

**WINSTON-SALEM CITY COUNCIL
REGULAR MEETING
Council Chambers
101 N. Main Street
June 6, 2022**

CALL TO ORDER

Mayor Joines called the meeting to order at 7:00 p.m. and asked the City Clerk to call the roll.

ROLL CALL

Present: Council Member John C. Larson, Council Member Robert C. Clark, Council Member Kevin Mundy, Council Member Annette Scippio, Mayor Allen Joines, Mayor Pro Tempore Denise D. Adams, Council Member James Taylor Jr., Council Member Jeff MacIntosh, and Council Member Barbara Hanes Burke

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

RECOGNITION OF SERGEANT-AT-ARMS

Lt. Kevin Burns

ZONING AGENDA

Z-2. Public Hearing on Zoning Petition of Hubbard Realty of Winston-Salem, Inc. (Zoning Docket W-3529) from RS9 to RM5-S (Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Townhouse; Utilities; Child Day Care, Large Home): property is located on the south side of Somerset Drive, west of Sparkling Place and the east side of Lockwood Drive, north of Caraway Lane; – Containing approximately 88.08 acres located in the SOUTHWEST WARD (Council Member Mundy). [Planning Board recommends approval of petition.]

Z-10. Public Hearing on Zoning Petition of Michael and Ludmilla Ranieri (W-3527) from RS7 to NB-S (Restaurant (without drive-through service) and Residential Building, Single Family): property is located on the north side of Salisbury Ridge Road, across from Nelson Street; – Containing approximately 0.52 acres located in the SOUTH WARD (Council Member Larson). [Planning Board recommends denial of petition.]

Mayor Joines stated that Zoning Agenda Items Z-2 and Z-10 will be considered together and recognized Council Member Mundy.

Council Member Mundy made a motion, seconded by Mayor Pro Tempore Adams, to continue Agenda Items Z-2 and Z-10 to the August 2, 2022, City Council Meeting. The motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Joines, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-1. Continuation of Public Hearing on Zoning Petition of 1520 Doune Street for Reasonable Accommodation. (This item was continued from the November 4, 2019, January 6, 2020, June 1, 2020, March 1, 2021, February 2, 2022, and May 2, 2022, City Council Meetings) (A request to withdrawal this item has been received)

A motion was made by Council Member Larson, seconded by Council Member MacIntosh, to approve the withdrawal request of Oxford House. The motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-3. Continuation of Public Hearing on Zoning Petition of David & Jan Properties, LLC (Zoning Docket W-3523) from RS9 to RS20-S (Residential Building, Single Family; Church or Religious Institution, Neighborhood; and Special Events Center): property is located on the west side of South Peace Haven Road, south of Foxdale Drive; – Containing approximately 9.94 acres located in the WEST WARD (Council Member Clark). [Planning Board recommends approval of petition.] (This item was continued from the May 2, 2022 City Council Meeting)

Mayor Joines opened the Public Hearing and asked if there were anyone in the Council Chamber that wished to be heard on this item. Seeing none, he closed the Public Hearing.

Chris Murphy, Planning and Development Service Director, provided a presentation on this item.

A motion was made by Council Member Clark, seconded by Council Member MacIntosh, for approval of: (1) the Statement of Consistency for the approval of this item, and (2) W-3523. Motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Joines, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-4. Public Hearing on Zoning Petition of Andrew Coney and Becky Coney (W-3520) from GB to LI-L): property is located at the northern terminus of Back Forty Drive, on the west side of US 52; – Containing approximately 7.09 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing and asked if there were anyone that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Taylor, seconded by Council Member MacIntosh, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3520. Motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-5. Public Hearing on Zoning Petition of Riverfront Ventures, LLC (W-3524) from RS20 to RS9: property is located on the east side of Bethania-Tobaccoville Road, south of Kilby Road; – Containing approximately 6.39 acres located in the NORTH WARD (Council Member Adams). [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing and asked if there were anyone in the Council Chamber that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Mayor Pro Tempore Adams, seconded by Council Member Taylor, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3524. Motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-6. Public Hearing on Zoning Petition of J&K Property Management, LLC (W-3525) from RS9 to LI-L (Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Manufacturing A; Manufacturing B; Transmission Tower; and Utilities): property is located on the north side of Kester Mill Road, west of Tatton Park Drive; – Containing approximately 1.19 acres located in the SOUTHWEST WARD (Council Member Mundy). [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing.

Proponents:

Joe Fulk, 1989 Landover Drive, Clemmons

Opponents:

Andrea Cox, 4773 Kester Mill Road, Winston-Salem

Rebuttal

Joe Fulk, 1989 Landover

Mayor Joines closed the Public Hearing.

Chris Murphy provided the presentation for this item.

A motion was made by Council Member Mundy, seconded by Council Member Scippio, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3525. Motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-7. Public Hearing on Zoning Petition of William Hairston (W-3526) from NB-S to NB-L (Arts and Craft Studio; Church or Religious Institution, Neighborhood; Combined Use; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Offices; Restaurant (without drive-through service); Retail Store; and Services, A): property is located on the north side of Old Greensboro Road, west of Waterworks Road; – Containing approximately .31 acres located in the EAST WARD (Council Member Scippio). [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing and asked if there were anyone in the Council Chamber that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Scippio, seconded by Council Member Taylor, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3526. Motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-8. Public Hearing on Zoning Petition of Harvest Landing, LLC (Zoning Docket W-3530) from LO to PB-L (Bed and Breakfast; Offices; Residential Building, Single Family; Combined Use; Retail Store; and Services, A): property is located on the west side of South Spruce Street, north of Salem Parkway; – Containing approximately .19 acres located in the NORTHWEST WARD (Council Member MacIntosh). [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing and asked if there were anyone that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member MacIntosh, seconded by Council Member Taylor, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3530. Motion carried with the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Z-9. Public Hearing on Special Use Permit of Ledestate, LLC (W-3528) for a parking reduction for a Restaurant (without drive-through service) in Growth Management Area 2: property is located on the southwest side of Brookstown Avenue, southeast of Burke Street; – Containing approximately .28 acres located in the NORTHWEST WARD (Council Member MacIntosh). [Planning Board recommends approval of petition.]

Mayor Joines read the quasi-judicial guidelines and asked anyone providing testimony for this item to be sworn in. He opened the Public Hearing.

Chris Murphy was sworn in and provided the staff report for this item.

Mayor Joines Closed the Public Hearing.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Adams, that based upon the staff report, testimony, and evidence presented at the public hearing, that:

- 1) the City Council affirm the four findings as required by Section 3-2.13(E)(6)(a) of the Unified Development Ordinances,**
- 2) the City Council approve the site plan that is included with this special use permit request, along with the conditions included in the special use permit and staff report; and**
- 3) the City Council issue a special use permit for Ledestate, LLC for a parking reduction for a restaurant (without drive through service) in Growth Management Area 2.**

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

In response to Council Member MacIntosh, Angela Carmon, City Attorney, stated staff could review the requirements of this special use permit and bring modifications to the text amendment to the City Council.

Z-11. Resolution Urging the United States Congress to Enact the Energy Innovation and Carbon Dividend Act of 2021. (Recommended by Community Development/Housing/General Government Committee with three in favor and one abstaining) (This item was moved No Consideration at the May 16, 2022 City Council Meeting)

Mayor Joines stated that a motion is still on floor from the May 16, 2022, City Council Meeting and asked for a vote on this item.

(At the May 2, 2022, City Council meeting, Mayor Pro Tempore Adams made a motion, seconded by Annette Scippio for approval of this item).

The motion carried by the following vote:

Aye: Council Member Larson, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

Nay: Council Member Clark

Z-12. Mayor Joines Recommendation for Re-Appointment to the City/County Utility Commission:

Yvonne H. Hines - Term Expiring June 2027

A motion was made by Mayor Pro Tempore Adams, seconded by Council Member MacIntosh, to approve Agenda Item Z-12. The motion carried by the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

MAYOR/COUNCIL COMMENTS

Mayor Joines stated he sent a press release advising citizens to wear mask while indoors and noted he recommends everyone get vaccinated against COVID 19.

Council Member Scippio thanked everyone for participating in the ribbon cutting for Winston Lake. She thanked the Recreation and Park Department and the Marketing Department for all their hard work.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 7:41 p.m.