

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3588
Staff	Lizka Bradley
Petitioner(s)	City of Winston-Salem (Brookberry Farm Phase 8 Zoning Conversion)
Owner(s)	Same
Subject Property	PINs 5895-39-9669, 5895-29-7850, 5895-39-9889, 5895-29-8745, 5896-10-8104, 5896-30-4371, 5895-49-0509, 5895-29-9744, 5896-30-2290, 5895-49-0592, 5895-39-3940, 5896-20-3622, 5895-49-2452, 5895-39-2851, 5895-29-6854, 5896-20-4045, 5896-20-1141, 5896-20-0162, 5896-10-9135, 5896-10-9346, 5896-10-8317, 5895-39-9870, 5895-39-0755, 5896-20-3100, 5896-10-7111, 5896-20-1322, 5896-10-7431, 5896-20-0103, 5896-20-2311, 5896-20-0334, 5896-20-5428, 5896-30-6326, 5895-29-5869, 5896-30-9150, 5896-20-3228, 5896-30-3288, 5895-39-9999, 5895-39-1758, 5895-29-5907, 5896-20-2120, 5896-20-3349, and 5896-20-3531
Address	565 Brookberry Farm Circle, 451 Brookberry Farm Circle, 553 Brookberry Farm Circle, 385 Brookberry Farm Circle, 524 Brookberry Farm Circle, 463 Brookberry Farm Circle, 512 Brookberry Farm Circle, 577 Brookberry Farm Circle, 487 Brookberry Farm Circle, 1211 Maple Chase Lane, 583 Brookberry Farm Circle, 481 Brookberry Farm Circle, 445 Brookberry Farm Circle, 427 Brookberry Farm Circle, 409 Brookberry Farm Circle, 391 Brookberry Farm Circle, 390 Brookberry Farm Circle, 384 Brookberry Farm Circle, 559 Brookberry Farm Circle, 469 Brookberry Farm Circle, 421 Brookberry Farm Circle, 379 Brookberry Farm Circle, 402 Brookberry Farm Circle, 378 Brookberry Farm Circle, 397 Brookberry Farm Circle, 396 Brookberry Farm Circle, and 1226 Maple Chase Lane
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from County MU-S (Mixed Use-Special Use District) to City of Winston-Salem MU-S (Mixed Use-Special Use District)
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	Multiple locations along Brookberry Farm Circle and Maple Chase Lane
Jurisdiction	Winston-Salem, with current Forsyth County zoning.
Ward(s)	West
Site Acreage	± 26.12
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 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>
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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-3588
SEPTEMBER 14, 2023**

Marc Allred 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: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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