



**Summary**  
**City Council**

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Monday, November 6, 2023

6:00 PM

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**CALL TO ORDER**

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

**ROLL CALL**

**Present:** 9 - 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**

Lieutenant Jeffrey Thomson

**H HONORARIUMS**

**H-1.** City Manager Oath of Office - William Patrick Pate

Mayor Joines administered the Oath of Office to the City Manager William Patrick Pate.

**H-2.** Resolution Honoring the 2023 City of Winston-Salem University Graduates

Mayor Joines congratulated 2023 Winston-Salem University Graduates with Honorary Resolution.

**Z ZONING AGENDA**

**Z-1.** Adoption of Resolution Regarding the National League of Cities 2023 Annual Conference

**A motion was made by Mayor Pro Tempore Adams, seconded by Council Member Taylor, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:** 8 - 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-2.**

Public Hearing on Petition for the Voluntary Annexation of Approximately 17.387 Acres Located Northwest of the Confluence of Brookberry Farm Circle and Rosewind Lane and North of Brookberry Farm Circle. Brookberry Farm, Phase 9 – Petition of Brookberry Farm, LLC

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 none, he closed the Public Hearing.

**A motion was made by Council Member Clark, seconded by Council Member MacIntosh to approve Voluntary Annexation of 17.387 Acres Brookberry Farm Circle Case No. 23-0388. The motion carried by the following vote:**

**Aye:** 8 - 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.**

Public Hearing on Petition for the Voluntary Annexation of Approximately 16.301 Acres Located West of the Confluence of Brookberry Farm Circle and Rosewind Lane and South of Brookberry Farm Circle. Brookberry Farm, Phase 10 – Petition of Brookberry Farm, LLC

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 none, he closed the Public Hearing.

**A motion was made by Council Member Clark, seconded by Council Member MacIntosh to approve Voluntary Annexation of 16.301 Acres Brookberry Farm Circle Case No. 23-0390. The motion carried by the following vote:**

**Aye:** 8 - 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-4.**

Public Hearing on Zoning Petition of City of Winston-Salem (W-3592) from Forsyth County RS9 to Winston-Salem RS9: property is located on the west side of Styers Ferry Road, south of Woodcove Drive; – Containing approximately 4.015 acres located in the WEST WARD (Council Member Clark). [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 none, he closed the Public Hearing.

**A motion was made by Council Member Clark, seconded by Council Member MacIntosh to Approve Zoning Petition of City of Winston-Salem Changing County Zoning to City Zoning (W-3592). The motion carried by the following vote:**

**Aye:** 8 - 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 City of Winston-Salem (W-3593) from Forsyth County MU-S to Winston-Salem MU-S; property is located on the north side of Brookberry Farm Circle, at the northern terminus of both Maple Chase Lane and Penns Meadow Lane; – Containing approximately 17.32 acres located in the WEST WARD (Council Member Clark).  
[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 none, he closed the Public Hearing.

**A motion was made by Council Member Clark, seconded by Council Member MacIntosh to Approve Zoning Petition of City of Winston-Salem Changing County Zoning to City Zoning (W-3593). 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**

**Z-6.** Public Hearing on Zoning Petition of City of Winston-Salem (W-3594) from Forsyth County MU-S to Winston-Salem MU-S: property is located on the south side of Brookberry Farm Circle, at the southern terminus of both Maple Chase Lane and Penns Meadow Lane; – Containing approximately 16.42 acres located in the WEST WARD (Council Member Clark).  
[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 none, he closed the Public Hearing.

**A motion was made by Council Member Clark, seconded by Council Member MacIntosh to Approve Zoning Petition of City of Winston-Salem changing County zoning to City zoning (W-3594). The motion carried by the following vote:**

**Aye:** 8 - 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 Parkway Place I and II LLC (W-3595) from RM18 to HB; property is located on the north side of East Hanes Mill Road, east of University Parkway; – Containing approximately 1.18 acres located in the NORTHEAST WARD (Council Member Burke). [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 none, he closed the Public Hearing.

**A motion was made by Council Member Burke, seconded by Council Member MacIntosh to approve Zoning Petition of Parkway Place I and II, LLC (W-3595). The motion carried by the following vote:**

**Aye:** 8 - 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 Baptist Retirement Homes, Inc. (W-3596) from RS9, RS9-S, RM12-S, RM18-S, and NO-S to C-L (Child Care, Drop-In; Child Day Care Center; Life Care Community; and Nursing Care Institution); property is located on the south side of Bethabara Road, across from Deacon Ridge Drive; – Containing approximately 46.31 acres located in the NORTH WARD (Mayor Pro Tempore). [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 none, he closed the Public Hearing.

**A motion was made by Mayor Pro Tempore Adams, seconded by Council Member MacIntosh to approve Zoning Petition of Baptist Retirement Homes, Inc. (W-3596). The motion carried by the following vote:**

**Aye:** 8 - 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 Zoning Petition of Dixon William Luther, Lillian I Evans, and Lillian A Evans (W-3599) from RM12-S and RS9-S to RM8-S (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Multifamily; and Residential Building, Townhouse); property is located on the south side of Jay Avenue, east of Old Salisbury Road; – Containing approximately 27.05 acres located in the SOUTH WARD (Council Member Larson). [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:

Luke Dickey, Stimmel Associates PA, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101 presented the Development Plan for this Item.

Thomas Heubach, 200 Tortoise Lane, Winston-Salem, NC 27127 spoke in opposition to this Item

Lynn Heubach, 200 Tortoise Lane, Winston-Salem, NC 27127 spoke in opposition to this Item

Chris Murphy, Director of Planning and Development Services presented the Staff Report for this Item.

Mayor Joines asked if there was 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 Larson, seconded by Council Member MacIntosh to approve Zoning Petition of William Luther, Lillian I Evans and Lillian A. Evans (W-3599). The motion carried by the following vote:**

**Aye:** 8 - 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

## CLOSED SESSION

**A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Adams, that the Winston-Salem City Council go into closed session pursuant to N.C.G.S. 143-318.11 (a)(3) and (5) to provide additional instructions to staff regarding the negotiations related to the acquisition of 800 Spring Street and to consult with and receive legal advice from the City's legal staff related to other ESR properties with outstanding city loans. The motion carried by the following vote:**

**Aye:** 8 - 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-10.**

Consideration of Items Related to the Purchase of Property in Support of the City's Affordable Housing Objectives in Addition to the Preservation of Workforce Housing

Resolution Authorizing the Purchase of Property in Support of the City's Affordable Housing Objectives in Addition to the Preservation of Workforce Housing

Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2023-2024

**The Motion was made by Council Member MacIntosh to:**

- a. approve the acquisition of 800 Spring Street for \$760,000 and the companion PBO;**
- b. approve the forgiveness of the \$65,000 note and deed of trust on said property conditioned upon ESR providing the City with a 90 day right of first refusal with respect to any other property that ESR owns which is encumbered by any outstanding city loans;and**
- c. instruct staff to collect, at closing, the outstanding balance on the other note and deed of trust which is approximately \$95,598.00 and to sell as soon as possible.**

**Aye: 6 - Council Member Mundy, Council Member Clark, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Larson**

**Nay: 2 - Council Member Scippio, and Council Member Burke**

**MAYOR/COUNCIL COMMENTS****ADJOURNMENT**

There being no further business to come before the City Council, the meeting adjourned at 7:18PM.

**A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Adams, that this meeting be adjourned. The motion carried unanimously.**