

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3593
<b>Staff</b>	<a href="#">Lizka Bradley</a>
<b>Petitioner(s)</b>	City of Winston-Salem (Brookberry Farm Phase 9 Zoning Conversion)
<b>Owner(s)</b>	Same
<b>Subject Property</b>	Portion of PIN 5896-21-0111
<b>Address</b>	Multiple addresses along Maple Chase Lane and Penns Meadow Lane.
<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> County MU-S (Mixed Use-Special Use District) <b>to</b> City of Winston-Salem MU-S (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 Brookberry Farm Circle at the terminus of both Maple Chase Lane and Penns Meadow Lane.
<b>Jurisdiction</b>	Forsyth County
<b>Site Acreage</b>	± 17.32
<b>Current Land Use</b>	The site is currently undeveloped.
<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 the zoning jurisdiction. Annexation of the property will go before the Winston-Salem City Council, in agreement with the property owners, 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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3593  
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

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