



Summary

Community Development/Housing/General Government Committee

Tuesday, October 9, 2018

3:30 PM

Committee Room 239, City Hall

CALL TO ORDER

Present: 5 - Council Member Denise Adams, Council Member Dan Besse, Council Member Robert Clark, John Larson and Jeff MacIntosh

G GENERAL AGENDA

- G-1.** [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](#)

Mr. Jerry Kontos, Assistant City Attorney presented this item to the Committee.

Council Member MacIntosh requested information on fences to be more specific.

Council Member Adams asked for more public input.

This Report was Presented.

- G-2.** [18-0609](#) Ordinance Amending Chapters A and B of the Unified Development Ordinances to Change the Standards for Outdoor Lighting - UDO-286 - Proposed by Planning and Development Services. [Recommended by Planning Board.] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [UDO-286 CARF CDHGG Nov meeting](#)
[UDO-286 Lighting Ordinance Adopted PB highlighted.docx](#)
[UDO-286 Staff Report.docx](#)
[UDO-286 Approval Statement of Consistency.docx](#)
[UDO-286 Denial Statement of Consistency.docx](#)

This item was presented by Mr. Kelly Bennett in Planning.

This ordinance will be for future lighting only by developers and not replace light that are already in place.

Council Member Clark said he receives complaints from residents regarding LED lights are too bright and go into residential housing. He also said this ordinance

should apply to all lights equally, including city lights.

Council Member Adams said some lights need to be extremely bright because of crime and that the staff needs to take that into consideration.

Council Member MacIntosh says there need to be policy to make replacing bulbs with a standard bulb going forward.

This Ordinance was Continued to the Community Development/Housing/General Government Committee, due back on 11/20/2018.

- G-3.** [18-0752](#) Public Hearing on Resolution Endorsing the East End Master Plan.
[Recommended by the Community Development/Housing/General
Government Committee.]

Attachments: [East End Master Plan - CARF.doc](#)

[East End Master Plan - Resolution.doc](#)

[East End Master Plan - Report.pdf](#)

Evan Raleigh, Assistant City Manager, presented this item on the East End Master Plan. Ms. Carol Davis with SG Atkins presented the powerpoint and explanations.

Council Member Clark left at 4:57 p.m.

A motion was made by Council Member Adams, seconded by Council Member Besse, that this Resolution be Approved with the requirement of a Public Hearing at the November 5, 2018 City Council Meeting. The motion carried by the following vote:

Aye: 4 - Montgomery, Council Member Adams, Council Member Besse and Council Member Clark

- G-4.** [18-0753](#) Ordinance Amending Chapter 86 of the City Code of the City of Winston-Salem Entitled "Zoning and Development." [Recommended by Community Development/Housing/General Government Committee].

Attachments: [Central Business District Amendment - CARF.doc](#)

[Central Business District Amendment - Ordinance Amending Chapter 86 of the City Code.doc](#)

[Central Business District Amendment - Map.pdf](#)

Evan Raleigh, Assistant City Manager presented this item to the Committee.

Council Member Larson asked for part of Marshall Street to be added to the map, but it had not been done. He asked when the items was originally brought to committee.

Angela Carmon, City Attorney explained that this item is not about amending the map, this item and the mapping are separate items.

The map is now going to the Planning Board on Thursday.

A motion was made by Council Member Adams, seconded by Council Member Besse, that this Ordinance be Approved. The motion carried by the following vote:

Aye: 3 - Montgomery, Council Member Adams and Council Member Besse

Absent: 1 - Council Member Clark

- G-5.** [18-0744](#) Resolution Requesting the Forsyth County Board of Commissioners to Evaluate the Tax Revaluation Process. [Recommended by Community Development/Housing/General Government Committee].

Attachments: [CARF-Service-Excellence Tax Revaluation Resolution](#)
[Forsyth County Board of Commissioners Revaluation Resolution v](#)
[September 26 2018v2](#)

Angela Carmon, City Attorney made recommended some changes to the Resolution.

A motion was made by Council Member Adams, seconded by Council Member Montgomery, that this Resolution be Approved. The motion carried by the following vote:

Aye: 3 - Montgomery, Council Member Adams and Council Member Besse

Absent: 1 - Council Member Clark

- G-6.** [18-0745](#) Resolution Amending the City Council's 2018 Legislative Priorities to include a Bill to Amend the City Charter Relating to the Process for Filling Vacancies.

Attachments: [CARF-Service-Excellence Amend the City Council's 2018 Legislative Package](#)
[RESOLUTION AMENDING THE 2018 LEGISLATIVE PRIORITIES](#)
[A BILL TO BE ENTITLED AN ACT TO MODIFY THE PROCESS FOR FILLING VACANCIES ON THE CITY COUNCIL IN THE CITY OF WINSTON-SALEM](#)
[GS_160A-63](#)
[GS_163A-1005](#)
[GS_163A-1615](#)

Council Member Besse said he does not think it is fair to elect someone under a rule and then change the rule while they are still in office.

A motion was made by Council Member Besse, seconded by Council Member Adams, that this Resolution be Approved as Amended to only include Section 1 of the Bill. The motion carried by the following vote:

Aye: 3 - Montgomery, Council Member Adams and Council Member Besse

Absent: 1 - Council Member Clark

A motion was made by Council Member Adams, seconded by Council Member Montgomery, that this Resolution be Approved as Amended to only include Section 2 of the Bill. The motion carried by the following vote:

Aye: 2 - Montgomery and Council Member Adams

Nay: 1 - Council Member Besse

Absent: 1 - Council Member Clark

- G-7.** [18-0766](#) Consideration of Items Relating to the Winston-Salem Affordable Housing Coalition: [Recommended by Community Development/Housing/General Government Committee]

Resolution Establishing the Winston-Salem Affordable Housing Coalition.

Ordinance Amending Chapter 2 "Administration" to Include the Winston-Salem Affordable Housing Coalition in the List of Public Bodies.

Attachments: [Affordable Housing Coalition - CARE](#)
[Affordable Housing Coalition Resolution](#)
[Affordable Housing Coalition - ORDINANCE AMENDING CHAPTER 2 Administration](#)

Ms. Tasha Logan-Ford, Assistant City Manager presented this item to the Committee.

A motion was made by Council Member Besse, seconded by Council Member Adams, that this Resolution be Approved. The motion carried by the following vote:

Aye: 3 - Montgomery, Council Member Adams and Council Member Besse

Absent: 1 - Council Member Clark

- G-8.** [18-0730](#) Update on Housing Finance Assistance Fund and Funding Affordable Housing.

Attachments: [INFO - Update on Housing Finance Assistance Fund and Affordable Housing.doc](#)
[Housing Finance Assistance Fund Projection- 10.3.2018.pdf](#)

Ms. Patrice Toney, Director of Budget and Evaluation gave this presentation. She gave a history of the budget on housing finance.

Chair Montgomery explained that what goes out monetarily does not come back in to the budget. We have not produced enough affordable housing.

Council Member Clark asked what amount do we get back from loan repayment? Would suggest that this be discussed during budget planning.

Council Member Larson wants to know how we compare to Greensboro, High

Point, and other cities in affordable housing.

This Report was Presented.

C CONSENT AGENDA

A motion was made by Council Member Adams, seconded by Council Member Clark, that the Balance of the Consent Agenda be Approved. The motion carried by the following vote:

Aye: 4 - Montgomery, Council Member Adams, Council Member Besse and Council Member Clark

- C-1.** [18-0702](#) Public Hearing on Ordinance Designating Certain Property as a Historic Landmark - Bunyan and Edith W. Womble House (West Ward).
[Recommended by Finance and Community Development/Housing/General Government Committees].

Attachments: [CARF-Livable-Neighborhoods Womble.doc](#)
[Womble House Ordinance.docx](#)
[2018 Womble House LHL City App.pdf](#)
[NRfacts2-Criteria.pdf v.1](#)
[Womble House Photos.docx](#)
[LHL_WimbleHouse.pdf v.1](#)

Unanimously Approved by Consent.

- C-2.** [18-0754](#) Consideration of Items Relating to an Agreement Between the City of Winston-Salem and S.G. Atkins: [Recommended by Finance and Community Development/Housing/General Government Committees]

Resolution Authorizing the City Manager to Execute an Agreement Between the City of Winston-Salem and S.G. Atkins Community Development Corporation for Funding to Support Project Management Associated with the East End Master Plan.

Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2018-2019.

Attachments: [S.G. Atkins - Project Manager Extension - CARF.doc](#)
[S.G. Atkins - Project Manager Extension - Resolution.doc](#)
[S.G. Atkins - Project Manager Extension - PBO.doc](#)

Unanimously Approved by Consent.

- C-3.** [18-0720](#) Resolution Delegating Authority to the City Attorney's Office to Cancel Demolition Ordinances Recorded in the Register of Deeds Office.

[Recommended by Community Development/Housing/General Government Committee].

Attachments: [CARF-Service-Excellence Cancellation Authority v.1](#)
[Resolution Delegating Cancellation Authority to City Attorneyv2](#)

Unanimously Approved by Consent.

- C-4.** [18-0739](#) Resolution Approving the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lake Park Subdivision (East Ward). [Recommended by Community Development/Housing/General Government Committee].

Attachments: [CARF-Service-Excellence Lake Park Amended and Restated Declaration v.1](#)
[Resolution Approving the Amended and Restated Declaration.a](#)
[Lake Park Subdivision \(5\) amended and restated declaration October 9](#)

Unanimously Approved by Consent.

- C-5.** [18-0763](#) Resolution Regarding the National League of Cities 2018 Annual Conference. [Recommended by Community Development/Housing/General Government Committee].

Attachments: [CARF - 2018 NLC Resolution](#)
[2018 NLC Resolution](#)

Unanimously Approved by Consent.

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

- C-6.** [18-0707](#) Brenda Dianne Williams, 945 New Hope Lane (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 - 945 New Hope Lane.doc](#)
[demo--50-Ordinance.doc](#)
[Historical Memo.pdf](#)
[demo--50-945 New Hope Lane-history.pdf](#)
[demo--50-945 New Hope Lane-exhibit.pdf](#)
[demo--50-945 New Hope Lane-violations.pdf](#)
[demo--50-945 New Hope Lane-pictures.pdf](#)

A motion was made by Council Member Adams, Seconded by Council Member Besse, that this Ordinance be Approved. The motion carried with the following vote:

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

- C-7.** [18-0708](#) Cornella Y. Furches, 1500 Clark Avenue (North 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 - 1500 Clark Avenue.doc](#)
[demo-ordinance-50+.doc](#)
[Historical Memo.pdf](#)
[demo-+50-1500 Clark Avenue-history.pdf](#)
[demo-+50-1500 Clark Avenue-exhibit.pdf](#)
[demo-+50-1500 Clark Avenue-pictures.pdf](#)
[demo-+50-1500 Clark Avenue-violations.pdf](#)

A motion was made by Council Member Besse, Seconded by Council Member Adams, that this Ordinance be Approved. The motion carried with the following vote:

- C-8.** [18-0709](#) Argelia Guzman, 4835 Old Rural Hall Road (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 - 4835 Old Rural Hall Road.doc](#)
[demo-ordinance-50+.doc](#)
[Historical Memo.pdf](#)
[demo-+50-4835 Rural Hall Road-history.pdf](#)
[demo-+50-4835 Rural Hall Road-exhibit.pdf](#)
[demo-+50-4835 Rural Hall Road-violations.pdf](#)
[demo-+50-4835 Rural Hall Road-pictures.pdf](#)

Unanimously Approved by Consent.

Ordinance Rescinding an Ordinance Adopted Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs. [Repairs less than 50% of value of structure (<50) six months.]

- C-9.** [18-0725](#) James Everett Campbell, 1060 Betty Drive (Southeast Ward) Ordinance Rescinding an Ordinance Adopted on February 20, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs less than 50% of value of structure (<50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 1060 Betty Drive.doc](#)
[ordinance to rescind property-1060 Betty Drive.docx](#)

Unanimously Approved by Consent.

- C-10.** [18-0728](#) Bridge Investment Group LLC, 1529 Pleasant Street (Southeast Ward) Ordinance Rescinding an Ordinance Adopted on September 18, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs less than 50% of value of structure (<50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 1529 Pleasant Street.doc](#)
[ordinance to rescind property-1529 Pleasant Street.docx](#)

Unanimously Approved by Consent.

- C-11.** [18-0731](#) Jimmie L. Holmes, 1926 E. 3rd Street (East Ward) Ordinance Rescinding an Ordinance Adopted on April 17, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs less than 50% of value of structure (<50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 1926 E. 3rd Street.doc](#)
[ordinance to rescind property-1926 E. 3rd Street.docx](#)

Unanimously Approved by Consent.

- C-12.** [18-0735](#) Deutsche Bank National Trust Company Tru, 3500 Cedar Post Road (South Ward) Ordinance Rescinding an Ordinance Adopted on February 20, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs less than 50% of value of structure (<50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 3500 Cedar Post Road.doc](#)
[ordinance to rescind property-3500 Cedar Post Road.docx](#)

Unanimously Approved by Consent.

- C-13.** [18-0733](#) James J. Furches, 3043 Luther Street (South Ward) Ordinance Rescinding an Ordinance Adopted on August 21, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs less than 50% of value of structure (<50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 3043 Luther Street.doc](#)
[ordinance to rescind property-3043 Luther Street.docx](#)

Unanimously Approved by Consent.

- C-14.** [18-0727](#) Laws Investment Properties LLC, 1200 E. 24th Street (Northeast Ward) Ordinance Rescinding an Ordinance Adopted on June 19, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs less than 50% of value of structure (<50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 1200 E. 24th Street.doc](#)
[ordinance to rescind property-1200 E. 24th Street.docx](#)

Unanimously Approved by Consent.

- C-15.** [18-0732](#) New Challenge Group Homes, 2857 Hondo Drive (Southwest Ward) Ordinance Rescinding an Ordinance Adopted on June 19, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs less than 50% of value of structure (<50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 2857 Hondo Drive.doc](#)
[ordinance to rescind property-2857 Hondo Drive.docx](#)

Unanimously Approved by Consent.

Ordinance Rescinding an Ordinance Adopted Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs. [Repairs more than 50% of value of structure (>50) six months.]

- C-16.** [18-0737](#) Mabe, Atkins & Rydman Inc., 5705 Robin Wood Lane (Northeast Ward) Ordinance Rescinding an Ordinance Adopted on May 16, 2016 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 5705 Robin Wood Lane.doc](#)
[ordinance to rescind property-5705 Robin Wood Lane.docx](#)

Unanimously Approved by Consent.

- C-17.** [18-0734](#) Linda H. Murrell, 3301 Old Greensboro Road (East Ward) Ordinance Rescinding an Ordinance Adopted on March 28, 2016 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs

[Repairs more than 50% of value of structure (>50) six months].
(Recommended by Community Development/Housing/General
Government Committee).

Attachments: [CARF to rescind property - 3301 Old Greensboro Road.doc](#)
[ordinance to rescind property-3301 Old Greensboro Road.docx](#)

Unanimously Approved by Consent.

- C-18.** [18-0723](#) Cecil Jefferson, 421 Buick Street (East Ward) Ordinance Rescinding an Ordinance Adopted on April 17, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months]. (Recommended by Community Development/Housing/General Government Committee).

Attachments: [CARF to rescind property - 421 Buick Street.doc](#)
[ordinance to rescind property-421 Buick Street.docx](#)

Unanimously Approved by Consent.

- C-19.** [18-0729](#) Michel Hernandez, 1917 E. Third Street (East Ward) Ordinance Rescinding an Ordinance Adopted on November 21, 2016 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months]. (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF to rescind property - 1917 E. Third Street.doc](#)
[ordinance to rescind property-1917 E. Third Street.docx](#)

Unanimously Approved by Consent.

- C-20.** [18-0726](#) Alan & Anita Grizzard, 1121 Apple Street Accy Building (South Ward) Ordinance Rescinding an Ordinance Adopted on April 17, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months]. (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF to rescind property - 1121 Apple Street.doc](#)
[ordinance to rescind property-1121 Apple Street.docx](#)

Unanimously Approved by Consent.

- C-21.** [18-0712](#) Helen N. Black, 416 E. Clemmons Road (Southeast Ward) Ordinance Rescinding an Ordinance Adopted on June 19, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months].

(Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF to rescind property - 416 Clemmonsville Road.doc](#)
[ordinance to rescind property-416 Clemmonsville Road.docx](#)

Unanimously Approved by Consent.

- C-22.** [18-0711](#) Teresa Pfau, 112 S. Gordon Drive Accy Building (Southwest Ward). Ordinance Rescinding an Ordinance Adopted on February 20, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months]. (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF to rescind property - 112 S. Gordon Drive.doc](#)
[ordinance to rescind property-112 S. Gordon Drive.docx](#)

Unanimously Approved by Consent.

- C-23.** [18-0724](#) Wilma Hampton Brown, 717 W. 25th Street (North Ward) Ordinance Rescinding an Ordinance Adopted on February 20, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months]. (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF to rescind property - 717 W. 25th Street.doc](#)
[ordinance to rescind property-717 W. 25th Street.docx](#)

Unanimously Approved by Consent.

- C-24.** [18-0736](#) Richard H. Hyman & Brenda A. Killian, 5697 Bethania Road (North Ward) Ordinance Rescinding an Ordinance Adopted on February 20, 2017 Ordering the Demolition of a Dwelling Based on Owner Making the Necessary Repairs [Repairs more than 50% of value of structure (>50) six months]. (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF to rescind property - 5697 Bethania Road.doc](#)
[ordinance to rescind property-5697 Bethania Road.docx](#)

Unanimously Approved by Consent.

- C-25.** [18-0751](#) Approval of Community Development/Housing/General Government Committee Summary of Minutes - September 11, 2018.

Attachments: [CDHGG Summary 9-11-2018](#)

Unanimously Approved by Consent.

ADJOURNMENT

Chair Derwin Montgomery said,
Thank you to the staff and all the folks in Community Management, Assistant City Managers. Thanked everyone for getting through back logs of housing items that may be on a shelf. Thanked Vice Chair Denise Adams and other Committee Members for keeping their foot on the gas.
He addressed Ms. Annette Scippio and asked her to champion items in her own way. Thank you.

Council Member Besse said thanks to the outgoing Chair who has been assertive and outgoing.

Council Member Larson told him Good Luck in Raleigh.

Council Member Adams said it's been a joy to work with you, your shoes will be very difficult to fill. I will be calling you. History has been documented in an almost decade of work within Community Development.

Meeting adjourned at 5:37 p.m.