

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3426
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Fishel Road Partners, LLC
<b>Subject Property</b>	PIN 6822-91-1668
<b>Address</b>	The site does not currently have an address assignment.
<b>Type of Request</b>	General Use rezoning from Forsyth County RS9 to Winston-Salem RS9
<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) <b>to</b> City RS9 (Residential Single Family; 9,000sf lot size)
<b>Neighborhood Contact/Meeting</b>	Neighborhood outreach is not required.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Southeast side of Fishel Road, east of Peters Creek Parkway
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Southeast
<b>Site Acreage</b>	± 30.61 acres
<b>Current Land Use</b>	The site is currently undeveloped.
<b>Analysis of General Site Information</b>	The Planning Board's role in reviewing this petition pertains only to the zoning jurisdiction. The property was recently voluntarily annexed into the Winston-Salem corporate limits. This proposal would change the zoning jurisdiction of the subject property without changing its underlying zoning designation.

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3426  
NOVEMBER 14, 2019**

Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved that the Planning Board find that the request is consistent with the comprehensive Plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services