

**NOTICE OF PUBLIC HEARING BEFORE THE  
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY  
AND WINSTON-SALEM, NORTH CAROLINA ON  
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a public hearing in the City Council Chambers on the second floor of Winston-Salem City Hall, 101 North Main Street, Winston-Salem, North Carolina, at 4:30 P.M. on **May 12, 2022**, on the following rezoning and related matters:

1. Zoning petition of Muhammad Azam and Iffet Saeed from RS9 to NO-S (Offices and Residential Building, Single Family): property is located on the west side of Cole Road, south of Waughtown Street; property consists of  $\pm$  0.44 acre and is PIN 6844-98-6338 and a portion of 6844-98-6268 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-3415). Remanded to the City-County Planning Board at the March 7, 2022, City Council meeting.
2. 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, 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, 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; property consists of  $\pm$  7.09 acres and is PIN 6832-39-7006 as shown on the Forsyth County Tax Maps (Zoning Docket W-3520). Continued from the April 14, 2022 meeting.
3. Zoning petition of Riverfront Ventures, LLC from RS20 to RS9: property is located on the east side of Bethania-Tobaccoville Road, south of Kilby Road; property consists of  $\pm$  6.39 acres and is PINs 6809-52-6622, 6809-52-6584, 6809-52-7456, 6809-52-8319, 6809-52-8381, 6809-52-9243, 6809-62-0115, 6809-62-0043, 6809-61-1932, and 6809-61-1851 as shown on the Forsyth County Tax Maps (Zoning Docket W-3524).
4. Zoning petition of J&K Property Management, LLC from RS9 to LI-L (Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Manufacturing A; Manufacturing B; Transmission Tower; and Utilities): property is located on the north side of Kester Mill Road, west of Tatton Park Drive; property consists of  $\pm$  1.19 acres and

is PIN 6804-27-3046 as shown on the Forsyth County Tax Maps (Zoning Docket W-3525).

5. Zoning petition of William Hairston from NB-S to NB-L (Arts and Craft Studio; Church or Religious Institution, Neighborhood; Combined Use; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motor Vehicle, Repair and Maintenance; Offices; Restaurant (without drive-through service); Retail Store; and Services, A): property is located on the north side of Old Greensboro Road, west of Waterworks Road; property consists of  $\pm$  0.31 acre and is PIN 6845-59-2081 as shown on the Forsyth County Tax Maps (Zoning Docket W-3526).
6. Zoning petition of Michael and Ludmilla Ranieri from RS7 to NB-S (Restaurant (without drive-through service) and Residential Building, Single Family): property is located on the north side of Salisbury Ridge Road, across from Nelson Street; property consists of  $\pm$  0.52 acre and is PIN 6834-06-7842 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-3527).
7. Zoning petition of Hubbard Realty of Winston-Salem, LLC from RS9 to RM5-S (Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Library, Public; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Church or Religious Institution, Community; Golf Course; Limited Campus Uses; Planned Residential Development; Residential Building, Townhouse; School, Private; School, Public; Utilities; Bed and Breakfast; Child Day Care, Large Home; Urban Agriculture; Access Easement, Private Off-Site; Parking, Off-Site, for Multifamily or Institutional Uses; and Transmission Tower): property is located on the south side of Somerset Drive, west of Sparkling Place and the east side of Lockwood Drive, north of Caraway Lane; property consists of  $\pm$  88.08 acres and is PINs 6803-48-8148, 6803-38-5166, and 6803-47-3375 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-3529).
8. Zoning petition of Harvest Landing, LLC from LO to PB-L (Bed & Breakfast; Offices; Residential Building, Single-Family; Combined Use; Retail (Limited); Services A); property is located on the west side of South Spruce Street, north of Salem Parkway; property consists of  $\pm$  0.19 acre and is PIN 6835-15-1178 as shown on the Forsyth County Tax Maps (Zoning Docket W-3530).
9. Zoning petition of RS Parker Development, LLC from YR, AG, and RS30 to YR-S, RS15-S, and RM5-S (Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Library, Public; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Church or Religious Institution, Community; Golf Course; Limited Campus Uses; Planned Residential Development; Residential Building, Multi-Family; Residential Building, Townhouse; School, Private; School, Public; Utilities; Bed and Breakfast; Child Day Care, Large Home; Habilitation Facility A; Park and Shuttle Lot; Access

Easement, Private Off-Site; Parking, Off-Site, for Multifamily or Institutional Uses; Transmission Tower; Agricultural Production, Crops; Agricultural Production, Livestock; Fishing, Fee Charged; Manufactured Home, Class A; Agricultural Tourism; Kennel, Outdoor; Borrow Site; Campground; Dirt Storage; Manufactured Home, Class B; Manufactured Home, Class C; Recreational Vehicle Park; Riding Stable; and Special Events Center)\*\*; property is located on the west side of Idols Road, south of Mallard Trail; property consists of ± 318.99 acres and is PINs 5881-36-3764, 5881-37-8761, 5881-37-7249, 5881-57-1144, and 5881-46-2273 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 F-1617).

\*\* Some uses are only allowed in certain requested districts and are not allowed across the entire development.

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. outside the City Council Chamber.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to Planning and Development Services at (336) 747-7069 or at [marca@cityofws.org](mailto:marca@cityofws.org).