

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
FEBRUARY 9, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- January 12 Public Hearing
- January 26 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of John Vlahos and Zoe Vlahos from RS9 to HB-L (Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Institutional Vocational Training Facility; Library, Public; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Special Events Center; Storage Services, Retail - Internal; Urban Agriculture; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site); property is located on the north side of Old Walkertown Road, east of Davis Road (Zoning Docket W-3557).

CONTINUANCE HISTORY: January 12, 2023 to February 9, 2023

This is automatically continued to the March 9, 2023 meeting, per the Planning Board's By-Laws.

2. Zoning petition of WS 124 Development LLC from RM8-S to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Life Care Community; and

Planned Residential Development); property is located on the south side of West Clemmonsville Road, west of Paula Drive (Zoning Docket W-3562).

CONTINUANCE HISTORY: January 12, 2023 to February 9, 2023

This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

3. Zoning petition of Janet Hunter Frenck, David Hill Hunter, Carol Alspaugh Denton, Ann Alspaugh Davis, Estate of Eben Wharton Alspaugh, and Jan B Whittingham from RS9 and RM12 to RM18; property is located on the south side of Old Vineyard Road, between Dalewood Drive and Glendare Drive (Zoning Docket W-3563).

a. Zoning Recommendation.

4. Zoning petition of New Hope Presbyterian Church from RS40 to LB-L (Recreation Services, Indoor; Recreation Facility, Public; Child Care, Drop-In; Child Day Care Center; Child Care, Sick Children; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; and Club or Lodge); property is located on the west side of Harper Road, south of Bullard Road (Zoning Docket F-1626).

This is automatically continued to the March 9, 2023 meeting, per the Planning Board's By-Laws.

5. An ordinance amendment proposed by the Planning and Development Services Department modifying Chapters 3 and 11 of the *Unified Development Ordinances* (UDO) pertaining to sight triangle requirements and definition per North Carolina G.S. 160A-306. (UDO-CC21).

C. SPECIAL USE PERMIT

1. Special Use Permit of David and Betty Lawson for an LCID and Borrow Site Area; property is located on the east side of Piney Grove Road, across from Lawson Acres Drive (Zoning Docket F-1627).

D. PRELIMINARY SUBDIVISION APPROVALS

1. # 2022140; Billy Joe Woosley Heirs (Rocklyn West); Western terminus of Quartz Avenue; 8-lot subdivision in RS9; Forsyth County; 4.02 acres.

CONTINUANCE HISTORY: December 8, 2022 to February 9, 2023

This is automatically continued to March 9, 2023, per the Planning Board's By-Laws.

E. PLANNING BOARD REVIEWS

1. PRB 2023-03; The Sherwood Company, Jason Collins, and Rachel Collins, (Sawmill Woods); Eastern Terminus of Ridgewood Court; 170-lots, PRD in a RS20 district, 1.91-units per acre, Forsyth County and Winston-Salem; 89.02 acres.
2. PBR 2023-04; LKSD Investments, Inc. (Salem Montessori School); Southeast corner of the intersection of Coliseum Drive and Pilgrim Court; Private School and Child Day Care Center in HB district; Winston-Salem; 6.00 acres.

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER