

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 Department are encouraged to contact the Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-747-7069 (727-8319 TTY).

**AGENDA
CITY-COUNTY PLANNING BOARD
DECEMBER 8, 2016
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- November 10, 2016 Public Hearing
- November 21, 2016 Sign Check

B. PUBLIC HEARING ITEMS

1. Zoning petition of Bill Katsis and Dina Katsis from RS30 to HB-L (Arts and Crafts Studio; Building Contractor, General; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Services, A; and Services, B): property is located on the west side of NC 66 South, south of Yorktown Road (Zoning Docket F-1564).
 - a. Zoning Recommendation.
2. Zoning petition of Craig Johnson and Valerie Johnson from RS9 to RM8-L (Child Day Care Center; and Residential Building, Single Family): property is located on the west side of Reidsville Road, north of Rickard Road (Zoning Docket W-3311).
 - a. Zoning Recommendation.
3. Final Development Plan of NCDOT - Division 9 for a LI-S TWO PHASE zoned site for the use of offices: property is located on the northeast corner of North Cherry Street and Polo Road (Zoning Docket W-2985).
 - a. Final Development Plan Action.
4. Zoning petition of CLH Properties, LLC from LB-S to GB-S (Storage Services, Retail): property is located on the northeast side of Robinhood Road, west of Whitaker Ridge Drive (Zoning Docket W-3312).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

5. Zoning petition of Hubbard Realty of Winston-Salem, Inc. from GI to LB: property is located on the south side of Country Club Road, east of Styers Ferry Road (Zoning Docket W-3313).
 - a. Zoning Recommendation.

C. PLANNING BOARD REVIEWS

1. PBR 00-29; Salem Springs Associates, LLC (Salem Springs); west side of Lexington Road, south of Lakeside Valley Drive; removal of a residential street connection; City; 2.21 acres.
2. PBR 2016-07; Winston-Salem/Forsyth County Schools (Lowrance/Paisley Replacement Schools); off the west side of Thurmond Street between Gillete Street and West Twelfth Street; School, Public in an IP zoning district; City; 23.63 acres.

D. WITHDRAWAL OF PRELIMINARY SUBDIVISION APPROVAL

1. Withdrawal request of Meadowlark Estate Subdivision (#2015004): property is located on the east side of Meadowlark Drive, north of Ashlyn Drive; 6.91 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER