



## Summary

### Community Development/Housing/General Government Committee

*Council Member Derwin L. Montgomery, Chair*

*Council Member Denise D. Adams, Vice Chair*

*Council Member Dan Besse*

*Council Member Robert C. Clark*

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Tuesday, September 11, 2018

3:30 PM

Committee Room 239, City Hall

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#### CALL TO ORDER

Present - Chair Derwin Montgomery, Council Member Denise Adams, Council Member Dan Besse, Council Member Robert Clark.

Also Present - Council Member John Larson, Council Member MacIntosh, Council Member James Taylor.

Items pulled from the Consent Agenda were

Items 2, 5, 7, 8 (Council Member Clark)

Items 1, 6, 9 (Chair Montgomery)

#### Roll Call

**Present:** 7 - Council Member Derwin L. Montgomery, Council Member Denise D. Adams, Dan Besse, Robert C. Clark, John C. Larson, Jeff MacIntosh and James Taylor Jr.

#### G GENERAL AGENDA

- G-1.** [18-0623](#) Resolution Authorizing Financial Assistance to Peters Creek Community Initiative for the Development of Peters Creek Apartments (Southwest Ward). [\$600,000]. (Recommended by Finance and Community Development/Housing/General Government Committees.)

**Attachments:** [Peters Creek Community Initiative - CARF](#)  
[Peters Creek Community Initiative - Resolution](#)  
[Info Regarding Peters Creek Community Initiative](#)  
[Peters Creek Community Initiative - Aerial Site Map.doc](#)  
[Peters Creek Community Initiative - Elevation.pdf](#)

Item was discussed at a previous meeting

Council Member Clark: Motion for Approval.

Council Member Adams: Second.

**Motion carried unanimously.**

- G-2.**     [18-0613](#)     Public Hearing on Ordinance Revising Chapter B of the Unified Development Ordinances to Allow Residential Building, Townhouse and Residential Building, Multifamily in the Highway Business District with Planning Board Review and Remove the Uses Residential Building, Duplex and Residential Building, Twin Home from the General Business District. [Modified September 2018 Proposal with Changes Highlighted] - UDO-283-A – Proposed by Planning and Development Services [Recommended by Planning Board.] (This item was forwarded by the Community Development/Housing/General Government Committee.)

- Attachments:**   [UDO-283 CARF October](#)  
                          [UDO-283-A Ordinance Language HB](#)  
                          [UDO-283-A Permitted Use Table HB](#)  
                          [UDO 283 HB GO Corridor AC mappack 20180823.pdf](#)  
                          [UDO 283 GO MapPack 20180823.pdf](#)  
                          [UDO 283 GO Properties x Grid 20180820.pdf](#)  
                          [UDO-283-A Approval Statement of Consistency](#)  
                          [UDO-283-A Denial Statement of Consistency](#)

**Council Member Clark said that this has been done in the West Ward with the land from L.A. Reynolds Landscaping and worked out well.**

**Council Member MacIntosh said we are facing a lack of housing and the population continues to grow. We have a lot of surplus land with businesses moving downtown.**

**City Attorney, Angela Carmon said we have talked about both but we can separate them. They can because they have been presented.**

**Council Member Clark says to make one HB and the other GO.**

**Council Member Clark: Motion for Approval.**

**Council Member Adams: Second.**

**Motion carried unanimously.**

- G-3.**     [18-0529](#)     Public Hearing on Ordinance Revising Chapters A and B of the Unified Development Ordinances to Add a New Use Titled Group Care Facility C (Therapeutic Community) - UDO-287. Proposal of Triangle Residential Options for Substance Abusers, Inc. [Recommended by Planning Board.] (Community Development/Housing/General Government Committee forwarded this item to Council with two in favor and two abstaining.)

**Attachments:** [UDO-287 CARF.doc](#)  
[UDO-287 Ordinance.docx](#)  
[UDO-287 Staff Report.docx](#)  
[UDO-287 Approval Statement of Consistency.docx](#)  
[UDO-287 Denial Statement of Consistency.docx](#)  
[UDO 287- WS 11Sept2018](#)

Bryan Wilson with the Planning Department along with Mr. Dan Jewel from TROSA presented information regarding the facility for people dealing with substance abuse. Many are homeless, unstable, and at a loss. Everyone working there is a volunteer, including the doctors.

The company would like to open a facility in Winston-Salem in the near future.

**Council Member Besse: Motion for Approval.**

**Council Member Clark: Second.**

**Motion carried with the following vote:**

**Aye:** 2 - Council Member Besse and Council Member Clark

**Abstain:** 2 - Council Member Montgomery and Council Member Adams

**G-4.** [18-0642](#) Information on Winston-Salem Housing Authority's Intent to Receive Purchase Offers on the Crystal Towers Apartment Community (Northwest Ward).

**Attachments:** [HAWS Sale of Crystal Towers - Information Item.doc](#)  
[HAWS Sale of Crystal Towers - Press Release.pdf](#)

Item presented by Tasha Ford, Assistant City Manager.

Mr. Larry Wood, CEO of the Winston-Salem Housing Authority, 500 West 4th Street Winston-Salem, NC 27101 talked about why Crystal Towers was being sold. It is fully HUD subsidized but in need of serious repairs. The elevators need to be repaired, there are leaks, electricity problems, bugs and no money to have repairs done. The residents will be moved to other locations and given a Section 8 voucher. If they have to pay utilities, the section 8 voucher will cover it. The residents are aware and will be given adequate time to find alternative housing.

Council Member Clark said that Council Members Montgomery and Adams are very strong advocates for affordable housing. We must make sure we have the resources to not let this happen again. We need to fund accordingly.

Council Member Taylor said this will be viewed as gentrification. Moving people from downtown who possibly work there, but now can't live there.

Council Member MacIntosh asked what this building was original built for. It was for seniors who needed affordable housing. The building also houses people

with disabilities (both physical and mental). Some are blind.

Council Member Larson asked how many apartments were in Crystal Towers - 203 single apartments.

Council Member Larson said that moving 203 people and giving them vouchers really equals 406. We will lose 203 apartments to those who already have them, now they will be challenged to find affordable housing.

Council Member Taylor believes there is a way to not get rid of this property downtown. He said we need to look at this and find a way to not get rid of this place downtown.

Chair Montgomery said he always says and has it above his door, "Give me one reason why we can".

Mr. Woods does not have a problem sitting down with City Council and discussing a possible solution.

This item was Information Only.

[18-0651](#)

Information on Proposed Fence Ordinance. [This item was continued from the April, June, and September Meetings of the Community Development/Housing/General Government Committee.]

**Attachments:** [INFO - Fence Ordinance](#)  
[FENCE ORDINANCE 9.4.18](#)

This item was continued to the next Community Development/Housing/General Government Committee, due back on October 9, 2018.

## C CONSENT AGENDA

Council Member Adams: Motion to approve the balance of the Consent Agenda.

Council Member Besse: Second.

Motion carried unanimously.

C-1. [18-0652](#)

Resolution Naming the Lowery Street Municipal Services Center After Joycelyn V. Johnson (East Ward). [Recommended by Community Development/Housing/General Government Committee.]

**Attachments:** [Naming of Lowery Joycelyn V Johnson - CARF](#)  
[Naming of Lowrey Joycelyn V Johnson - RES](#)  
[Renaming of Lowery Street Facility](#)  
[Renaming Lowery Street Facility - Map](#)

Ms. Joycelyn Johnson was speechless when approached that a street would be named after her. She has always been an advocate on things within the East Ward.

**Council Member Adams: Motion for Approval.**

**Council Member Montgomery: Second.**

**Motion carried unanimously.**

- C-2.**     [18-0659](#)     Resolution Allowing Elected Officials to Record Monthly Programs on WSTV Digital Media.

**Attachments:**   [CARF-Elected Officials Television Programming](#)  
[Resolution Elected Officials Programs on WSTV Digital Media](#)  
[2012WSTV13POLICY](#)

This item was presented by Ed McNeal, Director of Marketing and Communication. The topic was Channet 13 and what it could be used for.

Council member Larson had concern that it could be used for political items.

Council Member Besse asked if a blackout period would help with that.

Council Member Clark said a black out period could last from February through November.

Council Member Adams said this items should be tabled at this time because three people on the Council are running for office.

This item was Tabled.

- C-3.**     [18-0612](#)     Resolution Regarding the North Carolina League of Municipalities' 2018 City Vision Annual Conference. [Recommended by Community Development/Housing/General Government Committee.]

**Attachments:**   [2018 City Vision CARF-Service-Excellence.granicus](#)  
[2018 City Vision Resolution August 23rd.granicus](#)

This item was approved by Consent Vote.

- C-4.**     [18-0616](#)     Resolution Authorizing the Re-Establishment of the Community Sustainability Program Committee. [Recommended by Community Development/Housing/General Government Committee.]

**Attachments:**   [Sustainability Committee CARF.doc](#)  
[Sustainability Committee RES.docx](#)

This item was approved by Consent Vote.

- C-5. [18-0618](#) Resolution Authorizing the City to Join the BEE CITY USA Organization.  
[Recommended by Community Development/Housing/General  
Government Committee.]

Attachments: [Bee City USA-CARF.doc](#)  
[Bee City USA-RES.docx](#)

Represented by Mr. Johnnie Taylor, Director of Operations.

His presentation was about BEES and their importance.  
Council Member Adams added that the Farmers Market has all types of honey.

Council Member Clark: Motion for Approval.

Council Member Besse: Second.

Motion carried unanimously.

- C-6. [18-0620](#) Information Submitted on the Assessment of Housing Need in  
Winston-Salem/Forsyth County.

Attachments: [CARF - Housing Study Action Plan, 08.28.18, rev](#)

Chair Montgomery asked for this item to be pulled. Creation and Establishment  
made up.

Marla Neuman, Director of Community Development said it is a part of item #4.

This item was Information Only.

- C-7. [18-0668](#) Consideration of a Resolution Approving the Amended and Restated  
Declaration of Covenants, Conditions and Restrictions of Lake Park  
Subdivision.

Attachments: [Lake Park Information Item-Service-Excellence September 6 2018.carf](#)  
[Lake Park Subdivision](#)

City Attorney Angela Carmon clarified this item.

Chair Montgomery said the original agreement with the community is that we  
(City) would restore the houses as much as possible to their original condition.

This item was Information Only.

- C-8. [18-0669](#) Consideration of a Resolution Requesting Forsyth County Board of  
Commissioners Evaluate the 2013 and 2017 Tax Revaluation Process to  
Determine if Changes are Warranted to the Schedule of Values, Standards  
and Rules and the Implementation Thereof.

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**Attachments:** [2021 BER Revaluation Process Information Item-Service-Excellence September 6 2018.carf](#)  
[Forsyth County Board of Commissioners Revaluation Resolution v September 6 2018.res](#)

Council Member MacIntosh asked for an explanation on this item. Is this an income balance.

Chair Montgomery talked about the tax values issued on certain properties. He had his changed so the tax value would go up.

Council Member Adams said there is something wrong with a section of town when they go from one rate to the other based on the people who live there. This is staged gentrification. We want to make sure that people are treated fairly in all neighborhoods. How are we going to continue to live in neighborhoods where the land is devalued? We need to stop this and benefit the people in these communities.

Council Member Larson asked how much ability do we have to tax values.

City Attorney Angela Carmon said she thinks the tax assessor would be willing to speak at a future meeting. He can be invited.

This item was Information Only.

Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.]

- C-9.**     [18-0256](#)     Sharon C. Craver, 2633 Peachtree Street (Southeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

**Attachments:** [CARF - 2633 Peachtree Street](#)  
[Historical Memo - April.docx](#)  
[demo--50-Ordinance](#)  
[demo--50-2633 Peachtree Street-history](#)  
[demo--50-2633 Peachtree Street-exhibit](#)  
[demo--50-2633 Peachtree Street-violations](#)  
[demo--50-2633 Peachtree Street-pictures](#)

Sharon Richmond, Community Development discussed demolition and extensions given in the past.

Mr. Randy Craver 1422 Reedy Creek, Lexington, has not had the time to fix the repairs. Mother and mother in law to take care of. Person hired but broke his arm and it will be another 5 months to get to it.

Chair Montgomery explained that it is never the intention for the committee to get rid of a house. When the house has been cited, the neighbors are involved.

Mr. Craver said that he has been there and filled up a dump truck in the neighborhood with trash on the streets. He said the neighbors do not care how they live. He asked for another six months to get things fixed.

Chair Montgomery said he picks up trash as well in his neighborhood because it is his responsibility as a home owner to keep things clean.

Council Member Besse said three months is what we can grant.

Council Member MacIntosh said these houses get in this particular shape and they become a magnet for dumping. We want to have this done as quickly as possible. Has an impact on the neighbors. We just need this done as quickly as possible. They items listed for repair do not seem to have to take that long to get them done.

Council Member Larson asked how long he owned the property. Mr. Craver said he bought it in 1989. It has been vacate for 8-9 years. In that period of time, why have you not done anything to make these repairs. Council is being very generous to give you more time to fix it.

Chair Montgomery asked Mr. Craver to see staff to understand what this means.

Council Member Besse: Motion for Approval.

Council Member Adams: Second.

The motion carried unanimously.

**C-10.** [18-0634](#)

Cleester C. Hickerson c/o Bryan Thompson, 4710 Old Rural Hall Rd. (Northeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

**Attachments:** [CARF - 4710 Old Rural Hall Road.doc](#)  
[demo--50-Ordinance.doc](#)  
[Historical Memo.docx](#)  
[demo--50-4710 Old Rural Hall Road-history.pdf](#)  
[demo--50-4710 Old Rural Hall Road-exhibit.pdf](#)  
[demo--50-4710 Old Rural Hall Road-violations.pdf](#)  
[demo--50-4710 Old Rural Hall Road-pictures.pdf](#)

This item was approved by Consent Vote.



Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.]

- C-11.** [18-0558](#) Sylvia Y. Summers, 1628 Twenty Second Street (Northeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

**Attachments:** [CARF - 1628 22nd Street](#)  
[demo-ordinance-50+](#)  
[Historical Memo](#)  
[demo-+50-1628 E. 22nd Street-history](#)  
[demo-+50-1628 E. 22nd Street-exhibit](#)  
[demo-+50-1628 E. 22nd Street-violations](#)  
[demo-+50-1628 E. 22nd Street-pictures](#)

**This item was approved by Consent Vote.**

- C-12.** [18-0635](#) Kimberly R. Basham, 0 Monte Vista St. (Northeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

**Attachments:** [CARF - 0 Monte Vista.doc](#)  
[Historical Memo.docx](#)  
[demo-ordinance-50+.doc](#)  
[demo-+50-0 Monte Vista St-history.pdf](#)  
[demo-+50-0 Monte Vista St-exhibit.pdf](#)  
[demo-+50-0 Monte Vista St-pictures.pdf](#)  
[demo-+50-0 Monte Vista St-violations.pdf](#)

**This item was approved by Consent Vote.**

**Ordinance Ordering the Demolition and Removal of a Structure [Repairs exceeding sixty-five percent (65%) of value of structure.]**

- C-13.** [18-0636](#) Charles Irvin Williams & Ollie Melvin Williams, 1323 C E Gray Drive(East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs exceeding sixty-five percent (65%) of value of structure.] (Recommended by Community Development/Housing/General Government Committee.)

**Attachments:** [CARF - 1323 C E Gray Drive.doc](#)  
[demo-65+-Ordinance.doc](#)  
[Historical Memo.docx](#)  
[demo-+65-1323 C E Gray Drive-history.pdf](#)  
[demo-+65-1323 C E Gray Drive-exhibit.pdf](#)  
[demo-+65-1323 C E Gray Drive-violations.pdf](#)  
[demo-+65-1323 C E Gray Drive-pictures.pdf](#)

This item was approved by Consent Vote.

- C-14.** [18-0638](#) Ruth H. Powell, 2733 Dudley Street (Southeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs exceeding sixty-five percent (65%) of value of structure.] (Recommended by Community Development/Housing/General Government Committee.)

**Attachments:** [CARF - 2733 Dudley Street.doc](#)  
[demo-65+-Ordinance.doc](#)  
[Historical Memo.docx](#)  
[demo-+65-2733 Dudley Street-history.pdf](#)  
[demo-+65-2733 Dudley Street-exhibit.pdf](#)  
[demo-+65-2733 Dudley Street-violations.pdf](#)  
[demo-+65-2733 Dudley Street-pictures.pdf](#)

This item was approved by Consent Vote.

- C-15.** [18-0660](#) Approval of Community Development/Housing/General Government Committee Summary of Minutes - August 14, 2018.

**Attachments:** [August 2018 CDHGG Committee Minutes](#)

This item was approved by Consent Vote.

**ADJOURNMENT**