



## AGENDA

### Regular Meeting of the Winston-Salem City Council

May 1, 2006

7:30 p.m., Council Chamber

Room 230, City Hall

CALL TO ORDER

ROLL CALL

INVOCATION BY PASTOR HAYDEN FURROW OF NORTH POINT BAPTIST CHURCH

PLEDGE OF ALLEGIANCE

RECOGNITION OF SERGEANT-AT-ARMS

RESOLUTION DECLARING MAY, 2006 AS HISTORIC PRESERVATION MONTH IN WINSTON-SALEM

1. CONSIDERATION OF ITEMS RELATING TO A PETITION FOR ANNEXATION OF 0.147 ACRE LOCATED OFF OF OLD SALISBURY ROAD – *Petition of Wake Forest University, Louis R. Morrell, and Patty Hull: [Recommended by Public Works Committee.]*
  - a. PUBLIC HEARING AND ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF WINSTON-SALEM BY ANNEXING THERETO CERTAIN CONTIGUOUS TERRITORY.
  - b. RESOLUTION AMENDING OFFICIAL CITY MAP DESIGNATING CORPORATE LIMITS AND SOUTH WARD BOUNDARIES.
2. PUBLIC HEARING AND RESOLUTION ORDERING THE CLOSING OF AN ALLEY OFF 17<sup>TH</sup> STREET IN THE NORTH WARD – *Petition of the City of Winston-Salem. [Recommended by Public Works Committee.]*

3. PUBLIC HEARING ON ZONING PETITION OF BROWN ROGERS DIXSON COMPANY FROM LI TO PB: Property located on the southeast corner of Main Street and Seventh Street – Containing approximately 1.22 acres located in the EAST WARD (Council Member Johnson) - Zoning Docket W-2847. *[Planning Board recommends approval of petition.]*

ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM

4. PUBLIC HEARING ON ZONING PETITION OF LOVE FOUNDATION FOR PROPERTY OWNED BY HOLINESS CHURCH OF GOD, INC. FROM LB AND RS-9 TO RMU-S (Congregate Care Facility; Adult Day Care Center; Child Day Care Center; Habilitation Facility C; Church Or Religious Institution, Neighborhood – Two Phase): Property located on the southeast corner of Barber Street and South Main Street and on the north side of Champlain Street – Containing approximately 3.26 acres located in the SOUTHEAST WARD (Council Member Terry) - Zoning Docket W-2850. *[Planning Board recommends approval of petition and site plan with staff recommendations.]*

ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM

APPROVAL OF SITE PLAN

APPROVAL OF SPECIAL USE DISTRICT PERMIT

5. PUBLIC HEARING ON ZONING PETITION OF EXL DEVELOPMENT COMPANY, INC. FOR PROPERTY OWNED BY SAME AND JANET HOOKER, CLARENCE C. WHITE, AND CHRISTIE WHITE FROM RS-9 AND HB TO RM-18-S (Residential Building, Multifamily; and Residential Building, Town House): Property located on the northeast side of Reynolda Road and south side of Morningside Drive – Containing approximately 21.8 acres located in the NORTH WARD (Council Member Malloy) - Zoning Docket W-2851. *[Planning Board recommends approval of petition and site plan with staff recommendations.]*

ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM

APPROVAL OF SITE PLAN

APPROVAL OF SPECIAL USE DISTRICT PERMIT

6. PUBLIC HEARING ON ZONING PETITION OF KG NC, LLC FOR PROPERTY OWNED BY FIRST PRESBYTERIAN CHURCH FROM GB-S (SHOPPING CENTER) TO GB-S (FURNITURE AND HOME FURNISHING STORE): Property located off the north side of Hanes Mall Boulevard west of Westgate Center Boulevard – Containing approximately 3.45 acres located in the SOUTHWEST WARD (Council Member Besse) - Zoning Docket W-2846. *[Planning Board recommends approval of petition and site plan with staff recommendations.]*

ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM

APPROVAL OF SITE PLAN

APPROVAL OF SPECIAL USE DISTRICT PERMIT

7. PUBLIC HEARING ON PETITION OF CENTRAL TABERNACLE, INC. AND CONSIDERATION OF SEVEN FINDINGS OF FACT FOR A SPECIAL USE PERMIT FOR THE EXPANSION OF INSTITUTIONAL PARKING IN AN RS-9 ZONING DISTRICT: Property located on the north side of Junia Avenue, between Dacian Street and Bloomfield Street – Containing approximately 0.60 acre located in the SOUTHEAST WARD (Council Member Terry) - Zoning Docket W-2849. *[Planning Board determined that this proposal addresses all applicable findings of fact and recommends approval of permit.]*

ORDINANCE ISSUING A SPECIAL USE PERMIT FOR INSTITUTIONAL PARKING IN AN RS-9 ZONING DISTRICT

APPROVAL OF SITE PLAN

APPROVAL OF SPECIAL USE DISTRICT PERMIT

8. PUBLIC HEARING ON ZONING PETITION OF MARK T. WILSON FROM RS-9 TO PB-S (Offices, Miscellaneous; Retail Store, Specialty Or Miscellaneous; Professional Office; Motor Vehicle Repair and Maintenance; Personal Services; Arts and Crafts Studio; Residential Building, Single Family): Property located on the south side of Sprague Court, east of Sprague Street – Containing approximately 0.56 acre located in the SOUTHEAST WARD (Council Member Terry) - Zoning Docket W-2848. *[Planning Board recommends denial of petition, but approval of the site plan with staff recommendations.]*

ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM

APPROVAL OF SITE PLAN

APPROVAL OF SPECIAL USE DISTRICT PERMIT

9. PUBLIC HEARING ON ZONING PETITION OF THE COUNTRY CLUB ESTATES

NEIGHBORHOOD ASSOCIATION FOR PROPERTY OWNED BY OTHERS FROM RS-12 TO RS-12-NCO (NEIGHBORHOOD CONSERVATION OVERLAY): Property generally located on both sides of Plymouth Avenue, Fairfax Drive, Canterbury Trail, Lynn Avenue, Greenwich Road, Westview Drive, Buckingham Road, Biting Road, and Pine Valley Road – Containing approximately 186.00 acres located in the SOUTHWEST WARD (Council Member Besse) - Zoning Docket W-2852. *[Planning Board recommends approval of petition and site plan with staff recommendations.]*

ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM

APPROVAL OF SITE PLAN

APPROVAL OF SPECIAL USE DISTRICT PERMIT

10. CONTINUATION OF PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES PERTAINING TO THE NEIGHBORHOOD CONSERVATION OVER (NCO) DISTRICT – *Proposal of W. Bradley Helms – UDO-156. [Planning Board recommends approval of amendment with modifications. This item was continued from the April 3 and April 17 Council meetings.]*
11. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER C, ARTICLE 3-5.4 OF THE UNIFIED DEVELOPMENT ORDINANCES TO REVISE THE SIDA POINT ALLOCATION SYSTEM IN THE SALEM LAKE WATERSHED AS IT PERTAINS TO CERTAIN PUBLIC/INSTITUTIONAL USES – *UDO-155. [Planning Board recommends approval.]*
12. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER B, ZONING ORDINANCE, AND CHAPTER D, SUBDIVISION REGULATIONS, OF THE UNIFIED DEVELOPMENT ORDINANCES TO REFLECT THE CHANGES MADE TO THE PLANNING LAWS BY THE NORTH CAROLINA GENERAL STATUTES – *UDO-157. [Planning Board recommends approval.]*
13. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER C, ENVIRONMENTAL ORDINANCE, ARTICLE III, SALEM LAKE WATERSHED UNIFIED DEVELOPMENT ORDINANCES TO ALLOW DENSITY AVERAGING BETWEEN PAIRED PARCELS FOR THE PURPOSES OF CALCULATING IMPERVIOUS COVERAGE – *UDO-158. [Planning Board recommends approval.]*
14. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER A, DEFINITIONS ORDINANCE, AND CHAPTER B, ZONING ORDINANCE, OF THE UNIFIED DEVELOPMENT ORDINANCES TO REVISE THE MIXED USE, SPECIAL USE ZONING DISTRICT (MU-S) PROVISIONS TO MAKE THE DISTRICT MORE USER FRIENDLY AND FLEXIBLE FOR APPLICATION IN DIFFERENT GROWTH MANAGEMENT AREAS – *UDO-159. [Planning Board recommends approval.]*
15. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER B, ZONING

ORDINANCE, OF THE UNIFIED DEVELOPMENT ORDINANCES TO PROVIDE GREATER PARKING FLEXIBILITY FOR CHANGES IN USE FOR BUILDINGS WITH PARKING NONCONFORMITIES – *UDO-160. [Planning Board recommends approval.]*

16. CONSIDERATION OF ITEMS REGARDING THE ISSUANCE OF \$4,425,000 GENERAL OBLIGATION BONDS: *[Recommended by Finance Committee.]*
  - a. PUBLIC HEARING AND ADOPTION OF BOND ORDER AUTHORIZING THE ISSUANCE OF \$2,505,000 STREET AND SIDEWALK BONDS OF THE CITY OF WINSTON-SALEM.
  - b. PUBLIC HEARING AND ADOPTION OF BOND ORDER AUTHORIZING THE ISSUANCE OF \$1,420,000 PARKS AND RECREATION BONDS OF THE CITY OF WINSTON-SALEM.
  - c. PUBLIC HEARING AND ADOPTION OF BOND ORDER AUTHORIZING THE ISSUANCE OF \$500,000 PUBLIC IMPROVEMENT BONDS OF THE CITY OF WINSTON-SALEM.
17. CONSIDERATION OF MAYOR JOINES' RECOMMENDATION FOR APPOINTMENT TO THE POLICE RETIREMENT COMMISSION – *Michael McCoy – Term Expiring April, 2009*
18. CONSIDERATION OF SUMMARIES OF MINUTES:
  - a. APPROVAL OF SUMMARY OF MINUTES – *March 27, 2006.*
  - b. APPROVAL OF SUMMARY OF MINUTES – *April 3, 2006.*
  - c. APPROVAL OF SUMMARY OF MINUTES – *April 17, 2006.*