

**WINSTON-SALEM CITY COUNCIL**  
**Regular Virtual Meeting**  
**September 7, 2021**

**CALL TO ORDER**

*Mayor Joines called the meeting to order at 7:00 p.m. and stated due to the Safer-At-Home order, all Council Members are participating virtually. Council Members will vote by roll call vote. A Council Member will be recognized, raise their hand, and state their vote. He asked the City Clerk to call the roll.*

**ROLL CALL**

**Present:** 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

**Absent:** Council Member John C. Larson

**MOMENT OF SILENCE**

*Mayor Joines asked that during the Moment of Silence the family of William Chavis Raynard Miller Jr., the Mount Tabor High School family, the family of David Freeman, Attorney, and the family of Jerry Gilmore III, owner of Gilmore Memorial Funeral Service, be remembered.*

**ZONING AGENDA**

**Z-1.** Continuation of Public Hearing on Zoning Petition of Jones Estates A&W, LLC (W-3482) from MH and RS20 to MH-S (Manufactured Housing Development): property is located on the north side of High Point Road, east of Glenn Hi Road; – Containing approximately 9.72 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.] (This item was continued from the August 2, 2021 City Council Meeting.)

**A motion was made by Council Member Taylor, seconded by Council Member Clark, to continue item Z-1 to the November 1, 2021, City Council Meeting. Motion carried by the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-2.** Public Hearing on Zoning Petition of City of Winston-Salem (W-3486) from RM18 and HB to RM18-L (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Duplex; Cottage Court; and Residential Building, Single Family): property is located on the northwest corner of West Northwest Boulevard and Underwood Avenue; – Containing approximately 4.30 acres

located in the NORTH WARD (Council Member Adams). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing and asked if anyone signed up to speak in opposition of this item. Hearing none, he closed the Public Hearing.*

*Mayor Pro Tem Adams requested a staff report.*

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

*In response to Council Member MacIntosh, Mr. Murphy stated the L in RM18-L means it is limited use and can be approved without a site plan.*

*Mayor Pro Tem Adams stated this project has been discussed for over a year and is about providing affordable housing for different communities. She stated she hopes an Area Plan will be done for the Northwest Corridor.*

**A motion was made by Mayor Pro Tempore Adams, seconded by Council Member MacIntosh, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3486. The motion carried by the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-3.** Public Hearing on Site Plan Amendment of Housing Authority of City of Winston-Salem (W-3487) for changes to replace a 120 unit apartment building with multiple apartment buildings containing 81 units: property is located on the east side of Highland Avenue, between East Twelfth Street and East Eleventh Street; – Containing approximately 4.47 acres located in the EAST WARD (Council Member Scippio). [Planning Board recommends approval of petition.]

**A motion was made by Council Member Scippio, seconded by Council Member Clark, that item Z-3 be continued to the October 4, 2021, City Council Meeting. The motion carried by the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-4.** Public Hearing on Site Plan Amendment of D-2/Dairio,LLC (W-3488) for changes modifying the traffic circulation for a restaurant in a HB-S zoning district: property is located on the north side of West Clemmons Road, between Peters Creek Parkway and Orchard View Drive; – Containing approximately 2.35 acres located in the SOUTH WARD (Council Member Larson). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing and asked if there were anyone signed up to speak in opposition. Hearing none, he closed the Public Hearing.*

*Mr. Murphy provided a staff report.*

**A motion was made by Council Member Mundy, seconded by Council Member Scippio, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3488. Motion carried with the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-5.** Public Hearing on Zoning Petition of ADB, LLC (W-3490) from HB-S to GB-L: property is located on the north side of Old Walkertown Road, east of Davis Road; – Containing approximately .96 acres located in the NORTHEAST WARD (Council Member Burke). [Planning Board recommends approval of petition.]

**A motion was made by Council Member Burke, seconded by Council Member Scippio, that item Z-5 be continued to the October 4, 2021, City Council Meeting. The motion carried by the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-6.** Public Hearing on Zoning Petition of Hurst-Davis Building, LLC (W-3491) from LB to PB-L: property is located on the east side of Oakwood Drive, north of Cloverdale Avenue; – Containing approximately .35 acres located in the SOUTHWEST WARD (Council Member Mundy). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing and asked if there were anyone signed up to speak in opposition of this item. Hearing none, he closed the Public Hearing.*

**A motion was made by Council Member Mundy, seconded by Council Member Scippio, for approval of: (1) the Statement of Consistency for approval of this item and (2) W-3491. Motion carried with the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-7.** Public Hearing on Zoning Petition of City of Winston-Salem (W-3485) from Forsyth County RS20-S and AG to Winston-Salem RS20-S and AG: property is located on the southwest side of Sawmill Road, south of Union Cross Road; – Containing

approximately 161.43 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

*Council Member Taylor stated he has heard a number of concerns from citizens regarding this item and will be addressing them.*

**A motion was made by Council Member Taylor, seconded by Council Member Scippio, that item Z-7 be continued to the October 4, 2021, City Council Meeting. The motion carried by the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-8.** Public Hearing on Special Use Permit of Johanne Mary Mitchell (W-3492) for a parking reduction for a Restaurant (without drive-through service) in Growth Management Area 2: property is located on the northwest side of West End Boulevard, across from Summit Street; – Containing approximately 0.05 acres located in the NORTHWEST WARD (Council Member MacIntosh). [Planning Board recommends approval of petition.]

*Mayor Joines read the Quasi-Judicial guidelines.*

*Aaron King, Interim City Manager, Chris Murphy, Acting Planning and Development Services Director, and Brent Summerfield, interpreter for Ms. Joanne Mitchell who is hearing impaired were sworn in.*

*Mayor Joines asked if there were anyone that is opposed to this Quasi-Judicial Hearing being held virtually. Hearing none, he opened the Quasi-Judicial hearing.*

*Mr. Murphy provided the staff report for this item.*

*Mr. Summerfield stated he is with Joanne Mitchell who is the property owner and will be speaking on her behalf. He stated he would address any questions or concerns from the citizens or the City Council.*

*Mayor Joines asked if there were anyone that had any questions regarding this request for a Special Use Permit. Hearing none, he closed the Quasi-Judicial hearing and recognized Council Member MacIntosh.*

**A motion was made by Council Member MacIntosh, seconded by Council Member Scippio, that based upon the application, testimony and evidence presented at the public hearing: 1) the City Council affirm the four findings as required by Section 3.2.13(E)(6)(a) of the Unified Development Ordinances and 2) the City Council approve W-3492 and issue a special use permit to Camel City Commercial, LLC, for a parking reduction for a restaurant (without drive through service) in Growth Management Area 2. Motion carried with the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**Z-9.** Public Hearing on Ordinance to Modify Table 5.1.1: Principal Use Table of the Unified Development Ordinances (UDO) to Allow Schools and Religious Institutions in the Entertainment (E) Zoning District (UDO-CC12) [Planning Board recommends approval of petition.] (Recommended by Community Development/Housing/General Government Committee)

*Mr. Murphy provided the staff report for this item.*

*A discussion ensued regarding allowable uses in the entertainment district and what boards the entertainment district.*

*Mayor Pro Tem Adams provided a history of why the City has an entertainment district.*

*Mayor Joines opened the Public Hearing and asked if there were anyone signed up to speak in opposition of this item. Hearing none, he closed the Public Hearing.*

**A motion was made by Mayor Pro Tempore Adams, seconded by Council Member Clark, approval of (1) the Statement of Consistency for approval of this item and (2) approval of UDO-CC12. Motion carried with the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Nay:** Council Member Scippio

**Absent:** Council Member Larson

**Z-10.** Mayor Joines' Recommendation for Appointment to the Tourism Development Authority:

Dana Suggs - Term Expiring October 2022

**A motion was made by Council Member MacIntosh, seconded by Council Member Clark, to approve item Z-10. The motion carried by the following vote:**

**Aye:** Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Absent:** Council Member Larson

**ADJOURNMENT**

*There being no further business to come before the City Council, the meeting adjourned at 7:51 p.m.*