

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	W-3654
<b>Staff</b>	<a href="#">Michelle O'Brien</a>
<b>Petitioner(s)</b>	City of Winston-Salem (Union Cross Zoning Conversion)
<b>Owner(s)</b>	Clay Pigeon Properties, LLC
<b>Subject Property</b>	PIN#: 6843-87-0233, 6843-87-6210, and 6843-97-0110
<b>Address</b>	2580 Union Cross Rd, 0 Union Cross Rd, and 2540 Union Cross Rd
<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 <b>from</b> Forsyth County RS-9 (Mixed Use-Special Use District) <b>to</b> City of Winston-Salem RS-9 (Mixed Use-Special Use District).
<b>Neighborhood Contact/Meeting</b>	Neighborhood outreach is not required.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	North side of Union Cross Road at its intersection with Thomasville Road.
<b>Jurisdiction</b>	Forsyth County
<b>Site Acreage</b>	± 13.57 acres
<b>Current Land Use</b>	The site contains two single-family homes, several accessory structures, and undeveloped land.
<b>Analysis of General Site Information</b>	<p>Review of this case focuses on the conversion of zoning jurisdiction from Forsyth County to Winston-Salem, triggered by the proposed annexation of the subject property. The Planning Board's role in reviewing this petition pertains only to recommending a change in zoning jurisdiction. The final decision regarding annexation will be made by the Winston-Salem City Council.</p> <p>This proposal will not change any approved uses. Approval of this conversion will simply reclassify the zoning of this 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, 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-3654  
JULY 10, 2025**

Bryan Wilson presented the staff report.

**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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,  
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,  
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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