



City of Winston-Salem

101 North Main
Street
Winston-Salem,
NC 27101

Agenda
City Council

Monday, November 6, 2023

6:00 PM

CALL TO ORDER

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

RECOGNITION OF SERGEANT-AT-ARMS

H HONORARIUMS

H-1. [23-0508](#) City Manager Oath of Office - William Patrick Pate

H-2. [23-0439](#) Resolution Honoring the 2023 City of Winston-Salem University Graduates

Attachments: [2023 CWSU Graduation Resolution](#)

Z ZONING AGENDA

Z-1. [23-0478](#) Adoption of Resolution Regarding the National League of Cities 2023 Annual Conference

Attachments: [CARF - 2023 NLC](#)

[RES - 2023 NLC](#)

- Z-2.** [23-0388](#) Public Hearing on Petition for the Voluntary Annexation of Approximately 17.387 Acres Located Northwest of the Confluence of Brookberry Farm Circle and Rosewind Lane and North of Brookberry Farm Circle. Brookberry Farm, Phase 9 – Petition of Brookberry Farm, LLC

Attachments: [CARF - Brookberry Farm-Phase 9](#)

[RES - Fixing PH Date for Annexing - Brookberry Farm - Phase 9](#)

[ORD - Ordinance Extending The Corporate Limits - Brookberry](#)

[RES - Resolution Amending City Map - Brookberry Farm - Phase 9](#)

[INFO - Annexation-Survey - Brookberry Farm - Phase 9](#)

[INFO - Annexation Description - Brookberry Farm - Phase 9](#)

[MAP - Aerial - Brookberry Farm - Phase 9](#)

[MAP - Location - Brookberry Farm Phase 9](#)

[INFO - Preliminary Plat - Brookberry Farm - Phase 9](#)

[INFO - Summary Sheets - Brookberry Farms - Phase 9](#)

[INFO - Application - Brookberry Farm - Phase 9](#)

- Z-3.** [23-0390](#) Public Hearing on Petition for the Voluntary Annexation of Approximately 16.301 Acres Located West of the Confluence of Brookberry Farm Circle and Rosewind Lane and South of Brookberry Farm Circle. Brookberry Farm, Phase 10 – Petition of Brookberry Farm, LLC

Attachments: [CARF - Brookberry Farm-Phase 10](#)

[RES - Fixing PH Date for Annexing - Brookberry Farm - Phase 10](#)

[ORD - Ordinance Extending The Corporate Limits - Brookberry Farm - Phase 10](#)

[RES - Resolution Amending City Map - Brookberry Farm - Phase 10](#)

[INFO - Preliminary Survey - Brookberry Farm - Phase 10](#)

[INFO - Boundary Description - Brookberry Farm - Phase 10](#)

[MAP- Aerial - Brookberry Farm - Phase 10](#)

[MAP - Location-Brookberry Farm - Phase 10](#)

[INFO - Preliminary Plat - Brookberry Farm - Phase 10](#)

[INFO - Summary Sheets - Brookberry Farm - Phase 10](#)

[INFO - Application - Brookberry Farm - Phase 10](#)

- Z-4.** [23-0479](#) Public Hearing on Zoning Petition of City of Winston-Salem (W-3592) from Forsyth County RS9 to Winston-Salem RS9: property is located on the west side of Styers Ferry Road, south of Woodcove Drive; – Containing approximately 4.015 acres located in the WEST WARD (Council Member Clark). [Planning Board recommends approval of petition]

Attachments: [W-3592 CARF](#)

[W-3592 Ordinance](#)

[W-3592 Staff Report](#)

[W-3592 Location Map](#)

[W-3592 Area Plan Map](#)

[W-3592 Zoning Statements of Consistency Approval](#)

- Z-5.** [23-0480](#) Public Hearing on Zoning Petition of City of Winston-Salem (W-3593) from Forsyth County MU-S to Winston-Salem MU-S; property is located on the north side of Brookberry Farm Circle, at the northern terminus of both Maple Chase Lane and Penns Meadow Lane; – Containing approximately 17.32 acres located in the WEST WARD (Council Member Clark). [Planning Board recommends approval of petition]

Attachments: [W-3593 CARF](#)
[W-3593 Ordinance](#)
[W-3593 Staff Report](#)
[W-3593 Location Map](#)
[W-3593 Area Plan Map](#)
[W-3593 Zoning Statements of Consistency Approval](#)

- Z-6.** [23-0481](#) Public Hearing on Zoning Petition of City of Winston-Salem (W-3594) from Forsyth County MU-S to Winston-Salem MU-S; property is located on the south side of Brookberry Farm Circle, at the southern terminus of both Maple Chase Lane and Penns Meadow Lane; – Containing approximately 16.42 acres located in the WEST WARD (Council Member Clark). [Planning Board recommends approval of petition]

Attachments: [W-3594 CARF](#)
[W-3594 Ordinance](#)
[W-3594 Staff Report](#)
[W-3594 Location Map](#)
[W-3594 Area Plan Map](#)
[W-3594 Zoning Statements of Consistency Approval](#)

- Z-7.** [23-0482](#) Public Hearing on Zoning Petition of Parkway Place I and II LLC (W-3595) from RM18 to HB; property is located on the north side of East Hanes Mill Road, east of University Parkway; – Containing approximately 1.18 acres located in the NORTHEAST WARD (Council Member Burke). [Planning Board recommends approval of petition]

Attachments: [W-3595 CARF](#)

[W-3595 Ordinance](#)

[W-3595 Staff Report](#)

[W-3595 Location Map](#)

[W-3595 Area Plan Map](#)

[W-3595 Proposed Uses](#)

[W-3595 Existing Uses](#)

[W-3595 Services A](#)

[W-3595 Services B](#)

[W-3595 Outreach Letter Summary](#)

[W-3595 Zoning Statements of Consistency Approval](#)

[W-3595 Zoning Statements of Consistency Denial](#)

- Z-8.** [23-0483](#) Public Hearing on Zoning Petition of Baptist Retirement Homes, Inc. (W-3596) from RS9, RS9-S, RM12-S, RM18-S, and NO-S to C-L (Child Care, Drop-In; Child Day Care Center; Life Care Community; and Nursing Care Institution); property is located on the south side of Bethabara Road, across from Deacon Ridge Drive; – Containing approximately 46.31 acres located in the NORTH WARD (Mayor Pro Tempore). [Planning Board recommends approval of petition]

Attachments: [W-3596 CARF](#)

[W-3596 Ordinance](#)

[W-3596 Permit](#)

[W-3596 Staff Report](#)

[W-3596 Location Map](#)

[W-3596 Area Plan Map](#)

[W-3596 Existing Uses](#)

[W-3596 Neighborhood Outreach Summary](#)

[W-3596 Zoning Statements of Consistency Approval](#)

[W-3596 Zoning Statements of Consistency Denial](#)

[W-3596 Signed Written Consent to Conditions](#)

- Z-9.** [23-0485](#) Public Hearing on Zoning Petition of Dixon William Luther, Lillian I Evans, and Lillian A Evans (W-3599) from RM12-S and RS9-S to RM8-S (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Multifamily; and Residential Building, Townhouse); property is located on the south side of Jay Avenue, east of Old Salisbury Road; – Containing approximately 27.05 acres located in the SOUTH WARD (Council Member Larson). [Planning Board recommends approval of petition]

Attachments: [W-3599 CARF](#)

[W-3599 Ordinance Special Use](#)

[W-3599 Permit](#)

[W-3599 Staff Report](#)

[W-3599 Location Map](#)

[W-3599 Area Plan Map](#)

[W-3599 Site Plan](#)

[W-3599 Elevations](#)

[W-3599 Existing Uses](#)

[W-3599 Interdepartmental Comments](#)

[W-3599 Neighborhood Outreach Report](#)

[W-3599 Opposition 1](#)

[W-3599 Opposition 2](#)

[W-3599 Zoning Statements of Consistency Approval](#)

[W-3599 Zoning Statements of Consistency Denial](#)

[W-3599 Signed Written Consent to Conditions](#)

CLOSED SESSION

Z-10. [23-0469](#) Resolution Authorizing the Purchase of Property in Support of the City's Affordable Housing Objectives in Addition to the Preservation of Workforce Housing

Attachments: [CARF - Purchase of Property 800 N Spring St](#)

[RES - Purchase of Property 800 N Spring St](#)

[EXHIBIT A - Purchase of Property 800 N Spring St](#)

[MAP - Purchase of Property 800 N Spring St](#)

MAYOR/COUNCIL COMMENTS

ADJOURNMENT