

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3592
Staff	Lizka Bradley
Petitioner(s)	City of Winston-Salem (Styers Ferry Conversion)
Owner(s)	Same
Subject Property	PIN 5895-23-2820
Address	4595 Styers Ferry Road
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from County RS9 (Residential Single Family) to Winston-Salem RS9 (Residential Single Family)
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	West side of Styers Ferry Road, South of Woodcove Drive
Jurisdiction	Forsyth County
Site Acreage	± 4.04
Current Land Use	The site is currently undeveloped.
Analysis of General Site Information	<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 the zoning jurisdiction. The petition for annexation of the subject property will go before the Winston-Salem City Council, in agreement with the property owner, prior to this conversion.</p> <p>This proposal will not change any approved uses. Approval of this conversion will simply 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; **final recommendations** are made by the City-County Planning Board, and **final action** is taken by the appropriate Elected Body, who may approve, deny, continue, or request modifications to any proposal. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE PROPOSAL IS CONSIDERED BY THE PLANNING BOARD AND/OR THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3492
OCTOBER 12, 2023**

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: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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