

**WINSTON-SALEM CITY COUNCIL MEETING  
REGULAR MEETING  
Council Chambers  
101 N. Main Street  
November 1, 2022**

**CALL TO ORDER**

**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 (participated virtually)

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**RECOGNITION OF SERGEANT-AT-ARMS**

Lt. Ryan Phillips

**ZONING AGENDA**

**Z-1.** Continuation of 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.] (This item was continued from the June 6th, August 2nd, September 6th, and October 3rd, 2022 City Council Meetings)

*Mayor Joines stated Council Member Taylor has requested to be excused from this item.*

**A motion was made by Council Member Scippio, seconded by Council Member Mundy, to excuse Council Member Taylor from voting on this item.**

*In response to Council Member MacIntosh, Angela Carmon, City Attorney, explained protocols regarding being excused from an item.*

*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

*Mayor Joines opened the Public Hearing.*

*Proponents:*

*Bruce Hubbard, Petitioner - 1598 West Brook Plaza Drive, Winston-Salem, N.C.*

*Luke Dickey, Stimmel Associates - 601 N. Trade Street Suite 200 Winston-Salem, N.C. 27101*

*Jeff Guernier, True Homes - 2699 Breckonridge Central Dr. Monroe, N.C. 28111*

Opponents:

*Ronald Buchanan, Resident - 1772 Huntingwood’s Ct. 1772 Winston-Salem, N.C. 27103*

*Jessica Lawson, Resident - 1004 Somerset Dr. Winston-Salem, N.C. 27103*

*Darrell Hawkins, Resident - 2277 Ashford Dr. Winston-Salem, N.C. 27103*

*Jim R. Sullivan, Resident - 2594 Brandywine Rd. Winston-Salem, N.C. 27103*

*William (Bud) McIntire, Resident - 1681 Little Creek Circle Winston-Salem N.C. 27103*

*Joseph Anderson, Resident - 1862 Lake Point Dr. Winston-Salem, N.C. 27103*

Proponent Rebuttal:

*Jeff Guernier, True Homes - 2699 Breckonridge Central Dr. Monroe, N.C. 28111*

*Luke Dickey, Stimmel Associates - 601 N. Trade Street Suite 200 Winston-Salem, N.C. 27101*

Opponent Rebuttal:

*Joseph Anderson, Resident - 1862 Lake Point Dr. Winston-Salem, N.C. 27103*

*William (Bud) McIntire, Resident - 1681 Little Creek Circle Winston-Salem N.C. 27103*

*Mayor Joines closed the Public Hearing and recognized Chris Murphy, Director of Planning and Development Services.*

*Mr. Murphy provided the report of the Planning Board.*

*Jeff Fansler, Deputy Director of Winston-Salem Department of Transportation, provided the presentation for the Somerset Heights traffic analysis.*

*There was a thorough discussion of sidewalks and traffic concerns.*

*Council Members voiced their reasons why they would support this item.*

**Council Member Mundy made a motion, seconded by Council Member MacIntosh, for approval of: (1) the statement of Consistency for the approval of this item, and (2) W-3529 as revised. 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 MacIntosh, and Council Member Burke

**Excused:** Council Member Taylor

**Z-2.** Continuation Public Hearing on Zoning Petition of City of Winston-Salem (W-3533) from RSQ to IP-L (Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Recreation Facility, Public; School, Private; School, Public; Urban Agriculture; and Utilities): property is located on the south side of Humphrey Street, west of Free Street; – Containing approximately .52 acres located in the EAST WARD (Council Member Scippio). [Planning Board recommends approval of petition.] (This item was continued from the August 2, 2022 and October 3, 2022 City Council Meetings.)

**A motion was made by Council Member Scippio, seconded by Mayor Pro Tempore Adams, to continue W-3533 to the City Council’s meeting on December 5, 2022. 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.** Public Hearing on Zoning Petition of Jessica Vasquez (W-3548) from HB to RS7: property is located at the northwest corner of Akron Drive and Harwood Street.; – Containing approximately .67 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 were anyone in the Council Chamber that wished to be heard regarding this item. Seeing none, he closed the Public Hearing and recognized Council Member Burke.*

**A motion was made by Council Member Burke, seconded by Council Member Taylor, for approval of: (1) the Statement of Consistency for the approval of this item, and (2) W-3548. 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-4.** Public Hearing on Resolution Approving Economic Development Assistance To Project Bluefin Pursuant To N.C.G.S. 158-7.1. (Recommended by Finance Committee.)

*Mayor Joines opened the Public Hearing and asked if anyone wished to be heard regarding this item.*

*Mark Owens, President and CEO for Greater Winston-Salem, Inc. spoke in favor of this item.*

*Mayor Joines closed the Public Hearing.*

**A motion was made by Council Member Clark, seconded by Council Member Taylor, for approval of Item Z-4. 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 Ordinance Amending Chapters 3, 7, 9, And 10 Of The Unified Development Ordinances (UDO) To Revise Procedures For Submitting And Approving Applications - (UDO-CC18) (Planning Board Recommends Approval.) (Recommended by Community Development/Housing/General Government Committee.)

*Chris Murphy, Director of Planning and Developmental Services, provided the staff report for this item.*

*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 and recognized Mayor Pro Tempore Adams.*

**A motion was made by Mayor Pro Tempore Adams, seconded by Council Member Scippio, for approval of: (1) the Statement of Consistency for approval this item and (2) UDO-CC18. Motion carried with the following vote:**

**Z-6.** Public Hearing on Ordinance Granting an Extension of the Franchise for the Operation of Hanes Mill Road Landfill. (Recommended by Public Works Committee.)

*Courtney Driver, Director of Utilities, provided the staff report for this item.*

*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 and recognized Council Member MacIntosh.*

**A motion was made by Council Member MacIntosh, seconded by Council Member Scippio, for approval of Item Z-6. 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.** Closed Session.

**Council Member Clark made a motion, seconded by Council Member Mundy, that the Winston-Salem City Council go into closed session pursuant to N.C.G.S. §143-318.11(a)(4) regarding the location of a business within the corporate limits of the City of Winston-Salem. Motion carried unanimously.**

**Closed Session began at 8:23 p.m.**

**Mayor Pro Tempore Adams made a motion, seconded by Council Member MacIntosh, to end Closed Session and resume Regular Session. Motion carried unanimously.**

**Closed Session ended at 8:35 p.m.**

**MAYOR/COUNCIL COMMENTS**

*There were no Mayor/Council Comments.*

**ADJOURNMENT**

*There being no further business to come before the City Council, the meeting adjourned at 8:36 p.m.*