

Motion to Approve Zoning Map Amendment F-1595 and
Statement of Consistency with Comprehensive Plan

I move that Zoning Map Amendment F-1595 be **approved** on the basis of the following:

The proposed special use zoning map amendment, as petitioned by Weidl Properties, LLC, to rezone an 8.74-acre piece of property from AG to RS30 is consistent with the recommendations of the Legacy Comprehensive Plan and reasonable or in the public interest because

1. The subject property is mostly undeveloped with only one single-family home and accessory buildings, is located on the northwest corner of the Skylark Drive and Millstone Lane intersection, and is adjacent to land zoned AG and near properties zoned RS30 and RS20 with single family detached houses;
2. The proposed RS30 zoning is intended to accommodate single family detached houses on approximately three-quarter acre lots in areas without access to public water and sewer services, typically located in GMAs 4 and 5;
3. The subject property is located on a minor thoroughfare with ample capacity and is near residential properties with the same or similar zoning as that proposed; and
4. The subject property is located in a rural area in GMA 5 and does not have access to public sewer, which is consistent with RS30 zoning.

Second:

Vote:

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: August 27, 2020 **AGENDA ITEM NUMBER:** 1A - 1B

SUBJECT:-

- A. Public Hearing on Zoning Petition of Weidl Properties, LLC, from AG to RS30 (Residential, Single Family – 30,000 sf minimum lot size): Property is Located on the Northwest Corner of Skylark Road and Millstone Lane (Zoning Docket F-1595)

- B. Ordinance Amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____
County Manager

DATE: _____

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Weidl Properties, LLC, Docket F-1595

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from AG to RS30 the zoning classification of the following described property:

PIN 5897-18-3870

Section 2. This ordinance shall become effective upon adoption.




DOCKET #: F1595
(continued from 6/11/2020)

PROPOSED ZONING:
RS30

EXISTING ZONING:
AG

PETITIONER:
Weidl Properties, LLC

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 5

ACRES: 8.74

NEAREST BLDG: 135' west

MAP(S): 5897.01





July 22, 2020

Weidl Properties, LLC
2806 Reynolda Road, #172
Winston-Salem, NC 27101

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

Re: Zoning Petition F-1595

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioner's Office of the date on which the Commissioners will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Morticia "Tee-Tee", Parmon, Northeast Ward; Annette Scippo, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Chair; Melynda Dunigan, Vice-Chair; George M. Bryan, Jr.; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith; Jack Steelman

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

PETITION INFORMATION	
Docket	F-1595
Staff	Gary Roberts, Jr., AICP
Petitioner(s)	Weidl Properties, LLC
Owner(s)	Same
Subject Property	PIN 5897-18-3870
Address	5707 Skylark Road
Type of Request	General Use rezoning from AG to RS30
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from AG (Agricultural – 40,000 sf minimum lot size) to RS30 (Residential, Single Family – 30,000 sf minimum lot size).</p> <p>NOTE: General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>
Continuance History	This request was automatically continued from the June 11, 2020 Planning Board meeting to the July 9 meeting. During this period, the petitioner requested to change the proposed zoning to RS30.
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The RS30 District is primarily intended to accommodate single family detached dwellings on approximately three-quarter (0.75) acre lots in areas without access to public water and sewer services. This district is intended for application in GMAs 4 and 5. The district may also be applicable to older, larger lot development in GMAs 2 and 3 developed prior to the effective date of this Ordinance.
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes. The request is consistent with the purpose statement of the RS30 district because the site is located within the Rural Area (GMA 5) and does not have access to public sewer.</p>
GENERAL SITE INFORMATION	
Location	Northwest corner of Skylark Road and Millstone Lane intersection
Jurisdiction	Forsyth County
Site Acreage	± 8.74 acres
Current Land Use	A single-family home and accessory buildings are located on the site.

Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	AG	Undeveloped property	
	East	AG	Undeveloped property and a transmission tower	
	South	AG	Undeveloped property	
	West	AG	Undeveloped property and a single-family home	
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The uses permitted in the proposed RS30 district are generally compatible with the uses permitted on the adjacent AG properties.			
Physical Characteristics	The site includes a mixture of mature woods and pasture/farmland. The topography slopes gently downward toward the west and north.			
Proximity to Water and Sewer	Public water service is located within Skylark Road. Public sewer service is not available.			
Watershed and Overlay Districts	The site is located within the balance area of the Yadkin River WS IV Water Supply Watershed. Where curb-and-gutter streets are utilized, residential developments have three options for ordinance compliance within this portion of the watershed: <ul style="list-style-type: none"> 1) The minimum lot size shall be at least 20,000 square feet; 2) The average density shall not exceed 2 units per 40,000 square feet; or 3) The proposed built-upon area shall not exceed 24 percent. 			
Analysis of General Site Information	The site has favorable topography; however, it is located within the Yadkin River watershed and does not have direct access to public sewer service.			
RELEVANT ZONING HISTORIES				
There are no relevant zoning histories in the vicinity of the subject property.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Skylark Road	Minor Thoroughfare	661 feet	1,100	15,800
Proposed Access Point(s)	Because this is a General Use request without a site plan, proposed access points are unknown. The site is currently accessed from Skylark Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: AG</u> 8.74 acres / 40,000 sf = 9 units x 9.57 (single-family trip rate) = 86 trips per day <u>Proposed Zoning: RS30</u> 8.74 acres / 30,000 sf = 12 units x 9.57 (single-family trip rate) = 115 trips per day			
Analysis of Site Access and	The site has extensive frontage on a minor thoroughfare with ample capacity. Staff foresees no transportation-related issues associated with			

Transportation Information	this request. However, it should be noted that the future alignment of the Northern Beltway is located approximately 400 feet east.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 5 – Rural Area
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Without public sewer, the Rural Area will be much more likely to contain only scattered, very low density residential uses in addition to agricultural uses and woodlands. • Preserve, protect, and expand Forsyth County’s farmlands and agricultural enterprises. • Maintain open space and scenic vistas as part of the rural character of Forsyth County. • Minimize the conversion of undeveloped land into residential development in Forsyth County’s Rural Area. • The higher expense of expanded road networks, sewer infrastructure, and other public facilities into the Rural Area should be a concern for taxpayers and utility ratepayers and be minimized or avoided.
Relevant Area Plan(s)	The site is not located within the boundaries of an area plan.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone 8.74 undeveloped acres from AG to RS30. The site is located within the Rural Growth Management Area (GMA 5) and the Yadkin River watershed.</p> <p>This section of Skylark Road (which generally runs along a ridge line) serves as the boundary line between GMA 3 and GMA 5. The development pattern in this area is generally large lot residential/rural in character. The site is across the street from and near other RS30 and RS20 districts, and the proposed RS30 district is suitable for properties where public sewer is not available.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site has extensive road frontage along a minor thoroughfare.	The request could result in the conversion of farmland into a single-family subdivision.
The request is consistent with the purpose statement of the proposed RS30 district.	
There are RS30 and RS20 properties in proximity, as close as 240 feet.	

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 F-1595
JULY 9, 2020**

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: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, 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, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services

USES ALLOWED IN THE EXISTING AG ZONING DISTRICT
Forsyth County Jurisdiction

**USES ALLOWED WITH A PERMIT
FROM THE ZONING OFFICER (Z)**

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Agricultural Tourism
Animal Feeding Operation
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Fish Hatchery
Kennel, Outdoor
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see use-specific standards
in *UDO ClearCode*)

**USES ALLOWED WITH REVIEW BY
THE PLANNING BOARD (P)**

Cemetery
Church or Religious Institution, Community
Golf Course
Landfill, Land Clearing/Inert Debris, 2 acres or
less
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

**USES ALLOWED WITH SPECIAL USE
PERMIT FROM ZONING BOARD OF
ADJUSTMENT (A)**

Borrow Site
Campground
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
Shooting Range, Outdoor
Special Events Center
Transmission Tower

**USES ALLOWED WITH SPECIAL USE
PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site⁵
Landfill, Land Clearing/Inert Debris, greater
than 2 acres

⁵*SUP not required if standards of Section 5.2.2A are met*

USES ALLOWED IN THE PROPOSED RS30 ZONING DISTRICT
Forsyth County Jurisdiction

**USES ALLOWED WITH A PERMIT
FROM THE ZONING OFFICER (Z)**

Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see use-specific standards
in *UDO ClearCode*)

**USES ALLOWED WITH REVIEW BY
THE PLANNING BOARD (P)**

Cemetery
Church or Religious Institution, Community
Golf Course
Landfill, Land Clearing/Inert Debris, 2 acres or
less
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

**USES ALLOWED WITH SPECIAL USE
PERMIT FROM ZONING BOARD OF
ADJUSTMENT (A)**

Bed and Breakfast
Borrow Site
Campground
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Kennel, Outdoor
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable³
Shooting Range, Outdoor
Special Events Center
Transmission Tower

**USES ALLOWED WITH SPECIAL USE
PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site⁵
Landfill, Land Clearing/Inert Debris, greater
than 2 acres
Parking, Off-Site, for Multifamily or
Institutional Uses

³See Section 5.2.74

⁵SLIP not required if standards of Section 5.2.2A are met



BEESON & CARTER, P.A.

CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING

June 3, 2020

City of Winston Salem/Forsyth County Planning
C/O Desmond Corley
Via Email: desmondc@cityofws.org

RE: SKYLARK ROAD REZONING F-1595 and F-1596

Mr. Corley –

A mailer was prepared and sent via regular mail on May 22, 2020 to all property owners within 500' of the proposed rezoning site. The letter contained background information regarding the proposed rezoning request, general information about the rezoning process (available on the planning website), and an email address for receiving comments.

As of today, we have received no comments regarding the rezoning request. Additionally, a continuance has been requested for the requests and a further update will follow prior to the next planning board meeting should any comments be received.

A sample letter and copy of the response letter received is attached for your records.

Sincerely,

Alex Carter, PE

CC: Weidl Properties, LLC
Encl: Sample docs



BEESON & CARTER, P.A.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING

May 20, 2020

<Name First> <Name Last>
<Address>, <City>, <State> <Zip>

RE: INFORMATION ON PROPOSED RS20 ZONING SKYLARK ROAD
CASE #F-1595 and #F-1596

Dear <Name First> <Name Last>:

Neighborhood outreach is an important tool to receive community feedback on proposed zoning activity in your neighborhood. The sites on Skylark Road noted above are within 500' of your property and the planning board requests your feedback as part of the review and approval process. I am reaching out to you today to provide background information on these rezoning cases and offer an opportunity to collect your feedback.

BACKGROUND

The zoning proposal for both sites is to revise the zoning district from AG to RS20. The AG District is primarily intended to accommodate uses of an agricultural nature. The district is also intended to accommodate scattered non-farm residences on large tracts of land, but, is not intended for residential subdivisions with small lots.

The RS-20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development. The district is established to promote orderly development in areas where public water is available.

You can find mapping and planning staff information regarding the site by going to the City of Winston Salem website (cityofws.org) and entering "F-1595," or "F-1596," in the search bar. This information is generally posted around the end of the month.

COMMENTS

Please send any comments you may have to SkylarkZoning@gmail.com. I will summarize all comments received and provide them to the planning staff at least eight (8) days prior to the scheduled Planning Board meeting.

Additional information provided by City of Winston Salem planning staff regarding the rezoning process is included. Please read over this information and direct any questions you may have to the contact listed on the information sheet.

Thank you and we look forward to hearing your comments,
Beeson & Carter, P.A.

First Name	Last Name	Middle Name	Address	City
John	Alexander	H	5916 Millstone LN	Pfafftown NC 27040
Melissa	Butner	M	4371 Transou RD	Pfafftown NC 27040
Robert	Crawford	O	2969 Kecoughtan RD	Pfafftown NC 27040
David	Felton	M	2975 Kecoughtan RD	Pfafftown NC 27040
Gary	Grogan	L	2721 Garces CIR	Pfafftown NC 27040
KATY	GRUBBS	HAUSER	3590 TRANSOU RD	PFAFFTOWN NC 27040
H	Hagaman	Mcartney	5707 Skylark RD	Pfafftown NC 27040
Bruce	Hayworth	F	4892 Skylark RD	Pfafftown NC 27040
Sibyl	Hayworth	Fuqua	4892 Skylark RD	Pfafftown NC 27040
Jonathan	Ketner	Todd	5913 Millstone LN	Pfafftown NC 27040
Cheryl	Klasic	Lynn	2720 Garces CIR	Pfafftown NC 27040
Randy	Logan	Kent	5895 La Sierra DR	Pfafftown NC 27040
William	Lunsford	Herschel	5820 Skylark RD	Pfafftown NC 27040
JAMES	NELSON	W	5535 SKYLARK RD	PFAFFTOWN NC 27040
RYAN	NUFFER	A	2710 Garces Cir	Pfafftown NC 27040
LARRY	PAULING	D	7403 Quixote Ct	Bowie MD 20720
Michael	Puckett	G	5935 Skylark RD	Pfafftown NC 27040
M	Read	Dale	5901 La Sierra DR	Pfafftown NC 27040
Nathan	Reece		5951 Skylark Rd	Pfafftown NC 27040
Joshua	Shoemaker	Allan	5908 Millstone Ln	Pfafftown NC 27040
Sampson	Smalls	H	2701 Garces CIR	Pfafftown NC 27040
EDITH	SPRINKLE	S	5940 SKYLARK RD	PFAFFTOWN NC 27040
E	Stockton	Preston	5793 Skylark RD	Pfafftown NC 27040
Cameron	Tucker	M	2715 Garces CIR	Pfafftown NC 27040
Robert	Wham	D	3501 Community Church RD	Pfafftown NC 27040
Barry	Wilson	Layne	5921 La Sierra DR	Pfafftown NC 27040
William	Wise	D	5795 Skylark RD	Pfafftown NC 27040
North Carolina Department Of Transportation			1605 Westbrook Plaza DR, STE 201	Winston Salem NC 27103
Skylark Farms Ltd Prtnshp			5148 Skylark RD	Pfafftown NC 27040



BEESON & CARTER, P.A.

**CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING**

June 23, 2020

City of Winston Salem/Forsyth County Planning
C/O Desmond Corley
Via Email: desmondc@cityofws.org

RE: SKYLARK ROAD REZONING F-1595 and F-1596

Mr. Corley –

As an update to the prior communication on June 3, 2020, I am enclosing a correspondence received via email on June 1, 2020 and postal mail on June 4, 2020. I have attempted to contact Mr. Wilson via phone and email multiple times since June 4, 2020 and have not received a reply for comment or feedback on the rezoning case as of today. If any additional information comes available prior to the planning board meeting I will update you immediately.

Sincerely,

Alex Carter, PE

CC: Weidl Properties, LLC
Encl: Letter from D. Wilson Law

D. Wilson Law

1066 West 4th Street Suite 101B
Winston-Salem, North Carolina 27101
(336) 414-2686 dwilson@danawilsonlaw.com

June 1, 2020

Beeson and Carter P.A.
P.O. Box 669
Walkertown, NC 27051
SkylarkZoning@gmail.com

Re: Rezoning of F-1595 and F-1596

To Whom It May Concern:

Please be advised that I represent Katy H. Grubbs. Please direct all future correspondence regarding Mrs. Grubbs' properties to me. I am in receipt of your letter dated May 20, 2020 regarding the above-referenced rezoning. Please advise when the next Planning Board meeting is scheduled to take place.

Best Regards,



Dana Jackson Wilson
Attorney at Law
1066 West 4th Street Suite 101B
Winston-Salem, North Carolina 27101
(336) 414-2686
dwilson@danawilsonlaw.com

Tarra Jolly

From: Gary Roberts
Sent: Tuesday, July 07, 2020 4:41 PM
To: Tarra Jolly
Cc: Desmond Corley
Subject: opposition to f-1595 and Case# f-1596

fyi

Gary H. Roberts, Jr. AICP
Project Planner
Winston-Salem/Forsyth County
City-County Planning Board
100 E. First Street, Suite 225
Winston-Salem, NC 27102
336. 747.7069
www.cityofws.org/planning

From: Joan Johnson <jjohnson@tgic.com>
Sent: Tuesday, July 07, 2020 3:45 PM
To: Gary Roberts <garyr@cityofws.org>
Subject: [EXTERNAL] Case# f-1595 and Case# f-1596

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Roberts,

I am writing to express opposition to the rezoning request for Case# f-1595 and Case# f-1596 on Skylark Road in Pfafftown. I have lived in the nearby Dorchester neighborhood for 18 years and have always loved the quiet, rural character of the surrounding area. All of the houses in Dorchester were built in the early 1980s and none of them can be seen from Skylark. There are fields all along Skylark, possibly belonging to the same owner. The fields are currently growing corn. Some years they are planted in soybeans. I travel to and from work driving along Skylark and taking Community Church Road to Yadkinville Road. In the evenings on my way home from work, if there is no traffic behind me as is often the case, I drive 35 mph on Skylark even though the speed limit is 50 along that road. I drive slowly in part because of the possibility of hitting a deer but mostly just to enjoy the scenery. The area is simply beautiful. The two-lane road winds past fields and woods, open skies and the occasional house, even two old farm houses that are still occupied. Just before reaching the entrance to my neighborhood, I look to the right and, on a clear day, can see nothing but the tops of trees all the way to Pilot Mountain on the horizon.

My concern about the rezoning is that, in addition to the increased number of houses that can be built on the land in the request, it will mark the beginning of increased building in the area. I ask you to please help preserve the rural character of this area and to protect an area of working farms in a state where farmland is everywhere under threat from development.

Thank you for your consideration.

Yours truly,

Joan Johnson
(336) 480-6522

**NOTICE OF PUBLIC HEARING BEFORE THE
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY
AND WINSTON-SALEM, NORTH CAROLINA ON
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a remote public hearing, in accordance with State and local laws, on Zoom, an interactive web-based program, at 4:30 P.M. on July 9, 2020 on the following rezoning and related matters:

1. Zoning petition of Weidl Properties, LLC from AG to RS30: property is located on the northwest corner of Skylark Road and Millstone Lane; property consists of ± 8.74 acres and is PIN 5897-18-3870 as shown on the Forsyth County Tax Maps (Zoning Docket F-1595). Continued from June 11, 2020 Planning Board meeting.

2. Zoning petition of Weidl Properties, LLC from AG to RS20: property is located on the southwest corner of Skylark Road and Millstone Lane; property consists of ± 4.61 acres and is PIN 5897-18-3243 as shown on the Forsyth County Tax Maps (Zoning Docket F-1596). Continued from June 11, 2020 Planning Board meeting.

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. You must inform the City-County Planning and Development Services staff if you would like to participate so they can add you to the virtual meeting.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to Planning and Development Services staff at (336) 747-7040 or email at samuelhu@cityofws.org.

F1595 (S)
WEIDL PROPERTIES LLC
2806 REYNOLDA RD UNIT 172
WINSTON SALEM NC 27106

F1595 (N)
ALEXANDER JOHN H
ALEXANDER KAREN L
5916 MILLSTONE LN
PFAFFTOWN NC 27040

F1595 (N)
BUTNER MELISSA M
4371 TRANSOU RD
PFAFFTOWN NC 27040

F1595 (N)
GROGAN GARY L
GROGAN JOANNE
2721 GARCES CIR
PFAFFTOWN NC 27040

F1595 (N)
GRUBBS KATY HAUSER
GRUBBS MICHAEL ROBERT
3590 TRANSOU RD
PFAFFTOWN NC 27040

F1595 (N)
HAGAMAN H MCCARTNEY
HAGAMAN BETH PIXLEY
5707 SKYLARK RD
PFAFFTOWN NC 27040

F1595 (N)
HAYWORTH BRUCE F
4892 SKYLARK RD
PFAFFTOWN NC 27040

F1595 (N)
KLASIC CHERYL LYNN
KLASIC MICHAEL S
2720 GARCES CIR
PFAFFTOWN NC 27040

F1595 (N)
LOGAN RANDY KENT
LOGAN SUZY V
5895 LA SIERRA DR
PFAFFTOWN NC 27040

F1595 (N)
LUNSFORD WILLIAM HERSCHEL
LUNSFORD DEBORAH ELAINE
5820 SKYLARK RD
PFAFFTOWN NC 27040

F1595 (N)
NELSON JAMES W
NELSON PHYLLIS H
5535 SKYLARK RD
PFAFFTOWN NC 27040

F1595 (N)
READ METTELL DALE
READ DIANNA SENGER
5901 LA SIERRA DR
PFAFFTOWN NC 27040

F1595 (N)
SKYLARK FARMS LTD PRTNSHP
5148 SKYLARK RD
PFAFFTOWN NC 27040

F1595 (N)
SPRINKLE EDITH S
5940 SKYLARK RD
PFAFFTOWN NC 27040

F1595 (N)
STOCKTON E PRESTON
5793 SKYLARK RD
PFAFFTOWN NC 27040

F1595 (N)
TUCKER CAMERON M
TUCKER KIMBERLY D
2715 GARCES CIR
PFAFFTOWN NC 27040

F1595 (N)
WHAM ROBERT D
3501 COMMUNITY CHURCH RD
PFAFFTOWN NC 27040

F1595 (N)
WISE WILLIAM D
5795 SKYLARK RD
PFAFFTOWN NC 27040

(For publication in the WS Journal Legal Section on
August 14 & 21, 2020)

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Board of Commissioners will hold a public hearing on Thursday, August 27, 2020. The public hearing will be conducted remotely, as allowed by the Board's Remote Participation Policy during this state of emergency.

There will be no meeting place where members of the public can be physically present. The Meeting will be broadcast live at 2:00 p.m. on local cable channel WSTV 13-The Government Channel, http://winston-salem.granicus.com/MediaPlayer.php?publish_id=29 and <https://vimeo.com/forsythcountync>.

1. Zoning petition of Weidl Properties, LLC, from AG to RS30 (Residential, Single Family-30,000 sf minimum lot size): property is located at the northwest corner of Skylark Road and Millstone Lane; property consists of ±4.61 acres and is PIN 5897-18-3870 as shown on the Forsyth County Tax Maps in the office of the City-County Planning Board (Zoning Docket F-1595)
2. Zoning petition of of Weidl Properties, LLC, from AG to RS20 (Residential, Single Family-20,000 sf minimum lot size): property is located at the southwest corner of Skylark Road and Millstone Lane; property consists of ±8.74 acres and is PIN 5897-18-3243 as shown on the Forsyth County Tax Maps in the office of the City-County Planning Board (Zoning Docket F-1596)

All persons interested in the proposed amendments are invited by the Board of Commissioners to present their views. If you wish to submit a written comment, please email to sloopam@forsyth.cc by Friday, August 28, 2020.

FORSYTH COUNTY BOARD OF COMMISSIONERS
Ashleigh M. Sloop, Clerk to the Board