

SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT  
COMMITTEE

4:30 P.M., TUESDAY, MAY 10, 2016  
COMMITTEE ROOM

ROOM 239, CITY HALL

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*MEMBERS PRESENT:*            *Council Member Molly Leight, Chair*  
   *Council Member Jeff Macintosh, Vice Chair*  
   *Council Member Denise D. Adams (out at 7:21p.m.)*  
   *Council Member Dan Besse (out at 7:22p.m.)*

*OTHERS PRESENT:*            *Council Member Derwin L. Montgomery*

Chair Leight called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Staff requested to pull Item C-1(a) for consideration. Items C-1(c), (g), and C-2(c), C-2 (f) and (i) were requested to pull for information by Chair Leight. Council Member Montgomery requested to pull Item C-1(b) to hold in committee with no action.

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

CONSENT AGENDA

C-1.    ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10,ARTICLE V, SECTION 10-203(t)(l) OF THE CODE OF THE CITY OF WINSTON-SALEM: [*Repairs less than 50% of value of structure (<50) six months*].

*\*This item was removed.*

a.      Chicago Title Insurance                      1451 Addison Avenue  
         Company

Council Member Montgomery requested this item pulled for no action.

b.      Winston-Salem Presbytery                      117 Dellabrook Road

c.      Walter R. Nelson                                      210 Wake Drive

- d. RMBM, Inc. 1206 23rd Street
- e. Vicki L. Stennis 2703 Glenhaven Lane
- f. Gwendolyn A. Thompson 3037 Colgate Drive
- g. Darryl W. and Tammy Cherry 695 Ashley School Circle

C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10,ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: [*Repairs more than 50% of value of structure (>50) six months*].

- a. Salem View Property Management 4309 Erie Drive  
LLC

*\*This item amended by the committee.*

- b. Maria Rita Carretero 117 N. Dunleith Avenue

Owner of the property, Maria Rita Carretero, 11 7 N. Dunleith Avenue stated there is more time requested for the completion of repairs for the property.

In response to Council Member Macintosh, Ms. Carretero stated she has only repaired the inside and outside walls. The inspector has not inspected any of the repairs to present.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member Macintosh and carried unanimously.

Inresponse to Council Member Leight an amendment to allow a time period of three months for 50% of the repairs and if those repairs are done an additional three months granted for completion of the repairs.

- c. James Benjamin, Heirs 1318 N. Jackson Avenue
- d. Jose Martin Dorotea Cruz and 421 Barbara Jane Avenue  
Maciel Banos

The owner of the property, Mr. Jose Martin Dorotea Cruz, 421 Barbara Jane Avenue, stated the plans for the house is to request more time for repairs.

In response to Council Member Macintosh, Mr. Cruz stated he obtained ownership in 2014.

In response to Council Member Montgomery, Mr. Cruz stated the repairs have only been done on the inside of the property. Since the demolition notice; focus will be to expediently start repairs on the outside. Eight months is requested to complete repairs.

Council Member Macintosh made a motion to approve this item. The motion was duly seconded by Council Member Adams and carried unanimously.

Council Member Macintosh stated the petitioner granted 90 days from May 10, 2016 an extension for repairs to be completed.

- e. Taryton Lopez Thacker 1012 Goldfloss Street
- f. Marie Cole and Nathan Littlejohn 1220 N. Jackson Avenue
- g. Camella Gay Dunlop 1558 E. 22nd Street

Owner of the property, Ms. Camella Dunlop, 1538 E. 22nd Street stated she is in the process of restoring the house through Habitat for Humanities. The house is damaged due to a fire and the house did not have insurance. The funds are limited for repairs.

In response to Council Member Macintosh, Ms. Dunlop stated she is in contact with the Habitat for Humanities personnel to implement a repair plan and she intends to move back into the property when the repairs are made.

Council Member Adams made a motion to approve this item. This motion was duly seconded by Council Member Macintosh and carried unanimously.

Council Member Macintosh requested the petitioner be given 90 days extension for repairs and to work out a possible plan with Habitat Humanities.

- h. Mabe Atkins and Rydman Inc. 5705 Robinwood Lane

Mr. Dowd, 5707 Robinwood Lane, stated he resides next door to the item. He is interested in conducting the repairs and buying and selling the property. We have no intentions of rehabbing or selling the property. Plans for possible real estate value.

The owner of the property currently stated the value of the property declined due to an illness of a family member. The taxes got behind and the value has declined since. Requesting more time to get business measures taken before demolition.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member Macintosh and carried unanimously.

Council Member Leight stated the property owner is given 90 days for business matters upon due the demolition at a later date.

- i. Next Property, LLC 942 New Hope Lane
- j. Kevin S. Wolfe 3703 Maverick Street
- k. Silverleaf Properties, LLC 2126 School Street

C-3. ORDINANCE ORDERING THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE: *[Repairs more than 65% of value of structure (>65)].*

- a. Salvador Garcia Diaz and 2516 Ansonia Street  
Leonarda Lorenzo Morales

Council Member Leight made a motion to approve the item. The motion was duly seconded by Council Member Macintosh and carried unanimously.

#### GENERAL AGENDA

G-1. CONSIDERATION OF ADDITIONAL FINANCING FOR THE DEVELOPMENT OF SINGLE-FAMILY HOUSING (SOUTHEAST WARD):

- a. RESOLUTION AUTHORIZING ADDITIONAL FINANCING FOR DEVELOPMENT IN THE RIDGEWOOD PLACE SUBDIVISION TO S.G. ATKINS COMMUNITY DEVELOPMENT CORPORATION. *[1,325,000.]*

- b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2015-2016.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member Macintosh and carried unanimously.

- G-2. RESOLUTION AUTHORIZING UP TO \$236,000 IN ADDITIONAL PERMANENT FINANCING FOR THE DEVELOPMENT OF 64 UNITS OF RENTAL HOUSING FOR FAMILIES, TO BE KNOWN AS ROCKWOOD AT OLIVER'S CROSSING APARTMENTS (SOUTH WARD).

Council Member Leight stated this item held for further review and discussion at next Committee Meeting.

- G-3. ORDINANCE REVISING CHAPTER B OF THE UNITED DEVELOPMENT ORDINANCES TO AMEND REGULATIONS FOR ACCESSORY DWELLINGS-UD0-267 – Proposal of the City-County Planning and Development Services Staff  
*[Recommended by Planning Board.]*

Director of Planning Department, Mr. Paul Norby gave a presentation on this item.

In response to Council Member Leight, Principal Planner, Kirk Erickson stated concerning the City of Wilmington's case, their ordinance required the owner live in either the primary or the accessory dwelling. The courts struck that down and said municipalities are not allowed to regulate the use of the property based on the identity of the user in that instance that the owner reside in one of the two units. Similar, the City of Winston-Salem ordinance pertains this nature.

In response to Council Member Leight, Mr. Erickson stated the combine is looking from the front of the house, and you could have ten feet on each side. The setbacks do not have to match.

In response to Council Member Macintosh, Mr. Erickson stated he can't recall anybody related to the tiny house regulation. The blue lots on the map are those urban and inner city neighborhoods. The 9,000 square feet lots are standard areas in this radius. It tied into the existing zoning ordinance.

ADJOURNMENT: 7:29 p.m.