

## **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  
AUGUST 8, 2024  
4:30 P.M.  
FIFTH FLOOR  
BRYCE STUART MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- July 11 Public Hearing

**B. PUBLIC HEARING ITEMS**

1. Zoning petition of Joseph and Abby Bartholomew, LLC from GO and GO-S to GO; property is located on the west side of Old Mill Circle and north of Healy Drive. (Zoning Docket W-3625).
  - a. Zoning Recommendation.
2. Site Plan Amendment of Duncan Properties, LLC (YMCA – Robinhood Road Parking Addition) to change the previously approved site plan from a proposed bank to a parking lot; property is located on the south side of Robinhood Road at Polo Road. (Zoning Docket W-3626).
  - a. Site Plan Recommendation.
3. Zoning petition of Shyam Shlok, LLC from RS9 to GB; property is located at the southeast intersection of Burke Mill Road and Griffith Road. (Zoning Docket W-3627).

**This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.**

4. Zoning petition of Kathryn Walker Pope, William T. Leonard, Deborah F. Leonard, Jose Anibal Cruz Hernandez, Belkis Carolina Lopez Perdomo, Donald S. Collins, Delinah L. Collins, Graham Henry Irrevocable Trust, Susan Elizabeth Gatland, John Graham Rights Trustee, Eleanor Rights Roller, Elynor F. Rights Heirs, Burton J. Rights Testamentary Trust, and Douglas C. Rights (Track West – Fishel Road) from RS9 to GB-S (Arts and Crafts Studio; Banking and Financial Services; Car Wash; Child Care, Drop-In; Church or Religious Institution,

Community; Church or Religious Institution, Neighborhood; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Hotel or Motel; Library, Public; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Storage Services, Retail; Veterinary Services; Adult Day Care Center; Child Day Care Center; Residential Building, Multifamily; and Residential Building, Townhouse); property is located at the southeast intersection of Peters Creek Parkway and Fishel Road. (Zoning Docket F-1643).

- a. Zoning Recommendation.
- b. Site Plan Recommendation.

#### **C. PRELIMINARY SUBDIVISION APPROVALS**

1. #2024083; Wake Forest University, Deacon Blvd Holdings VII, LLC, and Southern Bell Telephone & Telegraph Company (Baity Street Redevelopment). East of University Parkway, south of Reynolds Boulevard, north of Deacon Boulevard, and west of Shorefair Drive. 12-lot Commercial Subdivision in Winston-Salem; 131.07 acres.

**This is automatically continued to the September 12, 2024, meeting, per the Planning Board's By-Laws.**

#### **D. PLANNING BOARD REVIEWS**

1. PBR 2024-07; Walkertown Partners, LLC (Sellwood Ridge). Western and southern terminus of Sellwood Road, northwest of New Walkertown Road; RS9 to 68-lot PRD in Winston-Salem; 30.07 acres.

#### **E. STAFF REPORT**

#### **F. FOR THE GOOD OF THE ORDER**