



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, January 9, 2018

4:30 PM

Committee Room 239, City Hall

CALL TO ORDER

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

Others Present: Council Member Jeff MacIntosh, Council Member John C. Larson and Council Member James Taylor, Jr.

Chair Montgomery called the meeting to order and stated, without objection, the Committee would first consider the Consent Agenda. Items C4, C5, C6, C7, and C9 were pulled by the Committee. No other items were pulled.

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

Council Member Clark arrived at 4:45 p.m.

Council Member Taylor arrived at 5:53 p.m.

G GENERAL AGENDA

- G-1.** [17-1025](#) Presentation by the Piedmont Triad Regional Council on the Activities of the Northwest Piedmont Workforce Development Board. (Item continued from the December Community Development/Housing/General Government Committee.)

Attachments: [Information Item - PTRC Presentation](#)

Mr. Evan Raleigh, Business Inclusion Director, introduced Mrs. Wendy Walker Fox, Workforce Development Director, and she gave the staff presentation on this item.

Vice Chair Adams asked how those workforce development funds can be used to make the experience better, in preparing citizens to obtain better jobs.

Chair Montgomery requested data regarding the number served and a breakdown of the specific services received from Northwest Piedmont Workforce Development.

Information Only

- G-2.** [17-988](#) Ordinance Revising Chapter B of the Unified Development Ordinances to Further Restrict Limited Campus Uses in Residential Zoning. (Community Development/Housing/General Government Committee forwarded this item to Council with three in favor, none opposed; one abstaining)

Attachments: [UDO-281 Memo January 9 Council.docx](#)
 [UDO-281 CARF.docx](#)
 [UDO-281 Staff Report City Council.docx](#)
 [UDO-281 Ordinance City Council.docx](#)
 [UDO-281 Campus Districts Map.pdf](#)
 [UDO-281 Attachment A .doc](#)
 [UDO-281 WSNA Comments.pdf](#)

Mr. Paul Norby, Planning Director, gave the staff report on this item.

Council Member Besse: Motion for approval of the Wake Forest University proposal amending Limited Campus Use regulations in the Unified Development Ordinances (UDO).

Council Member Clark: Second.

Motion was carried with three in favor and one abstaining.

Council Member Larson recommended the ordinance relative to stealth zoning be re-written to allow hospitals or universities that acquire property, request re-zoning in the normal process. He expressed concern that a transparent program should be implemented to allow public preview at all levels and allow neighborhoods and individuals to know what is going on with these types of zoning processes.

Mr. Reid Morgan, 1834 Wake Forest Road, representative for Wake Forest University stated, they are aware and in support of the assessment.

Chair Montgomery asked staff to provide information pertaining to the adoptions of these zoning changes to new campus limited uses.

- G-3.** [18-0061](#) Presentation Concerning Local Historic Landmarks and Other Ways of Recognizing History.

Attachments: [CARF.doc](#)
 [Local Historic Landmark report 2017.docx](#)

Ms. Michelle McCullough, Project Planner, gave the staff presentation on this item.

Vice Chair Adams suggested that to help fund this project, staff list the local businesses that profited from what happened to the history in this City, and pull them in as partners.

Council Member MacIntosh asked if it is legal to require application fee, that has a sliding scale, for these landmark applications.

Chair Montgomery asked staff to look at specific ways to retrieve the funding necessary to incorporate these landmarks.

C CONSENT AGENDA

- C-1.** [18-0039](#) Jerry Allen Shepherd, 2701 Patria Street (Southeast Ward) Ordinance rescinding an Ordinance adopted on April 17, 2017 of a Structure 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 2701 Patria Street ordinance to rescind property-2701 Patria Street](#)

Approved by Consent Vote.

- C-2.** [18-0040](#) Jeanne C. Phillips, 1416 E. 25th Street (Northeast Ward) Ordinance rescinding an Ordinance adopted on February 20, 2017 of a Structure 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 1416 25th Street ordinance to rescind property-1416 E. 25th Street](#)

Approved by Consent Vote.

- C-3. [18-0030](#) Delaina Hernandez, 2721 Gilmer Ave (North 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 - 2721 Gilmer Ave](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-2721 Gilmer Ave-history](#)
[demo--50-2721 Gilmer Ave-violations](#)
[demo--50-2721 Gilmer Ave-pictures](#)

Approved by Consent Vote.

- C-4. [18-0032](#) SDS Investments LLC, 126 Connor Road (North Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.]

Attachments: [Carf - 126 Connor Road](#)
[Historical Memo](#)
[demo--50-Ordinance](#)
[demo--50-126 Connor Road-history](#)
[demo--50-126 Connor Road-violations](#)
[demo--50-126 Connor Road-pictures](#)

This item was pulled by staff.

Ms. Sharon Richmond, Community Development Deputy, gave the staff report on this item and stated the property owner is present.

Mr. Stephen Smith, 500 Olive Street, and representation for SDS Investments LLC, gave the staff presentation and requested 30 days to complete repairs.

Vice Chair Adams: Motion for approval to continue this item to the February meeting.

Council Member Besse: Second.

Motion was carried unanimously.

- C-5. [18-0037](#) Eric Glenn Lavastion Glenn, 1518 E. 22nd 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 - 1518 E. 22nd St](#)
[Historical Memo](#)
[demo--50-Ordinance](#)
[demo--50-1518 E. 22nd Street-history](#)
[demo--50-1518 E. 22nd Street-violations](#)
[demo--50-1518 E. 22nd Street-pictures](#)

This item was pulled by staff.

Ms. Richmond gave the staff report on this item.

Mr. Eric Glenn, 310 Wayside Drive, property owner, presented on this item and requested more time to make the necessary repairs.

Council Member MacIntosh requested staff seek agencies that may be available to assist this property owner with some affordable housing options.

Vice Chair Adams: Motion for approval for a 120 day Voluntary Demolition Agreement.

Council Member Clark: Second.

Motion was carried unanimously.

- C-6. [18-0034](#) David Arnold Cole, 1739 Old Salisbury Road (South 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 - 1739 Old Salisbury Road](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-1739 Old Salisbury Road-history](#)
[demo--50-1739 Old Salisbury Road-violations](#)
[demo--50-1739 Old Salisbury Road-pictures](#)

This item was pulled by staff.

Ms. Richmond gave the staff report on this item.

Mr. Edward Ray Foster, 1673 Crayshore Drive, Lewisville, representative for the property owner, spoke and requested more time for the necessary repairs.

Council Member Besse: Motion for approval for a 120 day Voluntary Demolition Agreement.

Vice Chair Adams: Second.

Motion was carried unanimously.

- C-7. [18-0031](#) 2H Investments Corporation, 2500 Lomond St. (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 - 2500 Lomond St](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-2500 Lomond St-history](#)
[demo--50-2500 Lomond St-violations](#)
[demo--50-2500 Lomond St-pictures](#)

This item was pulled by staff.

Ms. Richmond gave the staff report on this item.

Ms. Amy Ruth Hallett, President of 2H Investments Corporation, spoke on behalf of her property and requested more time for necessary repairs.

Council Member Besse: Motion for approval for a 120 day Voluntary Demolition Agreement.

Vice Chair Adams: Second.

Motion was carried unanimously.

- C-8. [18-0033](#) Christopher Antonio Jordan, 3604 Yale Ave (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 - 3604 Yale Ave](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-3604 Yale Ave-history](#)
[demo--50-3604 Yale Ave-violations](#)
[demo--50-3604 Yale Ave-pictures](#)

Approved by Consent Vote.

- C-9.** [18-0038](#) LCR Investments LLC, 2408 Lucille 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 - 2408 Lucille St](#)
 [Historical Memo](#)
 [demo--50-Ordinance](#)
 [demo--50-2408 Lucille Street-history](#)
 [demo--50-2408 Lucille Street-exhibit](#)
 [demo--50-2408 Lucille Street-violations](#)
 [demo--50-2408 Lucille Street-pictures](#)

This item was pulled by staff.

Ms. Richmond gave the staff report on this property.

Mr. Ralph Vestal, 4675 Evans Creek Church Road, Kernersville, property owner spoke on behalf of the property stating he cannot rent the property due to, what he thinks is a zoning residential issue.

Council Member Clark requested the property owner make the necessary repairs and contact the zoning enforcement staff to provide some information to see if it is zoned for auto storage in the residential area.

Council Member Clark: Motion for approval for a 120 day Voluntary Demolition Agreement.

Vice Chair Adams: Second.

Motion was carried unanimously.

- C-10.** [18-0036](#) Richard M. Miller, 3638 Yale Ave (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 - 3638 Yale Ave](#)
 [Historical Memo](#)
 [demo--50-Ordinance](#)
 [demo--50-3638 Yale Ave-history](#)
 [demo--50-3638 Yale Ave-violations](#)
 [demo--50-3638 Yale Ave-pictures](#)

Approved by Consent Vote.

- C-11. [18-0035](#) Faustina Lee Holman, 1823 3rd 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 - 1823 3rd Street](#)
[Historical Memo](#)
[demo--50-Ordinance](#)
[demo--50-1823 3rd Street-history](#)
[demo--50-1823 3rd Street-violations](#)
[demo--50-1823 3rd Street-pictures](#)

Approved by Consent Vote.

- C-12. [18 -0003](#) Approval of Community Development/Housing/General Government Committee Summary of Minutes - December 12, 2017.

Attachments: [CDHGG Minutes 12122017](#)

Approved by Consent Vote.

ADJOURNMENT

6:20 p.m.