City Council – Action Request Form

Date: June 15, 2021

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Angela I. Carmon, City Attorney

Takeisha Redd, Assistant City Attorney

Council Action Requested:

Ordinance Amending Chapter 10, Article V, Division 2 Entitled "Vacant Nonresidential Building and Structure Code" of the Code of the City of Winston-Salem - Public Hearing: June 21, 2021

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: No

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

The proposed changes to the City's Vacant Nonresidential Building and Structure Code ("VNBS Code") are based upon recodification of the enabling legislation for said VNBS Code from Chapter 160A to Chapter 160D. The attached ordinance is recommended for the approval of City Council, following a public hearing. Essentially, the attached ordinance amendment incorporates said changes, along with additional ones for clarification and operational purposes, into the City's MHC.

The changes are described in the attached Vacant Nonresidential 160D Chart. In summary, the ordinance amendment, consistent with 160D:

- (a) Changes the code references from G.S. 160A to G.S. 160D, and
- (b) Makes clear that the hearings before the zoning board of adjustment are quasi-judicial.

Committee Action:			
Committee	CDHGG 6/15/21	Action	Approval
For	Unanimous	Against	
Remarks:			

In addition to the foregoing, the ordinance amendment also provides a process for cancelling or reducing VNBS Code liens, which are mainly demolition liens/assessments, for affordable housing purposes, provided the owner agrees to execute and record a 30-year declaration of restrictive covenants and conditions restricting the use of said property for said purpose.