

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3465
Staff	Gary Roberts, Jr., AICP
Petitioner(s)	City of Winston-Salem
Owner(s)	Multiple property owners
Subject Property	PINs 5896-33-2324, 5896-23-0421, 5896-33-0442, 589623-3611, 5896-22-8933, 5896-23-6563, 5896-23-3579, 5896-32-0753, 5896-23-9190, 5896-23-3062, 5896-33-3034, 5896-33-0185, 5896-23-0428, 5896-23-9455, 5896-232046, 5896-23-4538, 5896-23-2633, 5896-33-5012, 5896-33-4012, 5896-33-6215, 589633-2057, 5896-33-3380, 5896-23-1142, 5896-23-8497, 5896-23-0524, 5896-23-7489, 5896-23-0730, 5896-23-4091, 5896-33-3302, 5896-33-4269, 5896-23-7129, 5896-236234, 5896-23-6514, 5896-23-4587, 5896-23-5545, 5896-32-2950, 5896-23-9016, 589633-1336, 5896-23-8290, 5896-23-0322, 5896-23-8438, 5896-23-7521, 5896-23-0630, 5896-23-7187, 5896-33-7203, 5896-33-5237, 5896-23-6062, 5896-23-0138, 5896-228775, 5896-13-9225, 5896-23-3364, 5896-32-1864, and a portion of 5896-33-6081
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from Forsyth County MU-S (Mixed Use - Special Use) to Winston-Salem MU-S (Mixed Use - Special Use).
GENERAL SITE INFORMATION	
Location	Western terminus of Cedarmere Drive
Jurisdiction	Winston-Salem
Ward(s)	West
Site Acreage	± 30.51
Analysis	<p>Review of this case focuses on the conversion of zoning jurisdiction from Forsyth County to Winston-Salem, triggered by the recent annexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. Annexation of the property was approved by the Winston-Salem City Council in agreement with the property owners.</p> <p>This proposal will not change any approved uses. Approval of this conversion will 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; the City-County Planning Board makes final recommendations on proposals, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3465
APRIL 8, 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: George Bryan

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: Jason Grubbs

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