

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3662
Staff	Lizka Bradley
Petitioner(s)	City of Winston-Salem (Brookberry Farm Phase 13 Zoning Conversion)
Owner(s)	Brookberry Farm, LLC
Subject Property	Portion of PINs 5895-28-8790 and 5895-29-9321
Address	Unassigned
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from County MU-S (Mixed Use-Special Use District) to City MU-S (Mixed Use-Special Use District)
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	Eastern terminus of Charolais Drive and the Northern terminus of Hilly Creek Lane
Jurisdiction	Forsyth County
Site Acreage	± 12.85 acres
Current Land Use	The site is currently undeveloped.
Analysis of General Site Information	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. 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.

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.**

CITY-COUNTY PLANNING BOARD PUBLIC HEARING MINUTES FOR W-3662 OCTOBER 9, 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: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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