

**WINSTON-SALEM CITY COUNCIL
REGULAR MEETING
Council Chambers
101 N. Main Street
October 3, 2022**

CALL TO ORDER

Mayor Joines called the meeting to order at 7:00 p.m. and asked the City Clerk to call the roll.

ROLL CALL

Present:

Council Member John C. Larson, 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., and Council Member Barbara Hanes Burke

Absent:

Council Member Jeff MacIntosh

MOMENT OF SILENCE

Mayor Joines asked the victims of Hurricane Ian be remembered during the moment of silence.

PLEDGE OF ALLEGIANCE

RECOGNITION OF SERGEANT-AT-ARMS

Lt. Daniel Battjes

HONORARIUMS

H-1. Proclamation Declaring October 3-7, 2022 as Customer Service Week.

Mayor Joines presented the Proclamation to Hannah Hernandez, Administrative Assistant Office of Business Inclusion & Advancement.

Ms. Hernandez thanked the Mayor, City Council, and City Manager for their support.

H-2. Proclamation Declaring October 2022 as Fire Prevention Month.

Mayor Pro Tempore Adams presented the Proclamation to Fire Chief Trey Mayo.

Chief Mayo thanked acting Fire Marshall Mike Morgan, Mayor Joines, and the City Council for their support. He noted three people have died in the month of September due to fires. He explained the importance of having fire alarms and residential fire sprinklers and asked the Mayor and City Council to join him in support of the fire sprinklers.

ZONING AGENDA

- Z-1.** Continuation of Public Hearing on Zoning Petition of Hubbard Realty of Winston-Salem, Inc. (Zoning Docket W-3529) from RS9 to RM5-S (Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Townhouse; Utilities; Child Day Care, Large Home): property is located on the south side of Somerset Drive, west of Sparkling Place and the east side of Lockwood Drive, north of Caraway Lane; – Containing approximately 88.08 acres located in the SOUTHWEST WARD (Council Member Mundy). [Planning Board recommends approval of petition.] (This item was continued from the June 6th, August 2nd, and September 6th, 2022 City Council Meetings) [A request to continue this item to the November 1, 2022, City Council Meeting has been received for this item]

A motion was made by Council Member Mundy, seconded by Council Member Taylor, to continue W-3529 to the City Council's meeting on November 1, 2022. Motion carried with the following vote.

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

Absent: Council Member MacIntosh

- Z-2.** Continuation Public Hearing on Zoning Petition of City of Winston-Salem (W-3533) from RSQ to IP-L (Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Recreation Facility, Public; School, Private; School, Public; Urban Agriculture; and Utilities): property is located on the south side of Humphrey Street, west of Free Street; – Containing approximately .52 acres located in the EAST WARD (Council Member Scippio). [Planning Board recommends approval of petition.] (This item was continued from the August 2, 2022, City Council Meeting. A request to continue this item to the November 1, 2022, City Council meeting has been received for this item.)

A motion was made by Council Member Scippio, seconded by Mayor Pro Tempore Adams, to continue W-3533 to the City Council's meeting on November 1, 2022. Motion carried with the following vote:

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

Absent: Council Member MacIntosh

- Z-3.** Public Hearing on Zoning Petition of Vestmill Property Owner, LLC, Myra Mize, Fallie Myers Shoaf Family Trust, Elizabeth Burke, and Allan Stewart (W-3540) from RS9 and RM12-S to RM12-S: property is located on the north and south sides of Vest Mill Road

at its western terminus; – Containing approximately 15.71 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 that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Mundy, seconded by Mayor Pro Tempore Adams, for approval of: (1) the Statement of Consistency for the approval of this item, and (2) W-3540 with the revised condition that relates to the construction traffic and utilizing the Vest Mill Road entrance.

Council Member Mundy explained that he supports this item stating this is a great way to repurpose land for housing. He noted that he met with the residents, and they voice concerns regarding the condition of the road and possible stormwater issues. He stated the stormwater concern has been addressed and resolved with the developer and encouraged staff to fix the road.

Angela Carmon, City Attorney, requested Chris Murphy, Planning and Development Service Director, to state the added condition and have the applicator come forward to agree.

Mr. Murphy stated the additional condition is listed as follows:

- **OTHER REQUIREMENTS:**
 - a. *Developer shall provide and maintain the construction entrance for the project via the Vest Mill Road street connection. No construction entrance shall be permitted via Westbrook Drive. No construction traffic shall be permitted via Westbrook Drive until such time as the street connection to Westbrook Drive is under construction, and this construction traffic shall be limited to what is necessary to construct the street connection. Following the street connection, all construction traffic for the project shall continue to utilize the Vest Mill Road construction entrance until the final Certificates of Occupancy (COs) have been issued or in emergency situations if the Vest Mill Road access becomes inaccessible. Barricades and signage shall be utilized to ensure compliance with this condition.*

Luke Dickey with Stimmel Associates, stated he is representing the petitioner and agreed verbally to the condition.

Motion carried with the following vote:

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

Absent: Council Member MacIntosh

Z-4. Public Hearing on Site Plan Amendment of City of Winston-Salem (W-3539) for changes to include a proposed MSE wall for a landfill in a GI-S zoning district: property is located at the southwestern terminus of Recycle Way; – Containing approximately 231 acres located in the NORTH WARD (Mayor Pro Tempore Adams) and NORTHEAST WARD (Council Member Burke) [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing and asked if there were anyone that wished to be heard on this item. Seeing none, he closed the Public Hearing.

Mayor Pro Tempore Adams requested a presentation for this item.

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

A motion was made by Mayor Pro Tempore Adams, seconded by Council Member Larson, for approval of: (1) the Statement of Consistency for the approval of this item and (2) W-3539. The motion carried by the following vote:

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

Absent: Council Member MacIntosh

Z-5. Public Hearing on Zoning Petition of City of Winston-Salem (W-3543) to establish Winston-Salem LI-S (Manufacturing A; Manufacturing B; and Warehousing) zoning on property annexed by the City; property is located on the west side of Millennium Drive, west of Temple School Road; – Containing approximately 2.98 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing and asked if there were anyone that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Taylor, seconded by Council Member Scippio, for approval of: (1) the Statement of consistency for the approval of this item, and (2) W-3543. Motion carried with the following vote:

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

Absent: Council Member MacIntosh

Z-6. Public Hearing on Zoning Petition of Hatcher Associates Inc (W-3544) from RS9 to NB-S (Residential Building, Single Family; Offices; and Services A); property is located at north side of Old Hollow Road, west of Germanton Road; – Containing approximately .977 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 any one in the Council Chamber that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Burke, seconded by Council Member Taylor, for approval of: (1) the Statement of Consistency for the approval of this item, and (2) W-3544. Motion carried with the following vote:

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

Absent: Council Member MacIntosh

Z-7. Public Hearing on Zoning Petition of Coe Revocable Living Trust, Betty R Coe, and Steve H Coe (W-3545) from RS9 to HB-S; property is located at west side of University Parkway, across from Car Fare Drive; – Containing approximately .57 acres located in the NORTHEAST WARD (Council Member Burke). [Planning Board recommends approval of petition.]

Mayor Joines opened the Public Hearing.

Proponents:

Luke Dickey, Stimmel Associates - 601 N. Trade Street. Suite 200 Winston-Salem, NC 27101

Sam Simpson 1401 Sunset Drive Greensboro, NC 27408

Opponents:

Jason Bush, Linville Team Partners Commercial Real Estate - 101 W. 4th Street Winston-Salem, NC 27101

Angela Carmon, City Attorney, stated the comments made by Mr. Bush were not land use comments and noted that Mr. Bush is outside the 500-foot area.

Mayor Joines stated the City Council considers the land use and not the economics of the business.

Roman Embry - 2390 Memorial Industrial School Road Winston-Salem, NC 27101

Rebuttal:

None

Mayor Joines closed the Public Hearing.

A motion was made by Council Member Burke, seconded by Mayor Pro Tempore Adams, for approval of: (1) the Statement of Consistency for the approval of this item and (2) W-3545. The motion carried by the following vote:

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

Absent: Council Member MacIntosh

Z-8. Public Hearing on Resolution Supporting the Eligibility of Property for the National Register of Historic Places - Downtown Winston-Salem Historic District. (Recommended by Community Development/Housing/General Government Committee.)

Michelle McCollough provided a background of this item and introduced Kayla Halberg.

Kayla Halberg, Consultant with Commonwealth Preservation Group, provided a presentation for this item.

Mayor Joines opened the Public Hearing and asked if there were anyone that wished to be heard regarding this item. Seeing none, he closed the Public Hearing.

A motion was made by Mayor Pro Tempore Adams, seconded by Council Member Larson, for approval of Item Z-8. The motion carried unanimously.

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

Absent: Council Member MacIntosh

MAYOR/COUNCIL COMMENTS

Council Member Scippio thanked everyone that contributed to the East Ward Stock the Food Bank Drive. She stated the goal of 25,000 meals was met and exceeded.

Z-9. Closed Session.

A motion was made by Council Member Clark, seconded by Council Member Taylor, that the Winston-Salem City Council go into closed session pursuant to: (1) N.C.G.S. §143-318.11(a)(4) regarding the location of a business within the corporate limits of the City of Winston-Salem, (2) N.C.G.S. §143-318.11(a)(5) to provide instructions to staff regarding:(a) the acquisition of property on Shattalon Drive for expansion of Fire Station 14, and (b) the acquisition of properties bounded by Cleveland Avenue, Bowen Blvd, 14th and 25th Streets for affordable housing and mixed-use development for the overall revitalization of the Northeast Ward, and (3) N.C.G.S. §143-318.11(a)(3) to consult with and provide instructions to the City Attorney regarding the institution of an additional opioid lawsuit and to protect the attorney-client privilege. Motion carried unanimously.

Closed Session began at 8:04 p.m.

Mayor Pro Tempore Adams made a motion, seconded by Council Member Clark, to end Closed Session and return to Regular Session. Motion carried unanimously.

Closed Session ended at 8:51 p.m.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 8:52 p.m.