



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, May 15, 2018

3:00 PM

Committee Room 239, City Hall

Rollcall

CALL TO ORDER

Present: Chair Derwin Montgomery, Council Member Robert C.Clark

Absent: Council Member Vivian H. Burke

Others Present: Council Member Dan Besse, Council Member John Larson,
Council Member MacIntosh

Council Member Adams arrived at 3:25 p.m.

Chair Montgomery called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Chair Montgomery pulled items C-3 and C-4. No other items were pulled.

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

Chair Montgomery: Second.

G GENERAL AGENDA

- G-1. [18-0316](#) Public Hearing on Resolution Adopting the Proposed West Suburban Area Plan Update. [Recommended by Planning Board and Community Development/Housing/General Government Committee.]

Attachments: [WSAP Memo.docx](#)
[2-WSAP Update CARF.docx](#)
[4-WSAP Update Minutes.docx](#)
[3-WSAP Update Resolution for City Council.docx](#)
[0-3-23-2018 WSAPU Planning Board Draft Plan.pdf](#)

Paul Norby, Director of Planning and Development Services Department, and Kelly Bennett, Planner, gave the staff report.

Council Member Adams requested information regarding Winston-Salem's process for this UDO in comparison to other cities that have implemented this

change. She would like a side by side comparison of other zoning codes.

Council Member MacIntosh requested information concerning how many units in regards to hotels or motels could be placed on a one acre site.

Chair Montgomery requested a comparison with similar cities and if those with rezoning already in place are experiencing interference with development. He would like to see maps of zoning around the areas that would be affected by this proposed zoning.

A motion was made by Council Member Clark, second by Council Member Besse, that this Resolution be Approved.

- G-2.** [18-0334](#) Resolution Electing New Inductees for the Winston-Salem Arts, Culture, and Entertainment Memorial Walk of Fame. [Recommended by Community Development/Housing/General Government Committee.]

Attachments: [Elections to Winston-Salem Arts Culture Entertainment Memorial Walk of Fame - CARF](#)
[Elections to Winston-Salem Arts Culture Entertainment Memorial Walk of Fame - Resolution doc](#)
[WalkofFame5Royales](#)
[WalkofFameHamlin](#)
[WalkofFameHanes](#)
[WalkofFameScales](#)
[lueleApplication](#)
[Murrell](#)
[WiseApplication](#)
[sidewalk star 24 inch 2018 ROBERT WISE](#)
[walk of fame keepsake mockup](#)

Assistant City Manager Ben Rowe gave the presentation for this item.

He gave the names of the current inductees to have stars on the Walk of Fame in Winston-Salem.

The Walk of Fame will start on the right side of The Benton going toward 6th Street.

The will be an annual program with five inductees per year. The program will be the responsibility of the Marketing Department.

Mr. Miller, 2520 Treetop Lane Winston-Salem thanked the City for the program.

A motion was made by Council Member Adams, seconded by Council Member Clark, that this Resolution be Approved.

The item was approved unanimously.

- G-3.** [18-0309](#) Consideration of Items Regarding Assessment of Housing Needs in Winston-Salem/Forsyth County.

The resolution was information only.

Marla Newman, Director of Community Development gave the presentation. She shared information about income for renters and owners regarding cost burdens.

Council Member Clark asked what assumptions are being made regarding the population growth, etc. Extrapolate out number of apartments built. Can you afford to build new affordable housing?

Council Member MacIntosh asked for the number of increased units turning out currently.

Council Member Montgomery said the demand for affordable housing is increasing.

Attachments: [Info Item -Housing Needs - 05.02.18](#)
 [Preliminary Data - Housing Need in WS, 5.15.18, revised.pdf](#)

This Resolution was Information Only.

Marla Newmann, Director of Community Development gave the presentation. She shared information about income for renters and owners regarding cost burdens.

Council Member Clark said that what we call affordable is not really affordable. Had several questions after the report.

Council Member MacIntosh explained mortgage amounts.

Council Member Montgomery said the demand for affordable housing is increasing.

Council Member Clark asked what assumptions are being made regarding population growth, etc. Extrapolate out number of apartments built. Can you afford to build new affordable housing?

Council Member MacIntosh asked about the number of increased units turning out currently.

- G-4.** [18-0314](#) 17-18 Youth Advisory Council Annual Report.

Attachments: [INFO-YAC Report17-18](#)
 [YACFINALREPORT17-18](#)

This Report was Information Only.

Human Relations Department Youth Advisory Council gave their annual report. The presentation was given by Jenna Barnes of R.J. Reynolds High School and Lillian Giles of Salem Academy.

The Youth Advisory Council (YAC) had a toiletry and toy drive along with the Winston-Salem Police Department as an annual project.

G-5. [18-0318](#) 17-18 College Advisory Board Annual Report.

Attachments: [INFO-CAB Report17-18](#)
 [CABFINALREPORT17-18](#)

This Report was Information Only.

The presentation was given by:
Kendall Tate from Salem College
Pauletta Williams from Forsyth Technical Community College
Charles Calamante from Winston-Salem State University

The College Advisory Board (CAB) provided a safe environment for students to express issues regarding their concerns and actions with Trust Talks with the Winston-Salem Police Department.

The Winston-Salem State University Police would like to hold more trust talks throughout the year.

G-6. [18-0319](#) Consideration of Ordinance Revising Chapter B of the Unified Development Ordinances to Allow Residential Building, Townhouse and Residential Building, Multifamily in Highway Business and General Office Districts with Planning Board Review and Remove the Uses Residential Building, Duplex and Residential Building, Twin Home from the General Business District - UDO-283. [Forwarded by Planning Board.]

This ordinance was presented.

Paul Norby, Director of the Planning Department gave the presentation for this item.

The Planning Board needs to review the information.

Council Member Clark would like information from the Planning Board after their review.

Council Member Besse asked for a map for verification of the area.

Chair Montgomery asked to the ability to put language into ordinance to have reviewed by staff as recommended and make certification to trigger review if neighborhood concern to not have to engage in process.

Council Member Clark requested to hold it in committee until after we hear from the Planning Board.

Attachments: [UDO 283 Memo April 2018.docx](#)
[UDO-283 Memo for May 18 CDHGG with Exhibits.pdf](#)
[UDO-283 CARF.doc](#)
[UDO-283 Staff Report.docx](#)
[UDO-283 Permitted Use Table.docx](#)
[UDO-283 CDHGG Cover Memo Attachments.pdf](#)
[UDO-283 Ordinance.docx](#)
[UDO-283 Approval of Statement of Consistency.docx](#)
[UDO-283 Denial Statement of Consistency.docx](#)

This Ordinance was Presented.

Paul Norby, Director of the Planning Department gave the presentation for this item.

He had answers for the Council from the February meeting.

The Planning Board needs to review the information.

Council Member Larson had more questions about UDO-283, mainly about the height limits.

Council Member Besse has concerns about the two acre limit.

Council Member Clark said he would like information from the Planning Board after their review.

Council Member Besse asked for a map for verification of the area.

Council Member Adams had questions about the wisest use for the land and concerns about the urban core of the City.

Council Member Clark requested to hold it in committee until after we hear from the Planning Board.

C CONSENT AGENDA

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

- C-1. [18-0359](#)** Public Hearing on Resolution Authorizing the City Manager to Amend the East End Development Agreement Between the City of Winston-Salem and S.G. Atkins Community Development Corporation to Acquire Commercially-Zoned Properties for Economic Development Purposes. [Recommended by Finance and Community

Development/Housing/General Government Committees.]

Attachments: [CARF - East End Property Acquisition.docx](#)
[Resolution - East End Property Acquisition.docx](#)
[2014 Economic Development Bond Spending Summary - 5.9.18.pdf](#)

Unanimously Approved with Consent Agenda.

- C-2.** [18-0235](#) Resolution Naming the Salem Lake Bait Shop after Mr. Quincey W. Stoker, Jr. (Southeast Ward). [Recommended by Community Development/Housing/General Government Committee.]

Attachments: [Livable Neighborhoods_Quincey Stoker Jr-CARF](#)
[Livable Neighborhoods_Quincey Stoker Jr-Resolution](#)
[Livable Neighborhoods_Quincey Stoker Jr-Letter](#)

Unanimously Approved with Consent Agenda.

- C-3.** [18-0337](#) Resolution Naming the Public Safety Center in Honor of Mayor Pro Tempore and Council Member of the Northeast Ward, Vivian H. Burke. [Recommended by Community Development/Housing/General Government Committee.]

Attachments: [Naming of PSC Vivian H. Burke - CARF.doc](#)
[Naming of PSC Vivian H. Burke - Resolution.doc](#)
[Naming of PSC Vivian H. Burke - Recommendation Letter.pdf](#)

City Council

This presentation was given by Meridith Martin, Assistant to the City Manager.

The Mayor has proposed naming the Public safety center after Mayor Pro Tempore Vivian H. Burke.

Council Member Clark made a Motion to approve.

Council Member Montgomery, Second.

The vote was unanimous.

- C-4.** [18-0289](#) Report on Ordinance for the City of Winston-Salem to Potentially Include Public Art in Capital Improvement Projects.

Attachments: [Livable Neighborhoods-Percent for Art.doc](#)
[Memo- Percent for Art .docx](#)

This Report was Information Only.

Council Member Besse arrived at 3:10 p.m.

Council Member Clark as for the Winston-Salem Portrait project status.

Council Member MacIntosh about similar ordinances in other cities.

Ordinance(s) Ordering the Demolition of a Structure - Repairs Less than 50%

- C-5.** [18-0329](#) Alydar Financial Inc., 1629 E. 14th Street (Northeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.]

Attachments: [CARF - 1629 E. 14th Street](#)
[demo--50-Ordinance](#)
[demo--50-1629 E. 14th Street-history](#)
[demo--50-1629 E. 14th Street-exhibit](#)
[demo--50-1629 E. 14th Street-violations](#)
[demo--50-1629 E. 14th Street-pictures](#)

This property was brought into complianc and removed from consideration.

- C-6.** [18-0330](#) Amea Tereika Howard, 3011 Old Greensboro Road (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 - 3011 Old Greensboro Road](#)
[demo--50-Ordinance](#)
[demo--50-3011 Old Greensboro Road-history](#)
[demo--50-3011 Old Greensboro Road-exhibit](#)
[demo--50-3011 Old Greensboro Road-violations](#)
[demo--50-3011 Old Greensboro Road-pictures](#)

Unanimously Approved with Consent Agenda.

- C-7.** [18-0257](#) Addi Nelly Sosa Noguera, 2857 Reynolds Park Road (Southeast Ward) Ordinance Ordering the Demolition and Removal of a Structure - Repairs less than 50% of value of structure (<50) six months. [This item continued from the March meeting of the Community Development/Housing/General Government Committee.]

Attachments: [INFO-Livable-Neighborhoods - 2857 Reynolds Park Road.doc](#)

[CARF - 2857 Reynolds Park Road](#)

[demo--50-Ordinance](#)

[demo--50-2857 Reynolds Park Road-history](#)

[demo--50-2857 Reynolds Park Road-exhibit](#)

[demo--50-2857 Reynolds Park Road-violations](#)

[demo--50-2857 Reynolds Park Road-pictures](#)

This Ordinance was Held In Committee, and due back on June 12, 2018.

Ordinance(s) Ordering the Demolition of a Structure - Repairs More than 50%

- C-8.** [18-0331](#) Eliza M. Smart, 827 Ferrell 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 - 827 Ferrell Ave](#)

[demo-ordinance-50+](#)

[demo-+50-827 Ferrell Ave-history](#)

[demo-+50-827 Ferrell Ave-exhibit](#)

[demo-+50-827 Ferrell Ave-violations](#)

[demo-+50-827 Ferrell Ave-pictures](#)

Unanimously Approved with Consent Agenda.

- C-9.** [18-0332](#) Anne B. Joy & James A. Joy, 1020 Nancy Lane (Southeast 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 - 1020 Nancy Lane](#)

[demo-ordinance-50+](#)

[demo-+50-1020 Nancy Lane-history](#)

[demo-+50-1020 Nancy Lane-exhibit](#)

[demo-+50-1020 Nancy Lane-violations](#)

[demo-+50-1020 Nancy Lane-pictures](#)

**This Ordinance was Held In Committee to the Community
Development/Housing/General Government Committee due back on 6/12/2018**

- C-10.** [18-0336](#) Elizabeth P. Holland, 3010 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. [Recommended by Community

Development/Housing/General Government Committee.]

Attachments: [CARF - 3010 Old Greensboro Road](#)
[demo-ordinance-50+](#)
[demo-+50-3010 Old Greensboro Road-history](#)
[demo-+50-3010 Old Greensboro Road-exhibit](#)
[demo-+50-3010 Old Greensboro Road-violations](#)
[demo-+50-3010 Old Greensboro Road-pictures](#)

Unanimously Approved with Consent Agenda.

C-11. [18-0283](#) Approval of Community Development/Housing/General Government
Committee Summary of Minutes - April 10, 2018.

Attachments: [CDHGG Committee Minutes 04102018.pdf](#)

This Minutes were Approved.

ADJOURNMENT

4:34 p.m.