



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

Tuesday, September 12, 2017

4:30 PM

Committee Room 239, City Hall

CALL TO ORDER

Meeting started at 4:35 p.m.

Present: Chair Derwin L. Montgomery, Council Member Dan Besse and Council Member Robert C. Clark

Others Present: Council Member Jeff MacIntosh and Council Member Larson

Absent: Vice Chair Denise D. Adams

Chair Montgomery called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Items C2, C9, C12, C15 and C17 were pulled by staff. Item C18 was pulled by Chair Montgomery. No other items were pulled.

Council Member Clark made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Besse and carried unanimously.

G GENERAL AGENDA

17-822 Motion to Excuse Council Member Montgomery from Item G-1.

Council Member Clark: Motion to excuse Chair Montgomery from voting on this item.

Council Member Besse: Second.

Motion carried unanimously.

- G-1.** [17-783](#) Resolution Approving the Assessment of Fair Housing and Authorizing its Submission to the U.S. Department of Housing and Urban Development. [Community Development/Housing/General Government Committee forwarded this item with two in favor, none opposed; one Excused.]

Attachments: [Assessment of Fair Housing - CARF](#)
[Assessment of Fair Housing - Resolution](#)
[Assessment of Fair Housing - Exhibit](#)
[Presentation AFH Hearing_City Council \(2\).pdf](#)

Mr. Ritchie Brooks, Community Development/Housing General Government Director and Ms. Melissa Mayhew, consultant with Mosaic Housing Communities, 195 Arizona Avenue, Atlanta, GA, gave the staff report on this item.

Council Member Besse requested a hard copy of the Mosaic Housing Communities presentation.

Council Member Clark made a motion to excuse Chair Montgomery from voting on this item. Council Member Besse duly seconded this motion and it carried unanimously.

The vote projected, 2 in favor and 1 abstaining.

- G-2.** [17-631](#) Ordinance Amending Chapters A and B of the Unified Development Ordinances to Amend and Update the Airport Overlay (AO) District - UDO-274 - Proposal of City-County Planning and Development Services staff. [Recommended by Planning Board.] Recommended by Community Development/Housing/General Government Committee.

Attachments: [UDO-274 Memo](#)
[UDO-274 CARF](#)
[UDO-274 Staff Report](#)
[UDO-274 Ordinance](#)
[UDO-274 Map](#)
[UDO-274 Statement of Consistency](#)

Mr. Steve Smotherman, Planning Department, gave the staff presentation on this item.

Council Member Larson asked what is the intent of defining the rpz's. (Runway Protection Zones)

Council Member Clark: Motion for approval.

Council Member Besse: Second.

Motion carried unanimously.

- G-3.** [17-790](#) Ordinance Amending Chapter B of the Unified Development Ordinances to Amend Regulations for Bufferyards - UDO-280 - Proposed by Planning and Development Services Staff. [Recommended by Planning Board.] Item continued from the September, 2017 Community Housing/General/Government Committee.

Attachments: [UDO-280 CARF](#)
[UDO-280 Ordinance](#)
[UDO-280 Staff Report](#)
[UDO-280 Appendix A](#)
[UDO-280 Appendix B](#)
[UDO-280 Statement of Consistency](#)

Mr. Walter Farabee Jr., Project Planner, gave the staff presentation on this item.

Council Member Larson requested staff evaluate Type II bufferyard from the Type I bufferyard in regards to their spacial differences.

Chair Montgomery requested information on the number of cases have we had for actual zoning of the boarding houses and group homes.

This item held in Committee.

C CONSENT AGENDA

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

- C-1.** [17-799](#) Ordinance Amending Chapter B of the Unified Development Ordinances to Amend Regulations to Add Alternative Compliance Provisions for the Martin Luther King Overlay (MLKO) District - UDO-282 - Proposed by Planning and Development Services Staff. Recommended by Community Development/Housing/General Government Committee.

Attachments: [UDO-282 Ordinance](#)
[UDO-282 Staff Report](#)

Approved by Consent Vote.

C-2. [17-649](#) Information Regarding "Bee Friendly Community".

Attachments: [Bee Friendly Community](#)
[Bee Friendly Community - Attachment](#)

This item pulled by Council Member MacIntosh.

Council Member MacIntosh asked what it would take to make the City of Winston-Salem a Bee City.

Information Only Item.

C-3. [17-800](#) Ordinance Designating Certain Property as a Historic Landmark - Hoots Milling Company Roller Mill, 1151 Canal Drive, Winston-Salem (Tax Block 1120, Lot 308/PIN # 6825-88-1927. (Northwest Ward). Recommended by Finance and Community Development/General/Housing Committees.

Attachments: [Hoots Milling CARF Livable Neighborhoods](#)
[Hoots Milling Ordinance](#)
[Hoots Milling Application](#)
[Hoots Milling Map](#)
[Hoots Milling Photos](#)
[Hoots Milling National Register Criteria](#)

Approved by Consent Vote.

C-4. [17-754](#) Resolution Approving Naming of the Gym at Hanes Hosiery Community Center - The Art Blevins Gym (North Ward). [Recommended by Community Development/Housing/General Government Committee.]

Attachments: [Naming of Gym at Hanes Hosiery Recreation Center - CARF](#)
[Naming of Gym at Hanes Hosiery Recreation Center - Resolution](#)
[Naming of Gym at Hanes Hosiery Recreation Center - Letter](#)

Approved by Consent Vote.

C-5. [17-765](#) Ordinance Amending Chapter 10, Article II of the City Code to Create a New Section Entitled "Unsafe Nonresidential Building or Structures". [Recommended by Community Development/Housing/General Government Committee.]

Attachments: [CARF - Livable Neighborhoods- Unsafe Buildings Ordinance](#)
[Unsafe Buildings 8-29-17 v4](#)

Approved by Consent Vote.

Ordinance(s) Ordering the Demolition of a Structure - repairs less than 50%

- C-6.** [17-767](#) Anders & Associates, 643 Kapp Street (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 - 643 Kapp Street](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-643 Kapp Street-history](#)
[demo--50-643 Kapp Street-exhibit](#)
[demo--50-643 Kapp Street-violations](#)
[demo--50-643 Kapp Street-pictures](#)

Approved by Consent Vote.

- C-7.** [17-775](#) Audon Escalera, 812 Efird Street (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 - 812 Efird Street](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-812 Efird Street-history](#)
[demo--50-812 Efird Street-exhibit](#)
[demo--50-812 Efird Street-violations](#)
[demo--50-812 Efird Street-pictures](#)

Approved by Consent Vote.

- C-8. [17-782](#) Society Hill Investments LLC c/o William H. Daniel, Agent, 2320 Ivy Ave. (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 - 2320 Ivy Avenue](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-2320 Ivy Ave-history](#)
[demo--50-2320 Ivy Ave-violations](#)
[demo--50-2320 Ivy Ave-pictures](#)

Approved by Consent Vote.

- C-9. [17-776](#) Lewis P. Gregory, 853 N. Graham Avenue (East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.]

Attachments: [CARF - 853 N. Graham Ave](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-853 Graham Avenue-history](#)
[demo--50-853 Graham Avenue-violations](#)
[demo--50-853 Graham Avenue-pictures](#)

This item was pulled by staff.

This item brought into compliance.

- C-10. [17-780](#) Valerie L. Graves, 1945 Dacian Street (East 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 - 1945 Dacian Street](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-1945 Dacian Street-history](#)
[demo--50-1945 Dacian Street-violatons](#)
[demo--50-1945 Dacian Street-picture](#)

Approved by Consent Vote.

- C-11. [17-778](#) Ada Starnes, 1432 Marne 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 - 1432 Marne Street](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-1432 Marne Street-history](#)
[demo--50-1432 Marne St-violations](#)
[demo--50-1432 Marne St-pictures](#)

Approved by Consent Vote.

- C-12. [17-779](#) Bridge Investment Group LLC, 1529 Pleasant 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 - 1529 Pleasant Street](#)
[Historical Memo](#)
[demo--50-Ordinance](#)
[demo--50-1529 Pleasant Street-history](#)
[demo--50-1529 Pleasant Street-violations](#)
[demo--50-1529 Pleasant Street-pictures](#)

This item pulled by staff.

Ms. Sharon Richmond, Community Development/Housing General Government Deputy, gave the information concerning this property.

Mr. Julian Gory, 3751 Sawyer Drive, and property owner of 1529 Pleasant Street, spoke on behalf of the property and stated he has made the necessary repairs and requested more time to get the property inspected.

Chair Montgomery recommended staff allow the 90 days necessary to get the inspection.

Council Member Clark: Motion to approve the 90 days.

Council Member Besse: Second.

Motion carried unanimously.

- C-13. [17-777](#) Carol J. Evans, 1252 E. Clemmons Road (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 - 1252 E. Clemmons Road](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-1252 E. Clemmons Road-history](#)
[demo--50-1252 E. Clemmons Road-violations](#)
[demo--50-1252 E. Clemmons Road-pictures](#)

Approved by Consent Vote.

Ordinance(s) Ordering the Demolition of a Structure - repairs more than 50%

- C-14. [17-788](#) Raul & Amanda Lio, 1140 E. 23rd 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 - 1140 E. 23rd Street](#)
[demo-ordinance-50+](#)
[demo-+50-1140 E. 23rd Street-history](#)
[demo-+50-1140 E. 23rd Street-violations](#)
[demo-+50-1140 E. 23rd Street-pictures](#)

Approved by Consent Vote.

- C-15. [17-789](#) Mohamad Alazabalissa, 3218 Old Greensboro Road (East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.]

Attachments: [CARF - 3218 Old Greensboro Road](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-3218 Old Greensboro Road-history](#)
[demo-+50-3218 Old Greensboro Road-violations](#)
[demo-+50-3218 Old Greensboro Road-pictures](#)

This item pulled by staff.

Ms. Richmond gave the staff report on this property.

Mr. Dolphice Hata, 113 Cameron Court, Advance, spoke to translate for Mr. Mohamad Alazabalissa, the property owner and stated he needs at least 6 months to make the necessary repairs.

Chair Montgomery recommended this item held in Committee for further discussion as to come to some resolution with staff.

Council Member Besse requested a complete list of repairs.

Council Member Clark requested staff provide the dates of when the past and current property owners exchanged ownership.

- C-16. [17-787](#) Van B. Lyles, Sr. Heirs, 914 N. Jackson Ave (East 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 - 914 N. Jackson Avenue](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-914 N. Jackson Ave-history](#)
[demo-+50-914 N. Jackson Ave-violations](#)
[demo-+50-914 N. Jackson Ave-pictures](#)

Approved by Consent Vote.

- C-17. [17-802](#) Pamela A. Geordon, 2912 Weisner Ct (South 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 - 2912 Weisner Ct](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-2912 Weisner Ct-history](#)
[demo-+50-2912 Weisner Ct-exhibit](#)
[demo-+50-2912 Weisner Ct-violations](#)
[demo-+50-2912 Weisner Ct-pictures](#)

This item pulled by staff.

Ms. Richmond gave the staff report on this property.

Mr. Jason Fitchew, 2904 Weisner Court, spoke on behalf of the property at 2912 Weisner Court, and thanked staff for allowing him to be in compliance.

Council Member Besse: Motion for approval.

Council Member Clark: Second.

The motion carried unanimously.

Ordinance(s) Ordering the Demolition of a Structure - repairs more than 65%

- C-18. [17-791](#) Skyline Village Apartments LLC, 31 Timlic Ave. (East) Ordinance Ordering the Demolition and Removal of a Structure [Repairs exceed 65% of value of structure (+65)] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF - 31 Timlic Avenue](#)
[demo-65+-Ordinance](#)
[Historical Memo](#)
[demo-+65-31 Timlic Avenue-history](#)
[demo-+65-31 Timlic Avenue-violations](#)
[demo-+65-31 Timlic Avenue-pictures](#)

This item pulled by Chair Montgomery.

Chair Montgomery requested staff take every action necessary, to make sure all housing code regulations are maintained on this property.

Council Member Clark: Motion for approval.

Council Member Besse: Second.

Motion carried unanimously.

- C-19. [17-805](#) Approval of Community Development/Housing/General Government Committee Summary of Minutes - August 15, 2017.

Attachments: [CDHGG 08152017 minutes](#)

Approved by Consent Vote.

ADJOURNMENT

6:03 p.m.