

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3485
Staff	Desmond Corley
Petitioner(s)	City of Winston-Salem
Owner(s)	James Comer, Imogene Comer, Karen Comer, and Grace Farms, LLC
Subject Property	PINs 6853-55-7806, 6853-65-5696, 6853-75-7010, 6853-74-2850, and a portion of 6853-54-1727
Address	2210 and 2230 Jay Dee Drive
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from Forsyth County RS20-S (Residential Single Family – Special Use) and AG (Agricultural) to Winston-Salem RS20-S and AG
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	Southwest side of Sawmill Road, south of Union Cross Road
Jurisdiction	Forsyth County (zoning), Winston-Salem (municipal)
Ward(s)	Southeast
Site Acreage	± 161.43 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-3485 AUGUST 12, 2021

Desmond Corley presented the staff report.

Aaron shared with the Board that a number of citizens had come to the meeting with concerns about the potential impacts of development with respect to traffic, stormwater, and loss of trees. He then explained the annexation process to the neighboring residents and reminded the Board that the only matter in question at this time was the conversion of county zoning to city zoning, which is required by state statute.

PUBLIC HEARING

FOR: None

AGAINST:

Bill Haps, 4458 Red Fern Place, Winston-Salem, NC 27107

- I am the HOA president for Glenmore Creek Development adjacent to this property. I think my speaking is a moot point because my opposition is to the development attaching to our subdivision. This is a big string of tragedies for us. We were told by our builders something different, that we wouldn't be adding on to our subdivision at that point.
- Only two of my neighbors on Red Fern received the notice for this meeting, and they got them today. That was a point of contention for us as well. I only found out about this from some other residents that were around the perimeter of this property that contacted me, and that was last week.
- I understand that this is not the place or time to debate this, I'm just wondering if there is any other recourse that we have, as a subdivision, to not have that development tie into our property. For example, the development adjacent to ours was approved by the County in 2007, if this now comes over into the City, does it have to be reapproved? And is there a possibility to re-plan that development?

WORK SESSION

Aaron explained that the UDO requires that all neighborhoods throughout the City and County stub roads to create a connected street network. Chris Murphy added that the deed of land closest to Willard Road, which is the only way into the existing neighborhood, has changed hands multiple times, and that the person who currently owns it has a deed from 2008. It doesn't

appear that anyone lived in this neighborhood before the RS20-S was approved in 2007. He added that when a situation exists where an approval has been granted for a project that hasn't been built out, it must be brought to current standards. So long as it meets the general intent and layout of the original approval and it meets current standards, any changes are handled at the staff level.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, 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: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services