

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3378
<b>Staff</b>	<a href="#">Bryan D. Wilson</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Meadowlark Developers, LLC
<b>Subject Property</b>	Entire portion of The Arbors at Meadowlark as shown in plat book 68 page 1 that is not already inside the City limits. Also known as PIN #s 5896-64-3628, and a portion of 5896-64-9573 that is not already inside the City limits as shown on the Forsyth County Tax Maps.
<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> County RS9 (Residential Single Family; 9,000sf lot size) and County MU-S (Mixed Use – Special use zoning) <b>to</b> City RS9 (Residential Single Family; 9,000sf lot size) and City MU-S (Mixed Use – Special use zoning).
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Southwest side of Meadowlark Drive, south of Robinhood Road
<b>Ward(s)</b>	Closest to West ward
<b>Site Acreage</b>	± 22.8 acres
<b>Analysis of General Site Information</b>	<p>The review for this case focuses on the zoning conversion from County zoning jurisdiction to Winston-Salem zoning jurisdiction triggered by the pending annexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property is pending approval by the Winston-Salem City Council with agreement by the property owners.</p> <p>The subject property contains the Arbors at Meadowlark subdivision which was approved by the Planning Board on February 9, 2017. As a condition of approval, the developer was required to annex the subdivision into the city limits of Winston-Salem prior to final plats being signed. Annexation was required because the proposed subdivision streets were designated as public. When Meadowlark Drive was transferred from NCDOT to the City of Winston-Salem, the only option for public maintenance of the proposed public streets was via annexation.</p> <p>This proposal will not change the zoning districts of the subject property, but will reclassify the pending incorporated property from its Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. To further clarify, this request would convert County RS9 to City RS9 and County MU-S to City MU-S.</p>

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3378  
AUGUST 9, 2018**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe,  
Chris Leak, Johnny Sigers

AGAINST: None

EXCUSED: Brenda Smith

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Chris Murphy, AICP  
Acting Director of Planning and Development Services