

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3466
Staff	Desmond Corley
Petitioner(s)	City of Winston-Salem
Owner(s)	Front Street Wallburg, LLC
Subject Property	PIN 6863-35-7331
Address	4074 Wallburg Road
Type of Request	Zoning Jurisdiction Conversion from Forsyth County LI-L to Winston-Salem LI-L
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from Forsyth County LI-L (Limited Industrial – Special Use – No Site Plan) to Winston-Salem LI-L (Limited Industrial – Limited Use)
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	West side of Wallburg Road, south of Business Park Drive
Jurisdiction	Forsyth County (zoning), Winston-Salem (municipal)
Ward(s)	Southeast
Site Acreage	± 12.45 acres
Current Land Use	The site is currently undeveloped.
Analysis of General Site Information	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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3466
MAY 13, 2021**

Desmond Corley 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: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services