, Retail): property is located on the northeast corner of University Parkway and Coral Drive (Zoning Docket W-3522).

a. Zoning Recommendation.

7. Zoning petition of David & Jan Properties, LLC from RS9 to RS20-S (Residential Building, Single Family; Church or Religious Institution, Neighborhood; and Special Events Center): property is located on the west side of South Peace Haven Road, south of Foxdale Drive (Zoning Docket W-3523).
  - a. Zoning Recommendation.
  - b. Site Plan Recommendation.

**C. PLANNING BOARD REVIEW**

1. PBR 2022-05: Kittering Lane, LLC (Kittering Heights); western terminus of Lakeland Avenue, south of Kittering Lane and Shaftesbury Lane; 51-lot PRD in RS9; Winston-Salem; 20.85 acres.

**This is automatically continued to May 12, 2022, per the Planning Board's By-Laws.**

2. PBR 2022-06: Weidl Properties, LLC (Stratford Heights); northern terminus of Sandia Avenue, west of Navajo Avenue; 46-lot PRD in RS9; Winston-Salem; 13.45 acres.
3. PBR 2022-07: Braxton Real Estate & Development, LLC (Bell West); east side of Bell West Drive, north of Linville Road; 116-lot PRD in RS9; Winston-Salem and Forsyth County; 38.86 acres.
4. PBR 2022-08: R.S. Parker Homes, LLC (Vineyard Hills); northeast corner of Conrad Road and Grapevine Road; 51-lot PRD in RS40; Forsyth County; 76.66 acres.

**This is automatically continued to May 12, 2022, per the Planning Board's By-Laws.**

**D. STAFF REPORT**

**E. FOR THE GOOD OF THE ORDER**