



City of Winston-Salem

101 North Main Street
Winston-Salem, NC 27101

Summary

City Council

Mayor Allen Joines
Mayor Pro Tempore Denise D. Adams
Council Member Scott Andree-Bowen
Council Member Barbara Hanes Burke
Council Member Robert C. Clark
Council Member Regina Hall
Council Member Vivián V. Joiner
Council Member Annette Scippio
Council Member James Taylor, Jr.

Monday, August 18, 2025

6:00 PM

CALL TO ORDER

Mayor Joines called the meeting to order at 6:00 p.m. and asked the City Clerk to call the roll.

ROLL CALL

Present: 9 - Mayor Allen Joines, Council Member Scott Andree-Bowen, Council Member Barbara Hanes Burke, Council Member Robert C. Clark, Council Member Regina Hall, Council Member Vivián V. Joiner, Council Member Annette Scippio, Council Member James Taylor Jr., and Mayor Pro Tempore Denise D. Adams

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

RECOGNITION OF SERGEANT-AT-ARMS

Lieutenant Victoria Arndt and Assistant Fire Marshal Cory Lambert

CITY MANAGER UPDATE

Pate Pate, City Manager, provided an update on ongoing events within the City:

- The Winston-Salem Department of Transportation officially adopted a name for the Salem Parkway multi-use path; The name selected is The Twin City Trail. A ribbon-cutting ceremony will be held on August 28th at 10am at 226 South Liberty Street to celebrate the completion of this project.
- The Planning and Development Services department will host a series of public input sessions that will help in making changes to the UDO housing ordinance. There will be five sessions: August 26, 27, 28 and September 3rd and 4th.
- The Liberty and Main 2-way conversion project will continue through the end of October; which will impact areas at Liberty, Main and Third Street.
- The City will host Project Homeless Connect on August 19th, from 11am-3pm at the Urban Community Development Corporation, located at 1200 N Trade Street.
- Mr. Pate recognized and congratulated the following employees: WS Police Officer, Luke Alderman on being nominated as one of the finalist for IAP Police Officer of the Year; Planning Director Chris Murphy, on his completion of the Public Executive Leadership Academy; Tom Kreseca, Chief Information Officer, achieving the city government CIO of the year award for 2025, and City Attorney Camille French recognized Senior Asst. Attorney Lori Sykes, who will be retiring at the end of the month.

Lastly, Council Member Andree-Bowen asked if there was any update on the pay study in relation to the Firefighters Leave accrual rate. Asst. City Manager Sharon Wojda responded that HR is working with Piedmont Triad Regional Council on that information.

C CONSENT AGENDA

Items on the Consent Agenda have been unanimously recommended by a Committee of the City Council or are submitted in accordance with established procedure. There will be no discussion of the items unless a Council Member so request, in which event the item will be removed from the Consent Agenda and considered individually. Items not removed from the Consent Agenda will be enacted with one motion.

Approval of the Consent Agenda

A motion to approve the Consent Agenda was made by Mayor Pro Tempore Adams, seconded by Council Member Scippio. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

C-1. Request for a Public Hearing on a Resolution for the Voluntary Annexation of Approximately 14.734 Acres Located East of Maple Chase Lane at the Eastern stub of Chanterelle Court. The Project is Known as Brookberry Farm, Phase 12 – Petition of Brookberry Farm, LLC (Public Works Committee Recommends Approval)
Public Hearing Date - September 15, 2025

Approved by the Consent Vote.

C-2. Request for a Public Hearing on a Resolution for the Voluntary Annexation of Approximately 13.6 acres Located at the Confluence of Union Cross Road and Thomasville Road. The Project is Known as Union Cross Subdivision – Petition of Clay Pigeon Properties, LLC (Public Works Committee Recommends Approval)
Public Hearing Date - September 15, 2025

Approved by the Consent Vote.

C-3. Resolution Awarding Construction Contract for the Gemeinhaus and Distiller's House Repairs - Midwest Maintenance, Inc. - \$512,356 (Finance Committee Recommends Approval)

Approved by the Consent Vote.

C-4. Mayor Joines' Recommendations for Appointments to the Citizens' Police Review Board:

Alvin T. Armstead - Term Expires April, 2027

Ana D. Ortiz-Ortiz - Term Expires April, 2027

Approved by the Consent Vote.

- C-5.** Mayor Joines' Recommendation for Re-Appointment to the City County Utility Commission:

Charles Wilson - Term Expires June, 2030

Approved by the Consent Vote.

- C-6.** Mayor Joines' Recommendation for Appointment to the Public Assembly Facilities Commission:

J. Alan Shelton - Term Expires August, 2027

Approved by the Consent Vote.

G GENERAL AGENDA

- C-7.** Approval of the City Council Summary of Minutes, August 4, 2025

Motion to amend August 4 Closed Session Motion that the City Council go into closed session pursuant to North Carolina General Statute 143-318.11(a)(1) and (3) to consult with the City Attorney, discuss legal matters, and preserve attorney-client privilege including the additional case title of Shirley Ann Thompson, as Executor of the Estate of Thomas Michael Thompson v. Brycen Gray Burcham, Jarett Lee Terry, Brian Keith Parker, Jr., and the City of Winston-Salem, North Carolina, Case No. 23 CVS 2810, as dictated by the statute was made by Council Member Clark, seconded by Mayor Pro Tempore Adams. The motion was approved unanimously.

- G-8.** Public Hearing and Consideration of Zoning Petition of City of Winston-Salem (W-3653) from County MU-S to City MU-S; Property is Located at the Eastern Terminus of Chanterelle Court, North of Brookberry Farm Road; – Containing Approximately 14.73 Acres (West Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines called for a motion to continue items G-8 and G-9 until September 15, 2025, City Council meeting, as requested by staff.

Mayor Pro Tempore Adams made a motion to continue Items G-8 and G-9 until September, 2025, City Council meeting. The motion was seconded by Council Member Joiner. The motion was approved unanimously.

- G-9.** Public Hearing and Consideration of Zoning Petition of City of Winston-Salem (W-3654) from County RS-9 to City RS-9; Property is Located along the North Side of Union Cross Road at its Intersection with Thomasville Road; – Containing Approximately 13.57 Acres (Southeast Ward) [Planning Board Recommends Approval of Petition]

Continued to the City Council, due back on 9/15/2025

- G-1.** Ordinance Amending Chapter 38, Article I, Section 38-10(i) Entitled "Possession and Discharge of Firearms" of the Code of the City of Winston-Salem to Allow State and/or Federal Wildlife Officers to Discharge Rifles for the Purpose of Eliminating Deer and Wild Turkeys Within the Boundaries of Smith Reynolds Airport until August 19, 2026 (Public Safety Committee Recommends Approval with Amendment)

A motion to approve item G-1 was made by Council Member Scippio, seconded by Council Member Joiner. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

- G-2.** Public Hearing and Consideration of Zoning Petition of Lyveta Wright (W-3647) from LI to PB-L (Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home); Property is Located at the Northeast Intersection of Dixie Broadway and Fayetteville Street; – Containing Approximately 0.08 Acres (East Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines asked if anyone opposed the rezoning. Seeing none, he declared the public hearing closed.

A motion for approval of 1 - the statement of consistency for the approval of this item and 2 - W-3647 was made by Council Member Scippio, seconded by Mayor Pro Tempore Adams. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

G-3.

Public Hearing and Consideration of Zoning Petition of Martin Mariche Garcia, Martha Beatriz Ayala, Juan Carlos Mariche Ayala, and Shannon Amanda Tinsley (W-3648) from NB-S to NB-L (Services, A; Retail Store; and Restaurant (without drive-through service); Property is Located at the Northeast Intersection of East Clemmons Road and Peachtree Street; – Containing approximately 0.26 Acres (Southeast Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines opened the Public Hearing and acknowledged the proponents and opponents that wished to be heard.

Juan Carlos Mariche Ayala, 2223 Peachtree Street, Winston-Salem, NC 27107 spoke as a proponent during the public hearing.

John Connus, 5420 Styers Ferry Road, Clemmons, NC 27012 spoke in opposition of this zoning petition.

A three-minute rebuttal period was provided to each party.

Mayor Joines closed the Public Hearing.

Chris Murphy, Director of Planning, presented item G-3.

A motion for approval of 1 - the statement of consistency for approval of this item and 2 - W-3648 was made by Council Member Taylor, seconded by Mayor Pro Tempore Adams. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

G-4. Public Hearing and Consideration of Zoning Petition of W. Sanders Mosley and Elizabeth Mosley (W-3649) from GI to PB-L (Arts and Crafts Studio; Club or Lodge; Offices; Museum or Art Gallery; Recreation Services, Indoor; Services, A; and Special Events Center); Property is Located on the West Side of Chatham Road, North of Buxton Street; – Containing Approximately 1.93 Acres (Northwest Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines opened the Public Hearing and acknowledged the proponents and opponents that wished to be heard.

James Canty, petitioner residing at 309 Gillespie Street, 27401 spoke in support of this request.

Speaking in opposition were:

1. Chris Krassovsky, 811 North Spring Street, Winston-Salem, NC 27101
2. Frank Fry, 750 Chatham Road, Winston-Salem, NC 27101
3. Peter Richter, 212 West End Boulevard, Winston-Salem, NC 27101
4. Andrew Leslie, 101 West End Boulevard, Winston-Salem, NC 27101

The opponents expressed serious concerns about the potential impact of increased noise, late-night parties, traffic congestion, parking overflow, excessive lighting and trash.

A three-minute rebuttal period was provided to each party.

Mayor Joines closed the Public Hearing.

Chris Murphy, Director of Planning Department, presented item G-4.

Council Member Hall shared that she received multiple complaints from the constituents regarding the proposed use of the property at Chatham Road. Concerns included excessive trash, noise from parties, and promotional flyers for late-night events. She noted that no one from the petitioners' side contacted her office prior to the meeting and that all feedback she received was in opposition. Based on current conditions and community input, she moved to approve the statement of consistency for denial and to deny zoning case W-3649

A motion for 1 - approval of the Statement of Consistency for the Denial of this item, and 2 the denial of W-3649 was made by Council Member Hall, seconded by Council Member Joiner. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

G-5. Public Hearing and Consideration of Zoning Petition of Jeffrey B. Hinsdale and Lisa Goins (W-3650) from RS9 to RM8-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building Multifamily; Residential Building, Twin Home; and Planned Residential Development) Property is Located along the East side of Willard Road, South of Interstate 40; – Containing Approximately 8.90 Acres (Southeast Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines opened the Public Hearing and asked if there was anyone in the Council Chamber that wished to be heard regarding this item. Seeing no one, he closed the public hearing.

A motion for approval of 1 - the Statement of Consistency for the approval of this item, and 2 - W-3650 was made by Council Member Taylor, seconded by Mayor Pro Tempore Adams. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

G-6. Public Hearing and Consideration of Zoning Petition of Twelve Star Express, Inc (W-3651) from RS9 to PB-S (Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Retail Store; Shopping Center, Small; Banking and Financial Services; Veterinary Services; Recreation Services, Indoor; Offices; Services, A; Combined Use; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex); Property is Located at the Northeast Intersection of Thomasville Road and East Clemmons Road; – Containing Approximately 4.53 Acres (Southeast Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines opened the Public Hearing and asked if there was anyone in the Council Chamber that wished to be heard regarding this item. Seeing no one, he closed the public hearing.

A motion for approval of: 1 - the Statement of Consistency for the approval of this item, and 2 - W-3651 was made by Council Member Taylor, seconded by Mayor Pro Tempore Adams. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

G-7. Public Hearing and Consideration of Site Plan Amendment of The Residences at Indiana Avenue, LLC (W-3652) for a Change to Site Layout of a Previously Approved Multifamily Development; Property is Located on South of Indiana Avenue and Appomattox Avenue Intersection; – Containing approximately 10.23 Acres (North Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines opened the Public Hearing and asked if there was anyone in the Council Chamber that wished to be heard regarding this item. Seeing no one, he closed the public hearing.

Council Member Hall expressed concerns about insufficient neighborhood outreach related to a proposed site plan change for a previously rezoned property near the Stonewall neighborhood. She noted that a notification letter sent on May 22, 2025 lacked clear location details, and not all residents appeared to receive it. She also stated that the developers declined an invitation to a June community meeting hosted by Mayor Pro Tem Adams due to a scheduling conflict and did not follow up to engage the community further. Council Member Hall mentioned this case was heard before the council in 2023 as a rezoning request, and given the time since that rezoning, some residents may not recall the project, making additional outreach especially important. She emphasized the need for improved communication with affected neighborhoods.

A motion for approval of: 1 - the Statement of Consistency for the approval of this item, and 2 - W-3652 was made by Mayor Pro Tempore Adams, seconded by Council Member Taylor. The motion carried by the following vote:

Aye: 7 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

Nay: 1 - Council Member Hall

G-10. Public Hearing and Consideration of Zoning Petition of Douglas and Renee Steadman Living Trust (W-3655) from RM8-S to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Multifamily; Cottage Court; and Planned Residential Development); Property is Located along the East Side of Old Salisbury Road, south of Brewer Road; – Containing Approximately 4.50 Acres (South Ward) [Planning Board Recommends Approval of Petition]

Mayor Joines opened the Public Hearing and asked if there was anyone in the Council Chamber that wished to be heard regarding this item. Seeing no one, he closed the public hearing.

A motion for approval of: 1 - the Statement of Consistency for the approval of this item, and 2 - W-3655 was made by Council Member Joiner, seconded by Council Member Taylor. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

MAYOR/COUNCIL COMMENTS

Mayor Joines recognized Council Member Hall, who requested to make a comment.

Council Member Hall addressed a recent article in the Winston-Salem Journal published on August 14, 2025, which quoted her as expressing concern that affordable housing might “get lost in the sauce” during discussions about the proposed amphitheater project. She clarified that her comments were specifically about ensuring Crystal Towers residents were informed early about the development and had access to any potential job or engagement opportunities. She noted that while she did use the phrase “lost in the sauce,” it referred to inclusion and communication with residents, not affordable housing in general. She emphasized the importance of outreach, even in privately funded developments.

PUBLIC COMMENT PERIOD

1. Stewart Holmes, 1939 Greenbrier Road, Winston-Salem, NC 27104 - Amphitheater
2. Samuel Grier, Crystal Towers, Winston-Salem, NC 27101- Community
3. Mariah Bayer, 3624-A Yarbrough Avenue, Winston-Salem, NC 27106 - Amphitheater
4. Mir Yarfitz, 613North Broad Street, Winston- Salem NC, 27101 - Amphitheater
5. Contessa Smith, 3712 Foxton Drive, Winston-Salem, NC 27105 - Community
6. Jason Thiel, 515 North Cherry Street, Winston-Salem, NC 27101 - Skate Park and Amphitheater
7. Dan Rose, 1332 Pleasant Street, Winston-Salem, NC 27107 - Publicly Owned Land
8. Matthew Mayers, 2844 Wesleyan Lane, Winston-Salem, NC 27106 - Sustainability
9. Calvin McRae, 525 Vine Street, Winston-Salem, NC 27101 - Amphitheater
10. Stephanie Pace Brown, 2642 Kousa Drive, Winston-Salem, NC 27106 - Amphitheater
11. Hannah Browning, 2621 Wynbrook Drive, Winston-Salem, NC 27103 - Amphitheater
12. Paula Travis, 854 Knollwood Street, Winston-Salem, NC 27103 - Amphitheater

CLOSED SESSION

A motion for the City Council to go into closed session pursuant to General Statute 143-318 - 11 a.4 to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, and paragraph a.6 to consider the performance of the city manager and city attorney was made by Council Member Clark, seconded by Mayor Pro Tempore Adams. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

A motion to end Closed Session was made by Council Member Joiner, seconded by Council Member Hall. The motion carried by the following vote:

Aye: 8 - Council Member Andree-Bowen, Council Member Burke, Council Member Clark, Council Member Hall, Council Member Joiner, Council Member Scippio, Council Member Taylor, and Mayor Pro Tempore Adams

ADJOURNMENT

There being no further information to come before the City Council, the meeting adjourned at 8:44 p.m.

The motion to adjourn was made by Council Member Clark, seconded by Council Member Hall. The motion carried unanimously.