

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3454
<b>Staff</b>	<a href="#">Gary Roberts, Jr., AICP</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	BHR Land Holdings, LLC
<b>Subject Property</b>	PIN 6809-96-6493
<b>Type of Request</b>	Zoning Jurisdiction Conversion
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> Forsyth County MU-S (Two Phase) (Mixed Use Special Use – Two Phase) <b>to</b> Winston-Salem MU-S (Two Phase) (Mixed Use Special Use – Two Phase).
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	South side of Mizpah Church Road, across from Ridge Bluff Drive
<b>Jurisdiction</b>	Winston-Salem
<b>Ward(s)</b>	Northeast
<b>Site Acreage</b>	± 150.6
<b>Analysis</b>	<p>Review of this case focuses on the conversion of zoning jurisdiction from Forsyth County to Winston-Salem, triggered by the recent annexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. Annexation of the property was approved by the Winston-Salem City Council in agreement with the property owners.</p> <p>This proposal will not change any approved uses. Approval of this conversion will reclassify the newly incorporated property from Forsyth County zoning to the equivalent Winston-Salem classification.</p>

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; the City-County Planning Board makes final recommendations on proposals, 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-3454  
SEPTEMBER 10, 2020**

Desmond Corley presented the staff report.

George Bryan asked about the notch of property on the area map that appears to be cut off from the property to be annexed. Desmond stated that that property was not included in the annexation or subsequent Final Development Plan and would remain under the jurisdiction of Forsyth County.

**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, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services