

ZONING ARCHIVE PAGES
Winston-Salem Zoning History
2005

[Current Zoning Cases](#)

[Zoning & Subdivision](#)

[Zoning Archive Home](#)

[Planning Home](#)

CASE NUMBER	PETITIONER	LOCATION	ZONING CHANGE	PLANNING BOARD RECOMMENDS	ELECTED BOARD ACTION
W1203j	CVS Pharmacy for property owned by Others	West side of Peters Creek Parkway, north of Clemmonsville Road	HB-S (Multiple Uses) to Final Development Plan (Food or Drug Store); 2.00 acres	Approved 7/14/2005. Site plan conforms.	N/A
W-2699	Human Service Alliance for property owned by Same	Northwest corner of US 158 and Old Greensboro Road	Final Development Plan to MU-S; 3.20 acres	Approved 8/11/05. Site plan conforms.	N/A
W-2741	Abingdon Group, LLC for property owned by Curtis H. Jackson	East side of Martin Luther King, Jr. Drive south of Argonne Boulevard.	LI and RS9 to RM12-S (Residential Building, Single-Family; Duplex; Twin Home; Multifamily; Townhouse; Transmission Tower); 17.25 acres	Withdrawn 1/13/05.	N/A
W-2744	City of Winston-Salem for property owned by Others	North and South sides of Temple School Road.	LI-S County to LI-S City (Two Phase) (Multiple Business & Industrial Uses); 208.44 acres	Approval 1/13/05. Site plan conforms.	Approved 1/18/2005
W-2444a	La Cruzada, LLC for property owned by Same	North side of Westbrook Plaza Drive, east of Westbrook Plaza Drive	GO-S (Multiple Office Uses) to GO-S Site Plan Amendment (Multiple Office Uses); 2.25 acres	Approval 7/14/2005. Site plan conforms.	Approved 8/2/2005
W-2745	Forsyth Economic Ventures, Inc. for property owned by Same	Northeast corner of Sprague Street and Urban Street.	RS9 to RSQ-S (Residential Building, Multifamily); 0.29 acre	Approval 2/10/05. Site plan conforms.	Approved 5/2/2005
W-2746	La Image, Inc. for property owned by City of Winston-Salem	Southwest corner of Griffith Road and Frontis Street	RS9 to PB-S (Personal Services); 0.52 acre	Approval 1/13/05.	Approved 2/7/2005
W-2747	Ivest Associates for property owned by Same	Southwest corner of South Stratford Road and Somerset Drive	NSB-S (Shopping Center) to Site Plan Amendment (Two Phase); 11.27 acres	Approval 1/13/05. Site plan conforms.	Approved 2/7/2005
W-2747a	Granite/Somerset LLC for property owned by Same	Southwest corner of Stratford Road and Somerset Drive	NSB-S (Multiple Business Uses) to NSB-S (Multiple Business Uses); 11.27 acres	Approval 7/14/05. Site plan conforms.	Approved 8/2/2005

W-2747A1	Granite/Somerset LLC for property owned by Same	Southwest corner of Somerset Drive and Stratford Road	NSB-S to Final Development Plan for a convenience store and car wash; 2.12 acres	Approval 10/13/05. Site plan conforms.	Approved 11/7/2005
W-2747A2	Granite/Somerset LLC for property owned by Same	West side of Stratford Road, south of Somerset Drive	NSB-S to Final Development Plan for a restaurant with drive through; 0.91 acre	Approval 10/13/05. Site plan conforms.	Approved 11/7/2005
W-2748	Housing Authority of Winston-Salem for property owned by Same	East side of Alder Street continuing eastward being bordered by Mock Street, Nowlin Street, Pitts Street, Liberia Street, Willow Street,	NO, LB-S, RS7, RS-Q, and RM18 to RM18-S (Residential Building, Single Family; Duplex; Town Home; Multifamily; Townhouse; Urban); 49.21 acres	Approval 2/10/05.	Approved 3/28/2005
W-2749	Parker & Morgan, LLC for property owned by Same	Southwest corner of Lancaster Street and Spradlin Street.	RS9 to RS7; 0.35 acre	Withdrawn 2/10/05.	N/A
W-2750	Corbin Place Associates, LLC for property owned by	Northeast corner of Wright Street and Lemly Street.	RS9 to RS7; 4.00 acres	Approval 2/10/05.	Approved 3/7/2005
W-2751	T. David Neill and NDT, LLC for property owned by Same	Northeast side of Shattalon Drive across from Summerfield	RS9 to RS30; 10.56 acres	Approval 2/10/05.	Approved 3/7/2005
W-2752	Esmeralda Martinez for property owned by	Northwest corner of Akron Drive and Glenn	HB-S to RS7; 0.25 acres	Approval 3/10/05.	Approved 4/4/2005
W-2753	Brent L. Smith for property owned by Same	Southwest corner of Old Salisbury Road and Velma Avenue	RS9 to RS7; 0.42 acres	Approval 3/10/05.	Approved 4/4/2005
W-2754	Westwood Club, Inc., for property owned by Same	West side of Silas Creek Parkway and east side of Harper	IP-S & RS9 to IP-S (Cub or Lodge); 4.33 acres	Approval 4/14/05. Site plan conforms.	Denied 5/2/2005
W-2755	Centex Homes for property owned by Ollie James Shouse, and John W. James, Jr. Trustee	West side of Bethania Station Road and South side of Shattalon Road	RS9 to RM12-S (Residential Building, Single Family; Residential Building, Duplex: Residential Building, Twin Home; Residential Building, Multifamily; Residential Building, Townhouse); 25.73 acres	Approval with revisions 3/10/05. Site plan conforms.	Approved 5/2/2005
W-2756	Wal-Mart Real Estate Business Trust for property owned by Others	Northeast side of Reynolda Road, across from Wabash Avenue	HB to MRB-S (Shopping Center); 24.9 acres	Approval with revisions 3/10/05. Site plan conforms.	Withdrawn 4/18/2005

W-2757	Wal-Mart Real Estate Business Trust for property owned by Others	South side of the proposed W. Clemmonsville Road Extension, west of Peters Creek Parkway	RS9 to MRB-S (Shopping Center); 29.72 acres	Approval 4/14/05. Site plan conforms.	Approved 5/2/2005
W-2758	Rick Valenski Byrd for property owned by Same	West of Hattie Avenue north of Fourteenth Street.	RS7 to RSQ; 0.44 acre	Denial 6/9/05.	Denied 7/5/2005
W-2759	Harold Hill for property owned by Southside Land Partners II, and Southside Land Company	Northwest corner of Clemmonsville Road and Orchard View Drive	RS9 to HB-S (Multiple Uses); 1.17 acres	Tied Vote 4/14/05. Site plan conforms.	Approved 5/2/2005
W-2760	BMC Land Company, Inc., for property owned by Same	Northwest corner of Northwest Boulevard and Chestnut Street	IP to GB-S (Multiple Uses); 1.78 acres	Approval 4/14/05. Site plan conforms.	Approved 5/2/2005
W-2761	St. Paul's Place, Inc., for property owned by Same	West side of Summit Street north of Sixth Street	RM18-HO to LO-S-HO (Residential Building, Multifamily; Offices, Miscellaneous; Professional Office); 0.26 acre	Approval 4/14/05. Site plan conforms.	Approved 5/2/2005
W-2762	BF REAL I, LLC, for property owned by Same	Southeast corner if Hanes Mall Boulevard and Frontis Plaza	CPO to GB-S (Multiple Uses); 1.01 acres	Approval 4/14/05. Site plan conforms.	Approved 5/2/2005
W-2763	Hillcrest property Development, LLC for property owned by Same	West side of Stratford Road north of Somerset Drive	MU-S and HB-S to MU-S and HB-S Site Plan Amendment (Multiple Business Uses); 161.57	Approval 5/26/05. Site plan conforms.	Approved 6/6/2005
W-2764	Country Club Commons, LLC & Trenwest Management, LLC for property owned by Trenwest Management, LLC	Southwest corner of Country Club Road and Dalewood Drive	Site Plan Amendment - LO-S (Professional Offices; Medical & Surgical Offices; Banking & Financial Services); 9.40 acres	Approval 4/14/05. Site plan conforms.	Approved 5/2/2005
W-2765	Hong S. and Bong Roh, et al, for property owned by same	Northwest corner of Country Club Road and Piccadilly Drive	RS9 to LO-S (Professional Offices; Offices Miscellaneous); 1.77 acres	Approval 4/14/05. Site plan conforms.	Approved 5/2/2005
W-2766	City of Winston-Salem for property owned by Others	South side of the proposed W. Clemmonsville Road Extension, west of Peter's Creek Parkway	County RS9 Zoning Jurisdiction to City RS-9 Zoning Jurisdiction (Multiple Uses); 23.91 acres	Approval 4/14/05.	Withdrawn 5/2/2005

W-2767	Michael W. Gilley, Trustee for property owned by Same	Northwest corner of Old Town Drive and Briarcliffe Road	GO-S to LO-S (Offices, Miscellaneous; and Professional Office); 1.31 acres	Approval 5/12/05. Site plan conforms.	Approved 7/5/2005
W-2768	Eagle Developing Company for property owned by Same	East side of Mayfield Road north of Anita Drive	RS12 to RS9-S (Residential Building, Single Family); 0.44 acre	Approval with revisions 7/14/2005. Site plan conforms.	Approved 8/2/2005
W-2769	Carolina Income Properties IX, LLC for property owned by Same	South side of Trenwest Drive and north side of Maplewood Avenue, west of Bethesda Road	HB to GO; 2.25 acres	Approval 5/12/05.	Approved 6/6/2005
W-2770	Bernardin's Inc. for property owned by Same	Northwest corner of Griffith Road and Frontis Street	RS9 to PB-S (Restaurant without Drive Through); 0.65 acre	Approval 5/12/05. Site plan conforms.	Approved 6/6/2005
W-2771	Henry C. White and Elton White for property owned by Same	West side of Griffith Road and south side of Burke Mill Road	RS9 to RM18-S (Residential Building, Multifamily); 12.32 acres	Approval 6/9/05. Site plan conforms.	Approved 8/2/2005
W-2772	Sonya K. Goins for property owned by Same	Northwest side of US 158, north of Rickard Road	RS9 to RM8-S (Child Day Care Center); 0.60 acres	Approval 5/12/05. Site plan conforms.	Approved 6/6/2005
W-2773	William D. Chitty for property owned by Same	East side of Overdale Drive south of Old Milwaukee Lane	GI and RS9 to GB; 12.10 acres	Withdrawn 7/14/2005.	N/A
W-2774	E.V. Ferrell, Jr., for property owned by Same	North side of Thomasville Road, east of Fiddlers Court and west of Hunterwood Lane	RM18 to RS9; 16.22 acres	Approval 6/9/05.	Approved 7/5/2005
W-2775	Swamp Fox Investments, LLC, for property owned by Same	Southeast corner of Cherry Street and Arlis Court	LI to HB; 0.11 acre	Approval 6/9/05.	Approved 7/5/2005
W-2776	Traveler's Management Corporation for property owned by Same	East side of Home Road north of Indiana Avenue	GI-S to HB; 2.69 acres	Withdrawn 8/11/05.	N/A
W-2777	Jack Hamilton for property owned by Preferred Properties of the Triad, LLC	Northeast corner of Shattalon Drive and Ionia Street	RM12-S Site Plan Amendment to RM12-S; 0.92 acre	Withdrawn 8/11/05.	N/A
W-2778	BW Homes-I, LLC for property owned by Same	South side of Holly Avenue between Spring Street and Poplar Street	LO to PB-S (Multiple Residential Uses); 0.46 acre	Approval 7/14/2005. Site plan conforms.	Approved 8/2/2005

W-2779	Glenn E. Swaim, Jr., et al, for property owned by Same	Off the northwest corner of Kernersville Road and Linville Road	RM5-S and NSB-S to RM5-S and NSB-S (Multiple Business and Residential Uses); 181.54 acres	Approval 6/9/05. Site plan conforms.	Approved 7/5/2005
W-2780	Marshall E. Rowell and Deborah M. Rowell for property owned by Same	North side of Hanes Mill Boulevard west of I-40	LI to GB; 1.13 acres	Approval 7/14/2005.	Approved 8/2/2005
W-2781	Muslim Association of the Triad for property owned by Same	North side of Salem Crest Lane, south of I-40	RS9 to IP-S (Cemetery, Licensed); 2.20 acres	Approval 7/14/2005. Site plan conforms.	Approved 9/6/2005
W-2782	J. Franklin Myers and M. Dianne Myers for property owned by Same	Southeast corner of Oak Summit Road and Patterson Avenue	RS9 and HB to HB; 2.26 acres	Approval 7/14/2005.	Approved 8/2/2005
W-2783	City of Winston-Salem for property owned by others	East and west sides of Peters Creek Parkway south of Brannigan Village Drive	RM8-S County to RM-8-S City (Residential Building, Multifamily); 119.65 acres	Approval 7/14/2005. Site plan conforms.	Approved 8/2/2005
W-2784	City of Winston-Salem for property owned by others	Southwest corner of Old Salisbury Road and Midpines Drive	RS-9 County to RS-9 City; 46.15 acres	Approval 7/14/2005.	Approved 8/1/2005
W-2785	The Estate of R. Clyde Shields and Rosa Shields care of Shirley Denny, Co-Executor for property owned by Same	North side of Vest Mill Road south of Business 40 and west of Westbrook Plaza Drive	RS9 to GO; 9.85 acres	Approval 10/13/2005.	Approved 12/19/2005
W-2786	JADE Associates for property owned by Maynard B. Reed, Ila R. Perdue, J. Norman Willard et al, and Ada Willard	West side of Cole Road north of US 311	RM8-S to RS9; 39.35 acres	Approval 8/13/05. Site plan conforms.	Denied 10/24/2005
W-2787	Wal-Mart Real Estate Business Trust for property owned by Same	North side of Hanes Mill Road west of Angel Oaks Drive	HB-S Site Plan Amendment to HB-S; 20.47 acres	Approval 8/13/05. Site plan conforms.	Approved 11/21/2005
W-2788	City of Winston-Salem and Duke Energy for property owned by Same	North side of Twenty-Sixth Street and Indiana Avenue between Woodland Avenue and US 52 on the west and Fairchild Hills Road on the east	RS7, RS9, RSQ, RM18, and GI to LI ; 42.47 acres	Approval 9/8/05.	Approved 10/3/2005

W-2789	Mary S. Woosley Heirs, et al for property owned by Mary S. Woosley Heirs - care of Carolyn Shore, Executor, Ruth T. Spach, Stephen Phillip Newsom, James Allen Woosley, Roma Woosley Causby, Donnie Maxton Newsom	West and north sides of Romara Drive west of Jonestown Road	RM8-S to RS9; 45.04 acres	Approval 8/13/05. Site plan conforms.	Approved 9/6/2005
W-2790	Housing Partnership of Winston-Salem and AIDS Care Service, Inc. for property owned by Same	North side of Second Street east of Spring Street	PB-S to LO; 0.43 acre	Approval 8/13/05. Site plan conforms.	Approved 11/21/2005
W-2791	Salem Academy & College for property owned by Same	Southeast corner of Salem Avenue and Stadium Drive	RSQ to C; 2.45 acres	Approval 9/8/05.	Approved 10/3/2005
W-2792	Scott Nafe for property owned by Same	South side of Salem Creek Drive, west of Griffith Road	GI to LI; 0.54 acre	Approval 9/8/05.	Approved 10/3/2005
W-2793	Carolina Postal Credit Union for property owned by Same	North side of Coliseum Drive, west of University Parkway	HB to GB; 0.90 acre	Approval 9/8/05.	Approved 10/3/2005
W-2794	City of Winston-Salem for property owned by Brookberry Farm LLC	West side of Meadowlark Drive, south of Robinhood Road	County RS9 and MU-S to City RS9 and MU-S (Multiple Uses); 121.57 acres	Approval 9/8/05. Site plan conforms.	Approved 10/3/2005
W-2795	CLJK Family Properties, LLC for property owned by Same	North side of Myer Lee Drive, east of Old Greensboro Road	LI to HB; 0.29 acre	Approval 9/8/05.	Approved 10/3/2005
W-2796	Foothill Financial Group, Inc. for property owned by Same	South side of Indiana Avenue, west of University Parkway	RS9 and LI to LI; 12.63 acres	Denial 9/8/05.	Withdrawn 9/14/2006
W-2797	Christie B. White, et al for property owned by Same	Northeast side of Reynolda Road and south side of Morningside Drive	RS9 and HB to RM-12-S (Multiple Residential Uses) and GB; 22.20 acres	Withdrawn on 10/13/05.	N/A
W-2798	Eddie A. Rice and Gladys W. Rice for property owned by Eddie A. Rice	West side of Griffith Road, south of Everidge Road	RS9 to RM-8-S (Residential Building, Townhouse); 7.40 acres	Approval 9/8/05. Site plan conforms.	Approved 10/3/2005

W-2799	Ray H. Kimel and Chris Parr Construction Inc. for property owned by Same	South side of Salem Crest Lane, east of Ebert Road	RS9 to RM8-S (Residential Building, Multifamily); 25.98 acres	Approval 9/8/05. Site plan conforms.	Approved 10/3/2005
W-2800	Floyd S. Burge Construction Co. for property owned by Same	North side of Tower Street east of Martin Luther King Jr. Drive	GI to GB; 1.90 acres	Withdrawn 12/8/05.	N/A
W-2801	Wrightsville Enterprises for property owned by Same	Northwest side of Country Club Road south of Club Pointe Drive	LO-S to Site Plan Amendment; 1.50 acres	Approval 10/13/05. Site plan conforms.	Approved 11/7/2005
W-2802	PM Development, LLC for property owned by Same	South side of Gyro Drive on the eastern end of Falcon Point Drive	RM8-S to Site Plan Amendment; 6.24 acres	Approval 10/13/05. Site plan conforms.	Approved 11/7/2005
W-2803	City of Winston-Salem for property owned by Group GKK, LLC	Northeast side of Weavil Road north of Prince Charles Road	County RS9 to City RS9; 19.58 acres	Approval 10/13/05.	Approved 11/7/2005
W-2804	City of Winston-Salem for property owned by The Sherwood Company	West side of Stratford Road north of Stratford Crossing Drive	County RS9 to City RS9; 16.04 acres	Approval 10/13/05.	Approved 11/7/2005
W-2805	Gordon L. Greene for property owned by Same	East side of US 52 north of Patterson Avenue	HB to GB; 1.03 acres	Denial 10/13/05.	Denied 11/7/2005
W-2806	Douglas H. Steadman, Renee T. Steadman, Douglas N. Steadman, and Douglas H. Steadman, Sr. for property owned by Same	East side of Old Salisbury Road south of Brewer Road	RS9 to RM8-S; 4.37 acres	Approval 10/13/05. Site plan conforms.	Approved 11/7/2005
W-2807	Orenta Mae Odum and Lucia Artura Noyola Cisneros for property owned by Same	South side of Sprague Street west of Burgundy Street	RS9 and HB-S to HB-S; 0.72 acre	Approval 10/13/05. Site plan conforms.	No Action Taken
W-2808	Mary Moore, Nancy Banner, Leslie Lackey, Warren Lackey, John Hunter, and Sammy Sherrill for property owned by Same	West side of University Parkway south of Cherry Street and north of Bethabara Park Boulevard	RS9 and RM18 to RM18-S; 28.44 acres	Approval 12/8/05. Site plan conforms.	Approved 12/19/2005

W-2809	Weldon Gray Brannock and Cheryl Wilson Brannock for property owned by Same	West side of Davis Road north of Daysbrook Road	RS-9 to MH; 0.79 acre	Approval 10/13/2005.	Approved 11/21/2005
W-2810	Peters Creek Properties, Inc. for property owned by Turnpike Properties, Inc.	North and south sides of Southpark Boulevard, west of Peters Creek Parkway	RS9 and RM-18 to HB ; 4.3 acres	Approval 1/12/06. Site plan conforms.	Approved 2/6/2006
W-2811	Flintshire Arbor Associates for property owned by Same	Southwest side of Trenwest Drive between Bethesda Road and Hawthorne	HB to GO; 0.44 acre	Approval 11/10/05.	Approved 12/19/2005
W-2812	Mark T. Wilson for property owned by Same	South side of Sprague Court east of Reynolds Park Road	RS-9 to HB; 0.56 acre	Withdrawn 1/12/06.	N/A
W-2813	PPWS LLC for property owned by Same	Northwest side of Reidsville Road/US 158 across from Rickard Road	LB-S (Multiple Uses) to Site Plan Amendment; 0.51 acre	Approval 11/10/05. Site plan conforms.	Approved 12/19/2005
W-2814	B. Leroy Dodson and Randall H. Dodson for property owned by Same	Southwest side of Reynolda Road north of Valley Road	LB-S (Multiple Uses) to LB-S (Multiple Uses); 0.67 acre	Approval 11/10/05. Site plan conforms.	Approved 12/19/2005
W-2815	EFR Properties LLC for property owned by Same	Eastern corner of Country Club Road and Old Vineyard Road	LO-S (Multiple Uses) to GO-S (Multiple Uses); 1.52 acres	Approval 11/10/05. Site plan conforms.	Denied 12/16/2005
W-2816	Advanced Dewatering Technologies for property owned by James M. Logan and Brenda Logan	Southwest side of Indiana Avenue across from Parkwood Avenue	LI to GI-S (Recycling Center); 0.88 acre	Withdrawn 11/10/05.	N/A
W-2817	Steve M. Causey and Karen L. Causey for property owned by Same	South side of Salem Creek Drive west of Griffith Road	GI to LI ; 1.00 acre	Approval 11/10/05.	Approved 12/19/2005
W-2818	Little Creek, LLC for property owned by Same	South side of Hanes Mall Boulevard between Interstate-40 and Westgate Center Drive	GB-S (Multiple Uses) to GB-S, Site Plan Amendment; 32.00 acres	Approval 12/8/05. Site plan conforms.	Approved 1/3/2006

W-2819	Old Salem, Inc. for property owned by Same	Northeast corner of Broad Street and Walnut Street, north and south sides of Walnut Street, east and west sides of Poplar Street, and east and west sides of Marshall Street	LB, HB, GB, and LI to PB; 6.00 acres	Approval 12/8/05	Approved 1/3/2006
W-2820	Wayne E. Harris, Kieran B. Brown, Maragaret D. Brown, Paul D. Tilley, Sr., Lavinia G. Tilley, Monica Paitsel, and Susan Hinson for property owned by Same	West side of Griffith Road north of Snead Road	RS9 to RM8-S (Multiple Uses); 13.34 acres	Approval 12/8/05. Site plan conforms.	Approved 1/3/2006
W-2821	Victor I. Flow, Jr. for property owned by Same	East side of Jonestown Road north of I-40	HB-S (Multiple Uses) to HB S (Outdoor Display Retail); 4.36 acres	Approval 12/8/05. Site plan conforms.	Approved 1/3/2006
W-2822	J&J Properties of W-S, LLC for property owned by Same	East side of Old Salisbury Road south of Clemmonsville Road	RS9 to LB (Car Wash); 0.05 acre	Approval 12/8/05.	Approved 1/3/2006
W-2823	Arista Properties, LLC for property owned by Same	Northwest quadrant of US 52 and I-40 and southeast corner of Goldfloss and Vargrave Streets	GI to IP-S (School, Public and School, Private); 11.87 acres	Approval 12/8/05. Site plan conforms.	Approved 1/3/2006
W-2824	Ellis and Martha Merkle, and Frederick G. Lowery for property owned by Same	Southeast corner of Old Salisbury Road and Clemmonsville Road	RS9 to LB-S (Multiple Uses); 2.46 acres	Denial 12/8/05. Site plan conforms.	Withdrawn 1/3/2006
W-2825	MJM Realty Company, LLC for property owned by Same	West side of New Walkertown Road south of Addison Avenue	RM12-S (Congregate Care Facility) to RM12-S (Multiple Uses); 1.43 acres	Approval 1/12/06. Site plan conforms.	Approved 4/3/2006