

**[CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3628
Staff	Michelle O'Brien
Petitioner(s)	City of Winston-Salem (Brookberry Farm Phase 11 Zoning Conversion)
Owner(s)	Same
Subject Property	PIN#: 5895-39-3492.000
Address	0 Scarlet Tanager Drive
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from Forsyth County MU-S (Mixed Use-Special Use District) to City of Winston-Salem MU-S (Mixed Use-Special District).
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	At the terminus of Scarlet Tanager Drive along the south side of Brookberry Farm Circle.
Jurisdiction	Forsyth County
Site Acreage	± 19.77 acres
Current Land Use	This site is currently under development for phase 11 of the Brookberry Farm development. This phase contains only single-family residential lots.
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 annexation of the subject property. The Planning Board's role in reviewing this petition pertains only to recommending a change in zoning jurisdiction. 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-3628
SEPTEMBER 12, 2024**

Bryan Wilson 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: Jack Steelman

VOTE:

FOR: Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jack Steelman

VOTE:

FOR: Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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