

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3661
Staff	Michelle O'Brien
Petitioner(s)	City of Winston-Salem (4015 Wallburg Road Zoning Conversion)
Owner(s)	Front Street-Wallburg LLC
Subject Property	PIN#: 6863-56-3853
Address	4015 Wallburg Rd
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from Forsyth County LI-S (Limited Industrial-Special Use District) to City of Winston-Salem LI-S (Limited Industrial-Special Use District).
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	East side of Wallburg Road, between Union Cross Road and Business Park Drive.
Jurisdiction	Forsyth County
Site Acreage	± 30.46
Current Land Use	This 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-3661 SEPTEMBER 11, 2025

Marc Allred 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 zoning 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