

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.**

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Planning and Development Services Department are encouraged to contact the Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-747-7040 (727-8319 TTY).

**AGENDA
CITY-COUNTY PLANNING BOARD
JUNE 8, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- May 11 Public Hearing
- May 25 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Linda Needham and Scott Needham from LB-L, HB-S, and RS12 to HB-S (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood, Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; 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; Signs, Off-Premises; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; and Easement, Private Off-Site); property is located at southeast intersection of University Parkway and Laura Avenue. (Zoning Docket W-3574).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.
2. Zoning petition of Truist Bank, a North Carolina banking corporation from GB-S to LO; property is located on the north side of the intersection of West Hanes Mill Road and Raven Road. (Zoning Docket W-3581).
 - a. Zoning Recommendation.
3. Zoning petition of Jesse Carr and Kathryn Everhart from RS9 to PB-S (Building Contractors, General; Warehousing; Offices; Combined Use; and Residential

Building, Single-Family); property is located on the west side of Beauchamp Road, north of Meadowlark Drive. (Zoning Docket W-3582).

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
4. An ordinance proposed by Planning and Development Services staff for the inclusion of graphics to the UDO to illustrate certain dimensional requirements. (UDO-CC24).

C. SPECIAL USE PERMITS

1. Special Use Permit request of Crestview Baptist Church and Crestview Baptist Church Trust (Crestview Baptist Transmission Tower) for a Transmission Tower in AG, South side of Union Cross Road, between Talton Drive and Piedmont Memorial Drive. (Zoning Docket W-3579).

CONTINUANCE HISTORY: May 11, 2023, to June 8, 2023

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

D. PRELIMINARY SUBDIVISION APPROVALS

1. #2023058; Tiramisu, LLC (Lukon Subdivision); South side of the intersection of Lukon Lane and Toddle Drive; 16-lot subdivision in RS9; Winston-Salem; 5.48 acres.
2. #2023059; BGC-CBD JV, LLC (New Walkertown); Both sides of New Walkertown Road, east of Northampton Drive; 75-lot subdivision in RS9; Winston-Salem; 38.39 acres.

E. PLANNING BOARD REVIEWS

1. PBR 2023-06, Urban Development Group LLC (Salem Crest Apartments); Both sides of Salem Crest Lane, east of Legacy Park Lane; 153 Apartment units in a RM18 District; 12.9 acres.

CONTINUANCE HISTORY: May 11, 2023, to June 8, 2023

This is automatically continued to the July 11, 2023, meeting, per the Planning Board's By-Laws.

F. STAFF REPORT

G. FOR THE GOOD OF THE ORDER