

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	W-3543
<b>Staff</b>	<a href="#">Marc Allred</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN 6864-42-7553
<b>Address</b>	4911 Millennium Drive
<b>Type of Request</b>	Zoning Jurisdiction Conversion
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Map for the subject property from former Forsyth County <u>LI-S</u> (Limited Industrial – Special Use) to Winston-Salem LI-S (Limited Industrial – Special Use). The petitioner is requesting the following uses: <ul style="list-style-type: none"> <li>• Manufacturing A; Manufacturing B; and Warehousing</li> </ul>
<b>Neighborhood Contact/Meeting</b>	Neighborhood outreach is not required for this request.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	West side of Millennium Drive, west of Temple School Road.
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Southeast
<b>Site Acreage</b>	± 2.98 acres
<b>Current Land Use</b>	The site is currently undeveloped.
<b>Analysis of General Site Information</b>	The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The property was voluntarily annexed into the Winston-Salem corporate limits on August 3, 2020. This proposal would establish City zoning jurisdiction for the subject property. If this zoning conversion is not approved, the property would not be subject to any zoning requirements.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3543  
SEPTEMBER 8, 2022**

David Reed presented the staff report.

George stated that the Planning Board had a long discussion about different standards for property in the City vs. the County. This puts City controls in place. David Reed noted that the recently approved site plan for this property would meet City standards.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Chris Murphy, AICP/CZO  
Director of Planning and Development Services