



City of Winston-Salem

101 North Main  
Street  
Winston-Salem,  
NC 27101

**Agenda**  
**City Council**

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Monday, May 1, 2023

6:00 PM

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**CALL TO ORDER**

**ROLL CALL**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**RECOGNITION OF SERGEANT-AT-ARMS**

**H HONORARIUMS**

**H-1.** [23-0072](#) Resolution Honoring the 2023 Wake Forest University National Champion Debate Team.

**Attachments:** [WFU Debate Team Resolution](#)

**H-2.** [23-0073](#) Resolution Recognizing City Clerk's Week, 2023.

**Attachments:** [RES - City Clerks' Week 2023](#)

**H-3.** [23-0060](#) Resolution Recognizing May 2023 As Historic Preservation Month in Winston-Salem, North Carolina.

**Attachments:** [RES - 2023 Historic Preservation Month](#)

**Z ZONING AGENDA**

- Z-1.** [22-0889](#) Public Hearing on a Petition for the Voluntary Annexation of Approximately 4.97 Acres located off of Old Walkertown Road. The project is known as Mill Creek Crossing (Northeast Ward) – Petition of W.R. Construction, LLC. (Recommended by the Public Works Committee)

**Attachments:** [CARF - Mill Creek Crossing](#)  
[RES - Mill Creek Crossing](#)  
[ORD - Mill Creek Crossing](#)  
[Exhibit A - Application - Mill Creek Crossing](#)  
[Exhibit B - Summary Sheets - Mill Creek Crossing](#)  
[Exhibit C - Mill Creek Crossing - Survey Map](#)  
[Map - Mill Creek Crossing - Aerial](#)  
[Map - Mill Creek Crossing - No Aerial](#)  
[Presentation - Mill Creek Crossing Annexation](#)

- Z-2.** [23-0023](#) Public Hearing on Zoning Petition of WR Hutchings Construction, LLC (W-3567) from City of Winston-Salem RS9 and Forsyth County RS9 to City of Winston-Salem RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development) property is located on the Northeast corner of the intersection of Old Walkertown Road and Dippen Road; – Containing approximately 7.19 acres located in the NORTHEAST WARD (Council Member Burke). [Planning Board recommends approval of petition.]

**Attachments:** [CARF - W-3567](#)

[ORD - W-3567](#)

[W-3567 Permit](#)

[W-3567 Staff Report](#)

[W-3567 Location Map](#)

[W-3567 Area Plan Map](#)

[W-3567 Site Plan](#)

[W-3567 Scaled Elevations](#)

[W-3567 Existing Permitted Uses](#)

[W-3567 Interdepartmental Comments](#)

[W-3567 Neighborhood Outreach Summary](#)

[W-3567 Approval Zoning Statements of Consistency](#)

[W-3567 Denial Zoning Statements of Consistency](#)

[W-3567 Signed Consent to Conditions](#)

- Z-3.** [23-0021](#) Public Hearing on Zoning Petition of Agnes G. Fishel (W-3566) from RS9 to RM8-S (Residential Building, Single- Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development); property is located on the east side of Peters Creek Parkway, between Sina Avenue and Kesteven Road Street; – Containing approximately 18.88 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

**Attachments:** [CARF - W-3566](#)

[ORD - W-3566](#)

[W-3566 Permit](#)

[W-3566 Staff Report](#)

[W-3566 Location Map](#)

[W-3566 Area Plan Map](#)

[W-3566 Site Plan - Revised 4.20.23](#)

[W-3566 Elevations](#)

[W-3566 Existing Permitted Uses](#)

[W-3566 Interdepartmental Comments](#)

[W-3566 Interdepartmental Comments](#)

[W-3566 Neighborhood Outreach Summary](#)

[W-3566 - Opposition #1](#)

[W-3566 Approval Zoning Statements of Consistency](#)

[W-3566 Denial Zoning Statements of Consistency](#)

[W-3566 Revised Consent to Conditions 04-21-23](#)

- Z-4.** [23-0071](#) Public Hearing on Zoning Petition of Stratford 285, LLC (W-3570) from HB to PB: property is located at the southeast intersection of South Stratford Road and Oakwood Drive; – Containing approximately .55 acres located in the SOUTHWEST WARD (Council Member Mundy). [Planning Board recommends approval of petition.]

**Attachments:** [W-3570 CARF](#)

[W-3570 Ordinance](#)

[W-3570 - Staff Report](#)

[W-3570 Location Map](#)

[W-3570 Area Plan Map](#)

[W-3570 Existing Uses](#)

[W-3570 Proposed Uses](#)

[W-3570 Services, A](#)

[W-3570 Services, B](#)

[W-3570 Neighborhood Outreach Summary](#)

[W-3570 Approval Zoning Statements of Consistency](#)

[W-3570 Denial Zoning Statements of Consistency](#)

- Z-5.** [23-0074](#) Public Hearing on zoning petition of East Best, LLC (W-3571) from GI and LI to LI: property is located at the southwest intersection of Starlight Drive and Middleton Street; – Containing approximately 2.74 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

**Attachments:** [W-3571 CARF.docx](#)

[W-3571 Ordinance.docx](#)

[W-3571 Staff Report.docx](#)

[W-3571 Location Map.pdf](#)

[W-3571 Area Plan Map.pdf](#)

[W-3571 Existing Uses \(LI\).docx](#)

[W-3571 Existing Uses \(GI\).docx](#)

[W-3571 Proposed Uses.docx](#)

[W-3571 Services, A.docx](#)

[W-3571 Services, B.docx](#)

[W-3571 Approval Zoning Statements of Consistency.docx](#)

[W-3571 Denial Zoning Statements of Consistency.docx](#)

- Z-6.** [23-0075](#) Public Hearing on zoning petition of Prime Property, LLC (W-3575) from HB-S (Two-Phase) to HB-S (Two-Phase) (Storage Services, Retail-Internal Access; Hotel or Motel; and Shopping Center, Small) property is located at the west side of Glenn Center Drive, north of Glennview Drive; – Containing approximately 4.75 acres located in the EAST WARD (Council Member Scippio). [Planning Board recommends approval of petition.]

**Attachments:** [W-3575 CARF](#)

[W-3575 Ordinance](#)

[W-3575 Permit](#)

[W-3575 Staff Report](#)

[W-3575 Location Map](#)

[W-3575 Area Plan Map](#)

[W-3575 Site Plan](#)

[W-3575 Elevations](#)

[W-3575 Interdepartmental Comments](#)

[W-3575 Neighborhood Outreach Summary](#)

[W-3575 Approval Zoning Statements of Consistency](#)

[W-3575 Denial Zoning Statements of Consistency](#)

[W-3575 Signed Consent to condtions](#)

- Z-7.** [23-0076](#) Public Hearing on zoning petition of Graybrook Investments, LLC (W-3576) from GO-S (Two-Phase) to GO-S (Banking and Financial Services; Funeral Home; Offices; Services, A; Church or Religious Institution, Community Scale; Church or Religious Institution, Neighborhood Scale; Club or Lodge; Government Offices, Neighborhood Organization, or Post Office; and Storage Services Retail); property is located on the south side of Country Club Road, across from Queensbury Road; – Containing approximately 2.02 acres located in the SOUTHWEST (Council Member Mundy). [Planning Board recommends approval of petition.]

**Attachments:** [W-3576 CARF](#)

[W-3576 Ordinance](#)

[W-3576 Permit](#)

[W-3576 Staff Report](#)

[W-3576 Location Map](#)

[W-3576 Area Plan Map](#)

[W-3576 Site Plan](#)

[W-3576 Elevations](#)

[W-3576 Interdepartmental Comments](#)

[W-3576 Neighborhood Outreach Summary](#)

[W-3576 Approval Zoning Statements of Consistency](#)

[W-3576 Denial Zoning Statements of Consistency](#)

[W-3576 Signed Written Consent to Conditions](#)



- Z-8.** [23-0082](#) Public Hearing on Zoning Petition of CHM Realty, LLC (W-3577) from RS9 to RM18-S (Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development); property is located on the south side of Lewey Lane, across from Belle Avenue and Alma Drive; – Containing approximately 17.08 acres located in the NORTHEAST (Council Member Burke). [Planning Board recommends denial of petition.]

**Attachments:** [W-3577 CARF](#)  
[W-3577 Request to Withdrawal](#)  
[W-3577 Ordinance](#)  
[W-3577 Permit](#)  
[W-3577 Staff Report](#)  
[W-3577 Location Map](#)  
[W-3577 Area Plan Map](#)  
[W-3577 Site Plan](#)  
[W-3577 Elevations](#)  
[W-3577 Existing Uses](#)  
[W-3577 Interdepartmental Comments](#)  
[W-3577 Neighborhood Outreach Summary](#)  
[W-3577 Opposition #1](#)  
[W-3577 Opposition #2](#)  
[W-3577 Opposition #3](#)  
[W-3577 Opposition #4](#)  
[W-3577 Opposition #5](#)  
[W-3577 Opposition #6](#)  
[W-3577 Opposition #7](#)  
[W-3577 Opposition #8](#)  
[W-3577 Opposition #9](#)  
[W-3577 Opposition #10](#)  
[W-3577 Opposition #11](#)  
[W-3577 Opposition #12](#)  
[W-3577 Opposition #13](#)  
[W-3577 Opposition #14](#)  
[W-3577 Approval Zoning Statements of Consistency.](#)  
[W-3577 Denial Zoning Statements of Consistency](#)

[W-3577 Signed Written Consent to Conditions](#)

- Z-9.** [23-0085](#) Public Hearing on Zoning Petition of Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation (W-3578) from RS9 and LI to RM18-S (Residential Building, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development); property is located on the east side of Cole Road, north of US 311 and south of Interstate 40; – Containing approximately 55.95 acres located in the SOUTHEAST (Council Member Taylor). [Planning Board recommends approval of petition.]

**Attachments:** [W-3578 CARF](#)

[W-3578 Ordinance](#)

[W-3578 Permit](#)

[W-3578 Staff Report](#)

[W-3578 Location Map](#)

[W-3578 Area Plan Map](#)

[W-3578 Site Plan](#)

[W-3578 Elevations](#)

[W-3578 Existing Uses \(LI\)](#)

[W-3578 Existing Uses \(RS9\)](#)

[W-3578 Interdepartmental Comments](#)

[W-3578 Neighborhood Outreach Summary](#)

[W-3578 Approval Zoning Statements of Consistency](#)

[W-3578 Denial Zoning Statements of Consistency](#)

[W-3578 Signed Written Consent to Conditions](#)

**Z-10.** [22-0888](#) Public Hearing on an Ordinance Amendment to the Unified Development Ordinances (UDO) to Reflect Current North Carolina General Statute language regarding sight distance triangles. (UDO-CC21).

**Attachments:** [CARF - UDO-CC21](#)

[ORD - UDO-CC21](#)

[Exhibit A - UDO-CC21 Staff Report](#)

[UDO-CC21 Zoning Statements of Consistency - Approval](#)

[UDO-CC21 Zoning Statements of Consistency - Denial](#)

**Z-11.** [23-0095](#) Adoption of a Resolution of the Winston-Salem City Council Opposing House Bill 470-Greensboro/Winston-Salem Civil Service Board.

**Attachments:** [CARF - Resolution Opposing HB 470](#)

[RES - Opposing HB 470](#)

[Letter of Mayor Joines. HB 470 Civil Service Board](#)

[HB 470 amended Presentation](#)

**Z-12.** [23-0079](#) Mayor Joines' Recommendation for Re-Appointment and Appointment to the Downtown Winston-Salem Partnership.

**Attachments:** [Mayors Recommendations to Downtown Winston-Salem Partner](#)

[Oumy Mbengue and James William](#)

**CLOSED SESSION**

**MAYOR/COUNCIL COMMENTS**

**ADJOURNMENT**