



## Summary

### City Council

*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.*  
*Mayor Pro Tempore Denise D. Adams*

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Monday, April 20, 2026

6:00 PM

Council Chambers City Hall

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#### 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 James Singletary and Assistant Fire Marshal Bradley Watson

#### H HONORARIUMS

Mayor Allen Joines opened the meeting by expressing condolences for the men killed in the park shooting, calling it a tragic event and emphasizing his commitment to keeping the community safe.

He then introduced Brian DeAngelis, President and General Manager of the Winston-Salem Dash, who spoke about upcoming plans and events for the baseball season.

**H-1. Resolution Honoring the Winston-Salem State University Lady Rams Basketball Team for a Historic 2025-2026 Season**

The Mayor recognized Council Member Burke who honored the Winston-Salem State University Lady Rams basketball for their historic 2025-2026 season. The Chancellor of Winston-Salem State University, along with the head coach, expressed their appreciation for the recognition and honor.

**The resolution was approved unanimously.**

**CITY MANAGER UPDATE**

City Manager, Patrick Pate, provided an update on current city business.

Chief William H. Penn Jr. also echoed the condolences, calling it a sad day for the community and urging everyone to remain committed to keeping the community safe.

**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 requests, 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.**

Mayor Joines asked if there were any consent items the City Council members wished to pull for discussion, no items were removed.

Approval of the Consent Agenda

**A motion to approve the balance of the Consent Agenda was made by Mayor Pro Tempore Adams, 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

**C-1. Resolution Recognizing Dr. Janet Spriggs as the 2026 North Carolina Community College System President of the Year**

**Approved by the Consent Vote.**

**C-2. Approval of the City Council Summary of Minutes**

**The Minutes Document was approved by the consent vote.**

**G GENERAL AGENDA**

- G-1.** Public Hearing and Consideration of an Ordinance to Annex a Portion of PIN #5896-21-0637, Known as Brookberry Farm - Phase 9, Lot 650 (Committee of the Whole Recommends Approval) (Public Works Committee)
- Mayor Joines opened the public hearing. Seeing no one wishing to speak, he closed the public hearing.
- A motion to approve the ordinance for the annexation of a portion of PIN #5896-21-0637, known as Brookberry Farm – Phase 9, Lot 650, was made by Council Member Burke, seconded by Council Member Scippio, and 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 a Zoning Petition of the City of Winston-Salem (W-3677) from County MU-S to City MU-S: Property Located at the Northern Terminus of Maple Chase Lane and the Northeastern Terminus of Penns Meadow Lane; Containing Approximately 0.20 Acres (West Ward)  
[Planning Board Recommends Approval of Petition]
- Mayor Joines opened the public hearing. Seeing no one wishing to speak, he closed the public hearing.
- A motion to approve (1) the Statement of Consistency for this item and (2) W-3677 was made by Council Member Clark, seconded by Council Member Joiner, and 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 a Zoning Petition of Winston-Salem Business Adventures, LLC (W-3678) from RS9 and HB to HB: Property Located on the East Side of Germanton Road, Northeast of the Intersection of Germanton Road and North Patterson Avenue; Containing Approximately 3.03 Acres (Northeast Ward) [Planning Board Recommends Approval of Petition]
- Mayor Joines opened the public hearing. Seeing no one wishing to speak, he closed the public hearing.
- A motion to approve (1) the Statement of Consistency for this item and (2) W-3677 was made by Council Member Burke, seconded by Council Member Hall, and 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 an Elected Body Special Use Permit Petition of Concrete Supply Co., LLC (W-3676) for Expansion of Asphalt and Concrete Plant Use in the GI Zoning District; Property Located on the South Side of Lowery Street, Between Stedman Street and Boulder Park Road; Containing Approximately 11.13 Acres (East Ward) [Planning Board Recommends Approval of Petition]

The Mayor explained that this item is a quasi-judicial public hearing regarding a special use permit request to expand an asphalt and concrete plant in a General Industrial zoning district. He outlined the procedures, noting that all speakers must be sworn in, testimony must be evidence-based and relevant to the required findings, and Council may only consider evidence presented at the hearing. He also stated that the applicant bears the burden of proof for certain findings, while the opposition bears the burden for others, and that Council must make affirmative findings on all four standards in order to approve the permit.

Mayor Joines opened the public hearing. The City Clerk, Jayme Waldeck, swore in Chris Murphy and the petitioner. Chris Murphy, Director of Planning and Development Services, presented the item.

Council Member Scippio expressed concern regarding the proximity of the site to Salem Lake and the City's water supply, as indicated on the map, and requested clarification on the issue. Mr. Murphy responded that the proposed site does not drain into the water supply watershed. Although, it is adjacent to Salem Lake, the drainage flows away from the lake and is located downstream of the dam. Therefore, it does not impact the water supply.

The Mayor requested the petitioner come forward:

Timothy Graham, 4336 River Bluff, Denton, NC 27239 stated that the proposal includes utilizing rail transport to reduce truck traffic in the area. He explained that approximately 50 to 60 eighteen-wheeler trucks currently make weekly deliveries of cement, and that shifting these deliveries to rail would significantly reduce roadway traffic and improve public safety. He emphasized that this reduction in heavy truck traffic is the primary purpose of the proposal.

Seeing no one wishing to speak, Mayor Joines closed the public hearing.

**Based upon the application, testimony, and evidence presented at the public hearing, Council Member Scippio moved that the City Council affirm the four findings as required by Section 3.2.13(E)(6)(a) of the Unified Development Ordinances; approve the site plan included with the special use permit request, along with the conditions outlined in the special use permit and staff report; and approve W-3676, issuing a special use permit to Concrete Supply Co., LLC for a one-time expansion of its Asphalt and Concrete Plant use in the GI zoning district. The motion was seconded by Mayor Pro Tempore Adams and 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

**PUBLIC COMMENT PERIOD**

1. Matthew Mayers, 2844 Wesleyan Lane, Winston-Salem, NC 27106 - Sustainable Energy
2. Artemus Peterson, 605 West 13th Street, Winston-Salem, NC 27105 - Funding Consistency
3. Jo Ann Allen, PO Box 284, Winston-Salem, NC 27102 - General
4. Terrell Harris, 2332 Okalina Avenue, Winston-Salem, NC 27105 - Nonprofit Funding
5. Chris Jones, 400 West 4th Street Unit 503, Winston-Salem, NC 27101 - Outdoor Permitting, Noise Compliance
6. Cynthia Herson, 1200 Willie Davis Road, Winston-Salem, NC 27105 - Affordable Housing
7. Adon Bey, 318 West Corporation, Durham, NC 27701 - Nonprofit anti-violence Program Funding

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

The meeting adjourned at 6:57p.m.

**A motion to adjourn was made by Mayor Pro Tempore Adams, seconded by Council Member Joiner. The motion carried unanimously. 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