



City of Winston-Salem

101 North Main  
Street  
Winston-Salem,  
NC 27101

**Agenda**  
**City Council**

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Tuesday, September 5, 2017

7:00 PM

Council Chamber Room 230, City Hall

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**CALL TO ORDER**

**ROLL CALL**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**RECOGNITION OF SERGEANT-AT-ARMS**

**Z ZONING AGENDA**

- Z-1.** [17-741](#) Public Hearing on Zoning Petition of Janet Bullins (W-3334) from LB-S to NB: Property located on the north side of Old Hollow Road, west of Merry Dale Drive - Containing approximately 0.73 acre located in the NORTHEAST WARD (Council Member Burke). [Planning Board recommends approval of petition.]

**Attachments:** [W-3334 CARF](#)  
[W-3334 Ordinance revised](#)  
[W-3334 Staff Report](#)  
[W-3334 Map](#)  
[W-3334 Area Plan Map](#)  
[W-3334 Attachment A](#)  
[W-3334 Attachment B](#)  
[W-3334 Planning Board Letter](#)  
[W-3334 Statement of Consistency Approval](#)  
[W-3334 Statement of Consistency Denial](#)

**Z-2.** [17-742](#)

Public Hearing on Zoning Petition of Delia Alvarado (W-3336) from RS9 to PB-L (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Combined Use; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Funeral Home; Offices; Services A; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Child Care Drop-In; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; and School, Vocational or Professional): Property located on the northwest corner of Sprague Street and Dacian Street - Containing approximately 0.48 acre located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

**Attachments:** [W-3336 CARF](#)[W-3336 Ordinance](#)[W-3336 Permit](#)[W-3336 Staff Report](#)[W-3336 Map](#)[W-3336 Area Plan Map](#)[W-3336 Attachment A](#)[W-3336 Attachment B](#)[W-3336 Attachment C](#)[W-3336 Planning Board Letter](#)[W-3336 Statement of Consistency Approval](#)[W-3336 Statement of Consistency Denial](#)

**Z-3.** [17-743](#)

Public Hearing on Zoning Petition of Delia Alvarado (W-3337) from GI to LI-L (Fish Hatchery; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Micro-Brewery or Micro-Distillery; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; Postal Processing Facility; Recycling Center; School, Vocational or Professional; Solid Waste Transfer Station; Special Events Center; Manufacturing A; Manufacturing B; Borrow Site; Access Easement, Private Off-Site; Heliport; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities): Property located on the west side of Old Lexington Road across from East Devonshire Street - Containing approximately 0.91 acre located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

**Attachments:** [W-3337 CARF](#)  
[W-3337 Ordinance](#)  
[W-3337 Permit](#)  
[W-3337 Staff Report](#)  
[W-3337 Map](#)  
[W-3337 Area Plan Map](#)  
[W-3337 Attachment A](#)  
[W-3337 Attachment B](#)  
[W-3337 Attachment C](#)  
[W-3337 Attachment D](#)  
[W-3337 Planning Board Letter](#)  
[W-3337 Statement of Consistency Approval](#)  
[W-3337 Statement of Consistency Denial](#)

- Z-4.** [17-744](#) Public Hearing on Site Plan Amendment of Crown/Hanes Square Circle LLC (W-3339) for a Restaurant (with drive-through service) in a GB-S zoning district: Property located on the southeast corner of Hanes Mall Boulevard and Hanes Square Circle - Containing approximately 1.73 acres located in the SOUTHWEST WARD (Council Member Besse). [Planning Board recommends approval of the Site Plan Amendment with staff recommendations.]

**Attachments:** [W-3339 CARF](#)  
[W-3339 Ordinance](#)  
[W-3339 Permit](#)  
[W-3339 Staff Report](#)  
[W-3339 Map](#)  
[W-3339 Area Plan Map](#)  
[W-3339 Site Plan](#)  
[W-3339 Planning Board Letter](#)  
[W-3339 Interdepartmental Comments](#)

- Z-5.** [17-745](#) Public Hearing on Zoning Petition of Three Properties, LLC (W-3340) from RSQ and RM18 to RMU-S (Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development): Property located on the west side of Peters Creek Parkway and east side of Fourth Street - Containing approximately 1.97 acres located in the SOUTHWEST WARD (Council Member Besse). [Planning Board recommends denial of petition and approval of the site plan with staff recommendations.]

**Attachments:** [W-3340 CARF](#)

[W-3340 Ordinance](#)

[W-3340 Permit](#)

[W-3340 Staff Report](#)

[W-3340 Map](#)

[W-3340 Area Plan Map](#)

[W-3340 Site Plan](#)

[W-3340 Elevations](#)

[W-3340 Attachment A](#)

[W-3340 Attachment B](#)

[W-3340 Petition of Support](#)

[W-3340 Attachment C](#)

[W-3340 Letters of Opposition](#)

[W-3340 Planning Board Letter](#)

[W-3340 Interdepartmental Comments](#)

[W-3340 Statement of Consistency Denial](#)

[W-3340 Statement of Consistency Approval](#)

- Z-6.** [17-632](#) Public Hearing on Resolution Adopting The Proposed Northeast Suburban Area Plan Update. (Recommended by Community Development/Housing/General Government Committee.)

**Attachments:** [NESAP Update Memo](#)

[NESAP Update CARF](#)

[NESAP Update Resolution](#)

[NESAP Update Public Hearing](#)

[NESAP Update Draft Plan](#)

- Z-7.** [17-630](#) Public Hearing on Ordinance Amending Chapter B of the Unified Development Ordinances to Amend Regulations for Accessory Dwellings - UDO-267 - Proposal of City-County Planning and Development Services staff. (Recommended by Planning Board. Recommended by Community Development/Housing/General Government Committee with three in favor and one opposed.)

**Attachments:** [UDO-267 CARF](#)

[accessory dwellings memo August 23 2017 \(3\)](#)

[UDO 267 Statements of Consistency](#)

[UDO-267 CCPB Ordinance Eliminating Kinship Provisions](#)

[UDO-267 Ordinance Eliminating Kinship Provisions with S Zoni](#)

- Z-8.** [17-661](#) Resolution Approving a Long-Term Lease Agreement with New Cingular Wireless PCS, LLC for Space on the Jointly Owned City-County Radio Tower Located off of Fairlawn Drive. (Northwest Ward)  
(Recommended by Finance Committee.)

**Attachments:** [Lease for Fairlawn Drive City-County Radio Tower - CARF](#)

[Lease for Fairlawn Drive City-County Radio Tower - RES](#)

**ADJOURNMENT**