

WINSTON-SALEM CITY COUNCIL
REGULAR MEETING
Council Chambers
101 N. Main Street
April 1, 2019

CALL TO ORDER

Mayor Joines called the meeting to order at 7:00 pm and asked the City Secretary to call the roll.

ROLL CALL

Present: Council Member John C. Larson, Council Member Robert C. Clark, Council Member Dan Besse, Council Member Annette Scippio, Mayor Allen Joines, Mayor Pro Tempore Vivian H. Burke, Council Member Denise D. Adams, Council Member Jeff MacIntosh, and Council Member James Taylor Jr.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

RECOGNITION OF SERGEANT-AT-ARMS

Lt. Vince Rega

Z ZONING AGENDA

Z-1. Public Hearing on Zoning Petition of Zachary Rothrock and Glenda Rothrock (W-3398) from PB-S to RS-9: property is located on the southwest corner of Styers Ferry Road and Lura Road; – Containing approximately 1.09 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 were anyone in the Council Chamber that wished to speak for or against this item. Seeing none, he closed the Public Hearing and recognized Council Member Clark.

Council Member Clark requested a brief presentation.

Aaron King, Planning and Development Services Director, gave the staff report.

A motion was made by Council Member Clark, seconded by Council Member Taylor, for approval of: (1) The Statement of Consistency for approval of this item and (2) W-3398. The motion carried by the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Besse, Council Member Scippio, Mayor Pro Tempore Burke, Council Member Adams, Council Member MacIntosh, and Council Member Taylor

Z-2. Public Hearing on Zoning Petition of Gary Smith and Carol Smith (W-3399) from AG to RS20: property is located on the south side of Glenn Hi Road, across from Country View

Drive; – Containing approximately 1.09 acres located in the EAST WARD (Council Member Scippio). [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 speak for or against this item. Seeing none, he closed the Public Hearing and recognized Council Member Scippio.

A motion was made by Council Member Scippio, seconded by Council Member Larson, for approval of: (1) The Statement of Consistency for approval of this item and (2) W-3399. The motion carried by the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Besse, Council Member Scippio, Mayor Pro Tempore Burke, Council Member Adams, Council Member MacIntosh, and Council Member Taylor

Z-3. Public Hearing on Zoning Petition of Krystal Corporation and Krystal Co. LLC (W-3400) from HB and RSQ to GB-L:): property is located on the southwest corner of Peters Creek Parkway and Academy Street; – Containing approximately 3.76 acres located in the SOUTHWEST WARD (Council Member Besse). [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 speak for or against this item. Seeing none, he closed the Public Hearing and recognized Council Member Besse.

Council Member Besse requested a brief presentation.

Aaron King, Planning and Development Services Director, gave the staff report.

A motion was made by Council Member Besse, seconded by Council Member Taylor, for approval of: (1) The Statement of Consistency for approval of this item and (2) W-3400. The motion carried by the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Besse, Council Member Scippio, Mayor Pro Tempore Burke, Council Member Adams, Council Member MacIntosh, and Council Member Taylor

Z-4. Public Hearing on Zoning Petition of Forsyth County (W-3403) from IP to GB-S: property is located on the northwest side of Sturmer Park Circle, north of Shattalon Dr; – Containing approximately 5.49 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 speak for or against this item. Seeing none, he closed the Public Hearing and recognized Mayor Pro Tempore Burke.

Mayor Pro Tempore Burke requested a brief presentation.

Aaron King, Planning and Development Services Director, gave the staff report.

A motion was made by Mayor Pro Tempore Burke, seconded by Council Member Besse, for approval of: (1) The Statement of Consistency for approval of this item and (2) W-3403. The motion carried by the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Besse, Council Member Scippio, Mayor Pro Tempore Burke, Council Member Adams, Council Member MacIntosh, and Council Member Taylor

Z-5. Public Hearing on Zoning Petition of Henry Heitman, Jr., Carol Powell, and Gilbert Frank (W-3401) from RS9 to RM18-S: property is located on the southwest corner of Reynolda Road and Briarcliffe Road; – Containing approximately 3.02 acres located in the NORTHWEST WARD (Council Member MacIntosh). [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 speak for or against this item.

Proponents:

Charlie Heritage, South Creek Development, 7204 West Friendly Avenue, Suite C, Greensboro, NC 27410

Mr. Heritage gave a presentation on behalf of South Creek Development. He explained their process of notifying neighbors of the proposed petition, including two meetings held to listen to concerns of the neighborhood, and help alleviate those concerns.

Gina Jarrett, 4161 Greenmead Road, Winston-Salem, NC, 27106

Ms. Jarrett spoke on the need for affordable housing communities for seniors in communities, as retirement communities often have long wait lists and many older people do not qualify for assisted living or nursing homes. She also noted the development company has gone above and beyond what is required.

Charlene Rickard address not given.

Ms. Rickard noted she got the dates mixed up, and wanted to speak regarding a separate topic. She said she would come back to address the Mayor and City Council again at the next Public Comment Period.

Opponents:

Chelsea Smith, 4231 Witherow Road, Winston-Salem, NC 27106

Ms. Smith expressed concerns of flooding due to more construction in the neighborhood, as well as the increased traffic that would potentially come with the new development. She also noted she did not believe this was an appropriate area for this kind of development, as the houses were all one and two story homes.

Stephanie Ingram, 4051 Winchester Road, Winston-Salem, NC 27106

Ms. Ingram spoke about concerns of increased flooding of the surrounding neighborhood, as well as the issue of trying to exit the area onto Reynolda Road.

Larry Southerland, 3801 Tangle Lane, Winston-Salem

Mr. Southerland spoke regarding the negative impact of traffic on both Briarcliffe Road and Reynolda Road, and suggested a study be done to assess the impacts of the traffic and flooding from this new development.

Paula, Town and Country – complete address not given.

Ms. Paula spoke of concerns regarding the maximum number of people allowed in a two bedroom being five people, as well as the flooding and runoff issues of the area.

Charles Dickson, 3136 Shannon Drive, Winston-Salem

Mr. Dickson expressed concern over the increase of traffic in an area already heavy with traffic, and noted he did not believe the current infrastructure could handle a development of this size.

Rebuttal Proponents:

Charlie Heritage, South Creek Development, 7204 West Friendly Avenue, Suite C, Greensboro, NC 27410

Mr. Heritage explained that while the maximum number of people for a two bedroom apartment is five and for a one bedroom apartment is three, they have never had that many people in any of their senior developments. He noted the current average age is 69, with mostly single seniors and widows. He said this was a great transition, as another three story development was across the street, and this sort of development would have less trips per day, regarding traffic, than a commercial business.

Rebuttal Opponents:

Hoyt Beard, 4251 Witherow Road

Mr. Beard questioned if any public funds were being used for this development, and how that may affect the requirement of occupants being 55 years or older.

Larry Southerland, 3801 Tangle Lane, Winston-Salem

Mr. Sutherland said without a traffic study, the impact of this development is unknown, because Reynolda Village is not yet finished.

Mayor Joines closed the Public Hearing and recognized Aaron King, Planning and Development Services Director, for the staff report.

Discussion ensued among Council Members regarding this zoning petition.

A motion was made by Council Member MacIntosh, seconded by Council Member Clark, for approval of: (1) The Statement of Consistency for approval of this item

and (2) W-3401. The motion carried by the following vote:

Aye: Council Member Larson, Council Member Clark, Council Member Besse, Council Member Scippio, Mayor Pro Tempore Burke, Council Member Adams, and Council Member MacIntosh

Nay: Council Member Taylor

MAYOR/COUNCIL COMMENTS

Mayor Pro Tempore Burke requested the City Manager to ensure that matters such as the mud and flooding of neighborhoods, are handled fairly.

Mayor Pro Tempore Burke asked how many City dollars were given to Poverty Thought Force.

Mayor Joines responded \$40,000.

Mayor Pro Tempore asked when the City Council would receive a report from Poverty Thought Force.

Mayor Joines stated a report is being produced, and would be distributed upon completion.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 8:20 pm.