

D-27121

Summary of Minutes

August 7, 2006

A Regular Meeting of the Winston-Salem City Council was held on Monday, August 7, 2006 at 7:30 p.m. in the Council Chamber at City Hall, Mayor Allen Joines presiding and the following members present:

Members Present:	Molly Leight	Vivian H. Burke
	Robert C. Clark	Nelson L. Malloy Jr.
	Dan Besse	Wanda Merschel
	Joycelyn V. Johnson	Evelyn A. Terry

Invocation: Ron Seeber, City Attorney

Pledge of Allegiance led by Boy Scout Robert Fyfe.

Mayor Joines thanked Mr. Fyfe and wished him luck in obtaining his merit badge. He acknowledged that Reverend Moses Edwards was in attendance and asked if he would present a second invocation.

Invocation: Pastor Moses Edwards of Ephesus Seventh Day Adventist Church

Mayor Joines noted that Reverend Edwards is the President of the Winston-Salem Ministers' Association and thanked him for their contributions to the community.

Sergeant at Arms: Lieutenant David L. Kiger

At this time, Mayor Joines recognized Council Member Clark regarding two items for consideration in his Ward.

8. CONTINUATION OF PUBLIC HEARING ON ZONING PETITION OF GRACE H. CALLOWAY AND SADIE H. HENNING FROM RS-9 TO LO-S (Funeral Home; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; and Adult Day Care Center): Property located on the west side of Peace Haven Road south of Robinhood Road - Containing approximately 1.45 acres located in the WEST WARD (Council Member Clark) - Zoning Docket W-2843. [Planning Board recommends approval of petition and site plan with staff recommendations. This item was continued from the June 5, 2006 Council meeting.]
  
9. CONTINUATION OF PUBLIC HEARING ON ZONING PETITION OF WINDSOR DEVELOPMENT GROUP, LLC FOR PROPERTY OWNED BY HOPE PRESBYTERIAN CHURCH, INC., CONRAD L. VESTAL, AND ELIZABETH VESTAL FROM RS-9 TO GO-S (Banking and Financial Services; and Professional Office): Property located on the west side of Peace Haven Road, across from Whitaker Road - Containing approximately 2.09 acres located in the WEST WARD (Council Member Clark) - Zoning Docket W-2862. [Planning Board recommends denial of petition, but approval of the site plan with staff recommendations. This item was continued from the June 5, 2006 Council meeting.]

Council Member Clark requested Items 8 and 9 be considered first and he made a motion to continue both items for 60 days.

Council Member Merschel: Second.

Council Member Clark explained that no changes had been presented for either item, but requests had been made by each petitioner to have the items continued. He noted that although he was unable to notify some interested parties of the intent to continue, the vote still had to be taken during tonight's meeting.

The motion to continue Items 8 and 9 for 60 days was unanimously carried.

(These items will be continued to the October 2, 2006 City Council meeting.)

**MAYOR'S ANNOUNCEMENT**

1. PUBLIC HEARING AND ORDINANCE APPROVING LOCAL HISTORIC LANDMARK DESIGNATION OF THE FORMER WACHOVIA BANK AND TRUST COMPANY, 8 WEST THIRD STREET - Application of West Third Street, Inc. [Finance Committee forwarded this item to Council with three in favor and one opposed. This item was also reviewed informally by the Community Development/Housing/General Government Committee.]

Mr. Jim Lambie, 1701 Reynolda Road, explained that he and his wife own West Third Street, Inc. which owns the property in question. He stated that the structure was built in 1911 and is a classic example of Renaissance Revival architecture. Mr. Lambie noted that it was the first skyscraper in Winston-Salem and housed Wachovia Bank's headquarters from 1911 to 1966. It is the second oldest building of its type and was listed on the National Historic Register in 1984.

Recognizing no one else to be heard, Mayor Joines declared the public hearing closed and called for a motion on the item.

Council Member Johnson: Motion to Approve.

Council Member Burke: Second.

Council Member Besse pointed out that this item had been brought back for consideration due to a need for clarification of the fact that the historic landmark status refers only to the building's exterior.

Council Member Leight commented that the building is architecturally and historically important for Winston-Salem's heritage.

Council Member Clark pointed out that this designation would allow for the property's City and County taxes to be cut in half and he noted that a total \$440,000 in taxes has been eliminated by historic designations. He stated that although these owners

contribute greatly to the community, he objects to the irreversible nature of the State law allowing for these tax breaks. Council Member Clark also noted that the tax burden worsens for everyone each time something is removed from the tax roll and stated that he would not be voting in favor of this item.

Council Member Burke stated that as a member of the Tourism Development Authority, consideration should always be given to the fact that although they receive a tax break, these properties contribute greatly to the community and generate income for the City.

Council Member Besse inquired if the tax deferral would refer to total building value or a reduced portion based on the exterior of the building.

Mr. Paul Norby, City/County Planning Director, indicated that the tax reduction would apply only to the value of the building's exterior.

Council Member Besse pointed out that although concern is reasonable, this type of status enacts permanent restrictions in use and maintenance of the property, as well as tax deferment which ultimately pays for itself in terms of overall value to the community and results in lower taxes for everyone.

The motion to approve the item was carried on a vote of seven in favor and one opposed. Voting in favor of the motion were Council Members Leight, Besse, Johnson, Burke, Malloy, Merschel and Terry. Council Member Clark: Opposed.

2. PUBLIC HEARING ON ZONING PETITION OF MALLARD LAKES HOMEOWNERS ASSOCIATION FOR PROPERTY OWNED BY OTHERS FROM RS-9 TO RS-9 NCO (NEIGHBORHOOD CONSERVATION OVERLAY): Property located between Bethania-Rural Hall Road and Walker Road and known as the Mallard Lakes Subdivision - Containing approximately 183.0 acres located in the NORTH WARD (Council Member Malloy) - Zoning Docket W-2871. [Planning Board recommends approval.]

Mr. Jim Collier, 1857 Buddingbrook Lane, stated that he is a member of the Board of Directors for Mallard Lakes Homeowners Association which was incorporated upon development of the community more than 30 years ago. He indicated that the Association owns three lakes, a park and three parcels of common area and collects a mandatory assessment from members each year to pay taxes and insurance premiums on this land. All homeowners in the community are required to be members and are not allowed to withdraw. Mr. Collier noted that the nine-member Board of Directors sets the assessments and oversees enforcement. He indicated that the Board is in favor of and has mechanisms in place to inform all homeowners of the status of the Neighborhood Conservation Overlay (NCO).

Ms. Melynda Dunigan, 1875 Mallard Lakes Drive, asked all in favor of the NCO to stand and be recognized. She stated that the Mallard Lakes NCO Committee was formed after a sewer line extension last Fall, creating concern among neighbors that the combination of the community's RS-9 zoning and public sewer could bring high density and new development, resulting in a threat to water quality. Ms. Dunigan explained that a final proposal was developed through various neighborhood meetings and communications, and pointed out that the plan reflects a strong desire to protect the integrity of the Mallard Lakes neighborhood.

Ms. LauraLe Van Hoy, 1841 Buddingbrook Lane, explained that she was responsible for providing inventory of the neighborhood, describing its general natural history features, and fact-checking. She indicated that a subcommittee had been created to make recommendations for the proposed standards based on a ballot process for all homeowners. Ms. Van Hoy requested that Standard 4 be removed from consideration as its footprint requirement would not be commensurate with houses currently located in the neighborhood.

Ms. Shelley Rutkin, 1910 Mallard Lakes Drive, explained that she moved to Winston-Salem in 1998 and purchased her house in Mallard Lakes subdivision due to the diverse qualities of the neighborhood. She pointed out that there are only two entrances, lakes, many trees, and it is a very comfortable style of living that would dramatically change if development were allowed to occur without standards.

Mr. Brian Bryan, 2080 Duckworth Court, stated that he is the outgoing President of the Mallard Lakes Homeowners Association. He indicated that many residents responded to the NCO Committee's plans and were excited about the NCO's use as a tool for positive development.

Seeing no one else to be heard, Mayor Joines declared the public hearing closed.

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

Council Member Malloy commended the Mallard Lakes Homeowners Association for their diligence in assembling requirements for the NCO Ordinance.

Council Member Malloy made a motion to approve Item 2 with the deletion of Requirement 4, referring to the footprint of one-story houses.

Council Member Merschel: Second. Unanimous.

3. PUBLIC HEARING ON ZONING PETITION OF NELLAR REALTY COMPANY, INC. FROM RS-9 AND RM-8-S (Child Day Care Center) TO RM-8-S (Child Day Care Center): Property located on the south side of Noel Drive east of University Parkway - Containing approximately 1.9 acres located in the NORTHEAST WARD (Council Member Burke) - Zoning Docket W-2872. [Planning Board recommends approval of petition and site plan with staff recommendations.]

No one heard.

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

Council Member Burke made a motion for approval of the petition, adoption of the zoning ordinance, and approval of the site plan and special use district permit.

Council Member Clark: Second. Unanimous.

4. PUBLIC HEARING ON ZONING PETITION OF THE CITY OF WINSTON-SALEM FOR PROPERTY OWNED BY WAKE FOREST UNIVERSITY DEVELOPMENT FROM COUNTY RS-9 TO CITY RS-9: Property located on the west side of Old Salisbury Road, south of West Clemmons Road - Containing approximately .13 acre located in the SOUTH WARD (Council Member Leight) - Zoning Docket W-2870. [Planning Board recommends approval of petition.]

No one heard.

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

Council Member Leight: Motion for Approval.

Council Member Merschel: Second. Unanimous.

5. PUBLIC HEARING ON ZONING PETITION OF BRC BURKE MILL LLC; CARL D. EDWARDS AND NANCY A. EDWARDS FROM RS-9 AND RM-18-S TO RM-18-S (Residential Building, Multi-Family): Property located on the west side of Griffith Road and south side of Burke Mill Road - Containing approximately 16.2 acres located in the SOUTH WARD (Council Member Leight) - Zoning Docket W-2874. [Planning Board recommends approval of petition and site plan with staff recommendations.]

No one heard.

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

Council Member Leight made a motion for approval of the petition, adoption of the zoning ordinance, and approval of the site plan and special use district permit.

Council Member Merschel: Second.

Council Member Clark expressed a concern that the developers did not align the subdivision entrances and commented that it may cause future problems in obtaining a traffic light for the intersection. He suggested that the option of lining up subdivision entrances be recommended by staff in future projects.

Mr. Norby noted that staff typically considers that option.

The motion for approval was unanimously carried.

6. PUBLIC HEARING ON ZONING PETITION OF CHRIS PARR CONSTRUCTION, INC. FOR PROPERTY OWNED BY JANET HOOKER, CLARENCE C.V. WHITE, CHRISTIE WHITE, EXL DEVELOPMENT COMPANY, INC., AND THE HOUSING PARTNERSHIP OF WINSTON-SALEM/FORSYTH COUNTY, INC. FROM RS-9 AND RM-18-S TO RM-18-S (Residential Building, Multi-Family; and Residential Building, Townhouse): Property located on the north side of Reynolda Road and south side of

Morningside Drive, west of Cheshire Woods Drive – Containing approximately 29 acres located in the NORTH WARD (Council Member Malloy) – Zoning Docket W-2873. [Planning Board recommends approval of petition and site plan with staff recommendations.]

Mr. Chris Parr, 3614 Camden Falls Circle, Greensboro, pointed out that this would be a nice community with a large clubhouse, gated access, exercise facility, pool, and a movie theater. He noted that per requests from residents, he would like to request that the connection on Esquire Place Drive be foregone and allow him to install an eight-foot fence from Block 6457, Lot 16 to Lot 41. Mr. Parr also requested to modify the wooden fence along Cheshire Woods Drive from seven feet to eight feet in height. He noted that there would be a second access for emergency vehicles.

In response to Council Member Clark's question, Mr. Parr indicated that there would be 398 residential units and an emergency access with a breakaway gate and signage would be located at Morningside Drive. He indicated that the main entrance at Reynolda Road would not have a traffic light.

Council Members Clark and Leight expressed concern over the number of proposed units and the fact that there would only be one entrance with no traffic light.

Council Member Johnson inquired about the design of the entrance.

Mr. Parr explained that the entrance would be 60 feet wide, consisting of two lanes and there would be a right-turn lane into the property. He pointed out that Reynolda Road is five lanes, with a center turn lane at the intersection.

Mr. John Davenport, Davenport Engineering, 545 N. Trade Street, Suite 202, reported that a traffic analysis was conducted which indicated that in a scale from A to F

level of service, this intersection would rate levels C and D, and noted that there would be separate left and right turn exit lanes.

Council Member Malloy inquired if any analysis had been made of utilizing Cheshire Woods Drive as a secondary exit and entrance.

Mr. Davenport indicated that although no analysis had been made of that possibility, residents would most likely utilize the primary entrance on a regular basis.

Council Member Besse inquired if the Level D rating refers to the exit or Reynolda Road.

Mr. Davenport explained that the rating refers to the driveway, left turn onto Reynolda Road with a wait of 26.9 seconds during peak rush hour.

Mr. Robert Vorsteg, 3620 Marlowe Avenue, President, University Parkway Area Homeowners Association, requested that equal consideration be given to the benefits of this development weighed against the burdens and long-term effects that it may present.

Mr. Davenport indicated that the developer would be willing to offer a full connection to Cheshire Woods Drive as an alternate entrance and exit.

Recognizing no one else to be heard, Mayor Joines declared the public hearing closed and asked Mr. Norby for a staff report.

Council Member Burke questioned the effects of that connection on the residents along Cheshire Woods Drive.

Council Member Malloy indicated that those residents are opposed to the connection.

Mr. Norby explained that the Planning Board recommends approval of the petition, with a connection to Cheshire Woods Drive. He noted that two residents expressed opposition to the connection during the Planning Board review.

Council Member Burke expressed a concern that the residents along Cheshire Woods Drive should be involved in determining if a connection is approved as part of the petition.

Council Member Besse inquired as to why the Morningside Drive connection had been determined to be used only as an emergency exit.

Mr. Norby indicated that historically, consideration of this connection had always been as a gated access only and the new acreage is closer to Cheshire Woods Drive.

Council Member Johnson asked if any residents with concerns were in attendance at tonight's meeting.

One resident of Cheshire Woods indicated an interest; however, Mayor Joines indicated that the public hearing was closed.

Council Member Malloy stated that the residents support the project but do not want a connection made to Cheshire Woods Drive. He noted that the street is in a family-oriented neighborhood with many children playing outside; however, it has no sidewalks. Residents have also requested the installation of a speed bump along the street. Council Member Malloy stated he feels the Reynolda Road entrance with an emergency exit at Morningside Drive is sufficient and made a motion for approval of the petition, adoption of the zoning ordinance, and approval of the site plan and special use

district permit without staff's recommendation for a connection onto Cheshire Woods Drive.

Council Member Johnson: Second.

Council Member Malloy commented that during discussions with Wal-Mart about this property, plans were made to align the entrance with Wabash Boulevard which would have been beneficial to the possibility of a future traffic light at the intersection.

Council Member Clark commented that there are many new developments within the city that have limited connectivity. He expressed concern over the number of units and only one entrance, and indicated that he would vote against the item.

Council Member Besse offered a friendly amendment to the motion to make the connection to Morningside Drive a full-time exit as opposed to a gated, emergency exit.

Mr. Ron Seeber, City Attorney, pointed out that the developer would have to agree to this new condition.

Mr. Parr indicated his agreement with the condition.

Council Member Malloy: Motion to accept the friendly amendment.

Council Member Clark: Second.

In response to Mr. Norby, Council Member Malloy indicated that his original motion would include the developer's offer to install a fence along the paper street to Cheshire Woods Drive and a higher fence along the eastern boundary of the development.

Mr. Norby responded to Council Member Burke's question, stating that the residents in the past did not want a full connection to Morningside Drive.

Council Member Burke commented that it would be unfair to make this change without allowing input from the residents of Morningside Drive.

Council Member Terry inquired about a sidewalk plan for the area.

Mr. Norby stated that a network of sidewalks within the development is on the site plan and would be linked to Reynolda Road, as well as some frontage to Reynolda Road. He noted that it would be a public responsibility to connect any gaps along other Reynolda Road frontage.

Council Member Leight stated that she investigated the area upon the Wal-Mart proposal, and expressed concern with the proximity of the Morningside Drive connection to Reynolda Road.

Council Member Malloy expressed concern over not allowing input from Morningside Drive residents and made a motion to withdraw his motion and friendly amendment.

Council Member Clark: Second.

Council Member Malloy: Motion to continue the item to the first meeting in September.

Council Member Clark: Second.

In response to Council Member Merschel, Council Member Malloy amended his motion to provide for another public hearing to be held for this item at the September 5, 2006 meeting.

The motion to continue the item to the first meeting in September was unanimously carried.

7. PUBLIC HEARING ON ZONING PETITION OF BARRY D. CARLTON FROM RS-7 TO RSQ-S (Residential Building, Duplex): Property located on the east side of Green Street south of Academy Street - Containing approximately .35 acres located in the SOUTH WARD (Council Member Leight) - Zoning Docket W-2858. [Planning Board recommends approval of petition and site plan with staff recommendations.]

Ms. Nancy Gould, 1031 Van Hoy Avenue, explained that this is a large single-family home that her husband has refurbished and would like to rent it as a duplex. She noted that given the size of the home, it had been difficult to rent it to a family at an affordable price. She stated that no additional parking would be needed and noted that Mr. Carlton had historically good tenants. Ms. Gould pointed out that there would be a condition for the zoning to revert back to RS-7 in the event the property changes ownership.

Ms. Allegra Strohman, 627 Mulberry Street, stated that she is pleased with the efforts of the West Salem Neighborhood Association. She noted that the City's laws regarding rooming houses are not adequate to address the scope of the problems with landlords not maintaining properties. Ms. Strohman stated that Mr. Carlton is interested in preserving the historic nature of the neighborhood and she expressed her support for his request.

Mr. Barry Carlton, 1031 Van Hoy Avenue, explained that he would allow no more than four residents in the entire structure. He noted that he would maintain the Secretary of Interior's standards for historic homes. In response to Council Member Merschel, Mr. Carlton stated that there would be a deed restriction that if the property is sold, it will revert back to RS-7 zoning.

Council Member Clark inquired about the number of entrances to the structure.

Mr. Carlton indicated that the duplex would have one front door, with an interior staircase leading to separate entrances. He noted that the structure had been used as a duplex in the past.

Ms. Patricia Olmstead, 620 S. Broad Street, spoke on behalf of the West Salem Neighborhood Association and presented petitions from neighbors in opposition to the petition, as well as notes from neighborhood meetings. She indicated that although Mr. Carlton had been a model landlord and property owner, the Neighborhood Association is concerned that approval of the petition would set a precedent for other owners interested in rezoning to allow them to rent their properties as multi-family housing. Ms. Olmstead noted that there is currently adequate affordable housing in the neighborhood

Mr. Barry Lyons, 948 Academy Street, stated that the Board of Advisors for the West Salem Neighborhood Association is opposed to rezoning the property. He indicated that the Association is currently working with the City to eliminate poorly maintained housing and is concerned that approval of this petition will encourage neglectful absentee landlords to request the same for their properties.

Mr. Dennis Wiggins, 917 Bank Street, stated the he is the former President of the West Salem Neighborhood Association and indicated that he is a member of Operation Impact and Winston-Salem Housing Initiative (WSHI), which was created in 2001 to address all forms of housing issues. He noted that although Mr. Carlton maintains the quality of his rentals and tenants, there are many landlords that do not. Mr. Wiggins pointed out that the South Central Area Plan recommends that single-family zoning be maintained and expressed concern that the Planning Board would recommend approval of this petition.

Ms. Susanne Warren, 932 Walnut Street, expressed concern that Mr. Carlton was making a business decision without concern for the welfare of the neighborhood. She stated that she wants to maintain and improve the integrity and diversity of the community.

In rebuttal, Ms. Gould explained that there is a long list of conditions set forth in the South Central Area Plan to allow properties to be rezoned for multi-family, which would most likely discourage efforts by other owners. She noted that there was a second property in the original request that Mr. Carlton removed due to the fact that it would not meet those conditions. She noted that there would be no increase in density since only four residents would be allowed.

Mr. Michael Archenbronn, 907 Shobert Street, spoke for the opposition rebuttal, and indicated that it would be difficult to sell the home to a resident homeowner given the number of rentals currently located in the community and possible increase in the trend if this request is approved.

Ms. Denise Strupe, 800 W. Academy Street, stated that the best thing for the neighborhood is owner-occupancy.

Mayor Joines declared the public hearing closed and asked for a staff report.

Mr. Norby presented the staff report and stated that the Planning Board recommended approval based on the fact that it would provide affordable and diverse housing close to downtown, while meeting strict guidelines set forth in the special use permit.

Council Member Leight: Motion for denial of the petition.

Council Member Merschel: Second.

Council Member Leight noted that residents worked diligently on the South Central Area Plan and one of the most contentious issues was allowing exceptions to single-family residences. She noted that it is preferential to maintain single-family dwellings in historic neighborhoods and pointed out the possibility of degradation of housing stock if dwellings are not owner-occupied. Council Member Leight expressed concern that this could set a precedent here as well as other neighborhoods throughout the City.

Council Member Burke noted that there is a Citywide problem with investors not maintaining properties. She commended the West Salem residents for expressing their opposition for this request. Council Member Burke requested that a copy of the Neighborhood Association's information be provided to staff for future consideration with similar requests.

Council Member Terry expressed her respect for the Neighborhood Association's efforts, but stated that the City also needs more landlords as responsible as Mr. Carlton. She encouraged other neighborhoods to be mindful of their area plans and become involved with development projects, and requested staff continue to work on tools for the City to better enforce property maintenance by absentee landlords.

The motion for denial of the item was unanimously carried.

10. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTERS A AND B OF THE UNIFIED DEVELOPMENT ORDINANCES TO AMEND THE BUFFERYARD REQUIREMENTS FOR RESIDENTIAL BUILDINGS, URBAN - UDO-162. [Planning Board recommends approval.]

No one heard.

Mayor Joines asked for a brief staff report.

Mr. Norby explained that this amendment would eliminate the buffer requirement for urban residential developments adjacent to commercial developments. He noted that the change would help to encourage residential development downtown, as well as in Growth Management Area 2.

In response to Mayor Joines' inquiry, Mr. Norby indicated that this amendment would not preclude the City from requiring a bufferyard for commercial developments adjacent to residential developments.

Council Member Merschel inquired as to why Growth Management Area 2 was included in the amendment.

Mr. Norby explained that the Planning Board decided to name the area in the amendment so as not to preclude it from the benefits of the change. He explained that the

boundaries of Growth Management Area 2 are Silas Creek Parkway to the west, Winston Lake to the east, and Wake Forest University to I-40 Bypass to the south.

Council Member Clark: Motion for Adoption.

Council Member Leight: Second.

Council Member Burke expressed her appreciation to Mr. Dancy for his ongoing efforts to work with the City for positive development.

The motion for adoption was unanimously carried.

11. ORDINANCE AMENDING CHAPTER B, ARTICLE II - ZONING DISTRICTS, OFFICIAL ZONING MAPS, USES, AND USE CONDITIONS; AND CHAPTER B, ARTICLE III - OTHER DEVELOPMENT STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCES TO BETTER CLARIFY THE INTENT BEHIND THE PEDESTRIAN BUSINESS (PB) ZONING DISTRICT REGARDING THE LOCATION OF OFF-STREET PARKING IN RELATION TO THE BUILDING LOCATION - Proposal of Stimmel Associates, PA. - UDO-161. [Recommended by Planning Board. The public hearing on this item was held on July 3, after which there was a motion to hold the item until August 7.]

Council Member Merschel: Motion for Adoption.

Council Member Clark: Second. Unanimous.

12. SECOND READING ON ORDINANCE AMENDING CHAPTER B - ZONING ORDINANCES OF THE UNIFIED DEVELOPMENT ORDINANCES TO PROVIDE GREATER PARKING FLEXIBILITY FOR CHANGES IN USE FOR BUILDINGS WITH PARKING NONCONFORMITIES - UDO-160 Revised. [Recommended by Planning Board. The public hearing was held on this item on July 3, after which the ordinance received a vote of No Consideration. On July 17, the ordinance was adopted on its first reading with a vote of five in favor and two opposed.]

Council Member Besse: Motion for Adoption.

Council Member Clark: Second. Unanimous.

13. CONSIDERATION OF SUMMARY OF MINUTES:

- a. APPROVAL OF SUMMARY OF MINUTES - July 8, 2006.
- b. APPROVAL OF SUMMARY OF MINUTES - July 17, 2006.

Council Member Johnson: Motion for Approval.

Council Member Merschel: Second. Unanimous.

**MAYOR/COUNCIL COMMENTS**

Council Member Burke expressed concern about an article in the newspaper regarding issues with youth on Fourth Street during downtown events, and pointed out that there had been similar issues during the previous National Black Theatre Festival. She requested staff develop a plan for addressing these issues before they get out of hand.

Mr. Lee Garrity, City Manager, explained that staff has met with the Downtown Winston-Salem Partnership (DWSP) to discuss event planning that is inclusive for all residents. He stated that a Task Force would be established by the DWSP with participation by the community as well as City staff to consider ideas for proposed activities.

Council Member Burke commented that a diverse Task Force with input from teenagers will assist in bringing the community together.

Mr. Garrity stated that a report would be presented to the City Council before the end of the Summer entertainment season.

Council Member Merschel suggested the addition of an event designed for the 16 to 20 year old market.

Mayor Joines pointed out that the Police Department has reported no serious incidences as a result of the ongoing activities. Before adjourning the meeting,

Mayor Joines congratulated Council Member Besse for recently completing the Ultimate Runner event.

ADJOURNMENT: 9:43 p.m.