

March 27, 2024

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

MEETING NOTICE

CITY-COUNTY PLANNING BOARD

Zoning Docket W-3614

You are receiving this courtesy notice because your property is within 500 feet of a proposed zoning request. The map on the last page depicts the property included in the zoning request in yellow. All properties within 500 feet of the subject property are being sent a similar courtesy notice and are shown on the map in green. Please note that only the property in yellow shading is under consideration for a zoning change, not any of the properties within the green shading.

We are writing to inform you of a proposed rezoning petition for the property identified as PIN 6847-07-9898 and located at 1741 Motor Road by the City of Winston-Salem. The rezoning is for ± 5.47 acres of land located on the north side of Motor Road, east of Circle Drive. The current zoning classification for this property is RM18-L (Residential Multifamily - 18 dwelling units per acre – Limited Use), and the proposed zoning classification is GO-L (General Office – Limited Use).

Existing Zoning Classification:

The existing rezoning of RM18-L (Residential Multifamily - 18 dwelling units per acre – Limited Use) allows for the following specific uses on the property:

- Residential Building, Single-Family
- Residential Building, Twin Home
- Residential Building, Townhome
- Residential Building, Multifamily

Proposed Zoning Classification:

The proposed rezoning to GO-L (General Office – Limited Use) would allow for the following specific uses on the property:

- Adult Day Care Center
- Habilitation Facility C
- Child Day Care Center
- Offices
- Residential Building, Townhouse
- Residential Building, Multifamily

Importance of Community Involvement:

We believe that community involvement is crucial in decisions that impact our neighborhood. Your input is valuable, and we encourage all residents to voice their opinions or concerns regarding the rezoning petition. Your feedback will help ensure that any potential changes align with the interests and well-being of the community.

Materials for this case (including a location map and, if applicable, a proposed site plan) are available on the Planning and Development Services website: <https://www.cityofws.org/3474/2024-Planning-Board-Items>

The staff report and recommendation for this case will be posted on the web by 5:00 PM on Friday, April 5, 2024.

The Planning Board encourages citizens and interested parties to review and comment on proposed developments. The Planning Board will hold a public hearing for this case **Thursday, April 11, 2024, at 4:30 PM** in the Arnold G. King Public Meeting Room on the fifth floor of the Stuart Municipal Building at 100 East First Street.

The Planning Board expects the petitioner or his/her representative to attend this meeting. Comments from the public are also welcome at that time or can be submitted in writing prior to the meeting.

The Planning Board allows a total of twelve (12) minutes for proponents and twelve (12) minutes for opponents during the public hearing. Call (336) 727-2626 one day before the meeting to make sure the case has not been continued.

Contact Information:

If you have any questions or would like to express your views on this matter, please feel free to reach out to Ellie Levina with Winston-Salem/Forsyth County Planning and Development (contact information below) by phone or e-mail before April 1, 2024. We are here to address any inquiries you may have and to listen to your feedback. If you are unable to attend the meeting, you can email comments to the email address below; call the phone number provided, or mail them to PO Box 2511, Winston-Salem, NC 27102, Attention: Ellie Levina, Planning

Ellie Levina contact information:

Phone: (336) 747-727-2626

Email: elliele@cityofws.org



Information and services are 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 336-727-8000 (336-727-8319 TTY).

DOCKET #: W-3614

PROPOSED ZONING:
GO-L

EXISTING ZONING:
RM18-L

PETITIONER:
City of Winston-Salem

-  Property included in zoning request.
-  500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 300'



STAFF: Levina

GMA: 2 & 3

ACRES: 5.47

MAP(S): 6847.01

