

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3653
Staff	Michelle O'Brien
Petitioner(s)	City of Winston-Salem (Brookberry Phase 12 Zoning Conversion)
Owner(s)	Brookberry Farm, LLC
Subject Property	PIN#: 5896-20-9939, a portion of 5896-31-2760, and a portion of 5896-21-7745
Address	0 Chanterelle Court
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 Use District).
Neighborhood Contact/Meeting	Neighborhood outreach is not required.
GENERAL SITE INFORMATION	
Location	Eastern terminus of Chanterelle Court, north of Brookberry Farm Road.
Jurisdiction	Forsyth County
Site Acreage	± 14.73
Current Land Use	This site is currently under development for Phase 12 of the Brookberry Farm development. This phase will contain 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-3653 JULY 10, 2025

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: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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