

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3677
Staff	Lizka Bradley
Petitioner(s)	City of Winston-Salem (Brookberry Farm Phase 9 - lot 650 Zoning Conversion)
Owner(s)	Brookberry Farm, LLC
Subject Property	Portion of PIN # 5896-21-0637
Address	Unassigned (subject property has no street frontage)
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from County MU-S (Mixed Use-Special Use District) to City MU-S (Mixed Use-Special Use District)
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	Northern terminus of Maple Chase Lane and northeastern terminus of Penns Meadow Lane
Jurisdiction	Forsyth County
Site Acreage	± 0.20 acres
Current Land Use	The site is currently undeveloped.
Analysis of General Site Information	<p>Review of this case focuses on the conversion of zoning jurisdiction from Forsyth County to Winston-Salem, triggered by the proposed voluntary annexation of the subject property. The Planning Board’s role in reviewing this petition pertains only to recommending a change in zoning jurisdiction, while the final decision regarding annexation will be made by the Winston-Salem City Council.</p> <p>This proposal will not change any approved uses. Approval of this conversion will simply reclassify the zoning of this 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, 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-3677
MARCH 12, 2026**

Marc Allred presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Walter Farabee recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Walter Farabee recommended approval of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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