

## SUMMARY OF MINUTES

### COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:00 p.m., Tuesday, March 21, 2017

COMMITTEE ROOM

Room 239, City Hall

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*COMMITTEE MEMBERS:* Council Member Derwin L. Montgomery, Chair  
Council Member Denise D. Adams, Vice Chair (left at 5:37 p.m.)  
Council Member Dan Besse  
Council Member Robert C. Clark

*OTHERS PRESENT:* Council Member Jeff MacIntosh  
Council Member John C. Larson

Chair Montgomery called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Items C-4 and C-6 were pulled by staff for reconsideration. Item C-11 was pulled by staff for discussion.

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

#### CONSENT AGENDA

#### C-1. CONSIDERATION OF ORDINANCES RESCINDING AN ORDINANCE ORDERING THE DEMOLITION OF A DWELLING:

- a. C.W. Myers Trading Post 160 W. Hanes Mill Road (Northeast Ward)
- b. C.W. Myers Trading Post 2553 Manchester Street (Northeast Ward)
- c. C.W. Myers Trading Post 2553 Manchester Street REAR (Northeast Ward)

#### C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF THE CITY OF WINSTON-SALEM: [*Repairs less than 50% of value of structure (<50) six months*].

- a. Joann T. Roseboro 620 Barbara Jane Ave. (East Ward)

- b. Chauncey E. Carter 2021 Harrison Ave. (North Ward)
  - c. Genaro A. Flores 152 Motor Road (North Ward)
  - d. Mayra J. Fajardo Gomez,  
PC Investments Properties 907 W. 25<sup>th</sup> Street (North Ward)
  - e. Brotherhood Homeless Coalition 305 Forest Hill Ave. (North Ward)
  - f. Henry E. Ramirez 4649 Cherry St. Accessory Building  
(Northeast Ward)
  - g. Mark D. and Charity M. Walker 2609 Raleigh Ave. (Northeast Ward)
  - h. Hessamedin Ahimohmmadi 833 W. 7<sup>th</sup> St. (Northwest Ward)
  - i. Bobby Dahmer 2242 Hollyrood St. (South Ward)
  - j. Legacy Real Estate Investment Fund II 1010 Louise Rd. (Southeast Ward)
- C-3. 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. Ernest L. Scovens 3044 N. Patterson Ave. Accessory  
Building (North Ward)
  - b. Peter Neal Adams 2060 Independence Rd. (North  
Ward)
  - c. Mark D. and Charity M. Walker 2609 Raleigh Ave. Accessory  
Building (North Ward)
  - d. Bobby Dahmer 2242 Hollyrood St.  
Accessory Building (South Ward)
- C-5. RESOLUTION APPROVING A NEIGHBORHOOD IMPROVEMENT PLAN FOR MANCHESTER, MACHINE, ANSONIA AND EAST 25<sup>TH</sup> STREETS IN THE BOWEN PARK COMMUNITY. (NORTH EAST WARD)
- C-7. RESOLUTION AUTHORIZING CONTINUATION OF THE PROJECT AND FUNDING FOR THE EAST END REVITALIZATION INITIATIVE WITH S.G. ATKINS COMMUNITY DEVELOPMENT CORPORATION. (EAST WARD)

- C-8. CONSIDERATION OF ITEMS RELATED TO THE LAKE PARK DEVELOPMENT PROJECT:
- a. RESOLUTION APPROVING ACCEPTANCE OF A PROPOSAL SUBMITTED BY METROPOLIS ARCHITECTURE, PLLC TO ASSIST IN DETERMINING THE FEASIBILITY OF COMPLETING THE LAKE PARK DEVELOPMENT PROJECT. (EAST WARD) [*\$38,450*]
  - b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.
- C-9. PROPOSED *UNIFIED DEVELOPMENT ORDINANCES* TEXT AMENDMENTS TO REFLECT CHANGES IN STATE LAW.
- C-10. RESOLUTION OF THE WINSTON-SALEM CITY COUNCIL REGARDING LEGISLATION INTRODUCED DURING THE 2017 LEGISLATIVE SESSION. (TOWN HALL DAY RESOLUTION)
- C-12. REPORT ON URBAN FOOD POLICY COUNCIL.
- C-13. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES – *February 14, 2017*.
- C-4. 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 THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE: [Repairs more than 65% of value of structure (>65)].
- a. SDS Investments, LLC  
111 Methodist Drive Accessory  
Building (North Ward)

Mr. Steve Smith, 500 Olive Street, SDS Investments, LLC, requested a 30-day extension to complete repairs.

By consensus, the Committee agreed to hold this item for the April meeting.

- C-6. RESOLUTION AUTHORIZING CHANGE IN USE OF FUNDING TO THE NORTH CAROLINA HOUSING FOUNDATION FOR THE SECU COMMONS WORKFORCE DEVELOPMENT PROGRAM. (NORTH EAST WARD) [*\$13,350*]

This item was pulled to excuse Chair Montgomery from the vote.

Council Member Adams made a motion to excuse Chair Montgomery from voting on this item. The motion was duly seconded by Council Member Besse.

Council Member Clark made a motion to approve item. The motion was seconded by Council Member Besse and carried with 3 in favor, none opposed, one excused.

C-11. REPORT ON THE MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISE (M/WBE) PROGRAM ACTIVITIES FOR THE 2015-2016 FISCALYEAR.

Mr. Evan Raleigh, Business Inclusion and Advancement Director, introduced Tiesha Hinton, Business Inclusion Manager, and she gave the staff presentation on this item.

Chair Montgomery requested staff provide a list of M/WBE businesses where there is a large deficit of minority capacity in certain areas.

GENERAL AGENDA

G-1. DISCUSSION OF WELCOMING CITY RESOLUTION.

Mr. Barry Rountree, Chief of Police, gave a staff report on this item.

In response to Chair Montgomery, Chief Rountree stated the responsibility to hold a person is based on a warrant and a federal detainer. Winston-Salem Police Department (WSPD) could arrest a person that has a federal or any kind of state criminal warrant, and then they could be detained by the Forsyth County Detention Center.

In response to Council Member Adams, Chief Rountree stated if a person is arrested and a records check indicated that person is wanted by another agency, the City is obligated by law to hold that person and serve the necessary legal process. Unnecessary background checks are not the priority of the WSPD.

In response to Council Member Clark, Chief Rountree stated WSPD has a partnership with Federal authorities ensure the public's safety. He noted officers are assigned as Task Force Officers (TFO) to federal agencies.

In response to Council Member Clark, Chief Rountree stated if the President of the United States visits Winston-Salem, the federal authorities would not be able to host the presidential visits without local law enforcement.

In response to Council Member MacIntosh, Chief Rountree stated WSPD has not seen any effects from the current conversations on the state or national level from the immigrant community pulling back from law enforcement as not being cooperative. He also stated, the WSPD serves the entire community, no matter what community citizens are from.

Ms. Carmon gave a brief staff report on this item.

In response to Council Member Larson, Ms. Carmon stated currently there are no monetary considerations in place legislatively to impact this city; all of the bills are pending.

In response to Chair Montgomery, Ms. Carmon stated the Welcoming City Resolution does not violate the letter of resolution or the law. Relating to the legislation that passed in 2015, it does not prohibit the resolution, or law enforcement officials, or agencies from gathering information, nor does it direct enforcement officials not to gather such information, nor does it prohibit communication of such information to federal law enforcement agencies. As it reads currently, it does not appear that it violates the law.

Council Member Besse presented the Welcoming City Resolution and spoke in support of the resolution.

Council Member Besse made a motion to approve this item. The motion was duly seconded by Council Member Adams and with three in favor and one opposed. Council Members Besse, Adams and Chair Montgomery were in favor. Council Member Clark opposed.

G-2. REVIEW OF DRAFT ORDINANCE AMENDING CHAPTER 10, ARTICLE II TO CREATE A NEW SECTION TO BE ENTITLED “UNSAFE NONRESIDENTIAL BUILDINGS OR STRUCTURES”.

Ms. Angela Carmon gave the staff presentation on this item.

In response to Council Member Adams, Ms. Carmon stated if a Council Member has several buildings in their ward, this ordinance could apply. Council Members could refer some areas, to be considered, to the City Manager’s office.

In response to Council Member Clark, Ms. Carmon stated this ordinance could possibly fill the void of the commercial buildings also.

In response to Council Member Clark, Ms. Adams stated the language in this ordinance was derived from the statutes. She also stated the language was taken from models of other agencies.

In response to Council Member MacIntosh, Ms. Carmon stated with a historically greater amount of focus on residential areas, there has been more efforts on the minimum housing code. Now, however, non-residential structures are getting more attention.

In response to Council Member Larson, Ms. Carmon stated the review process for demolitions on designated areas would be Council actions.

Council Member MacIntosh suggested a dialogue be organized for communities to discuss this item.

G-3. RESOLUTION ADOPTING THE PROPOSED NORTHWEST WINSTON-SALEM AREA PLAN UPDATE. *Public Hearing: April 3, 2017.*

Mr. Kelly Bennett, Project Planner, gave the staff presentation on this item.

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

G-4. INFORMATION ON REQUIREMENT FOR NEIGHBORHOOD OUTREACH FOR CERTAIN ZONING CASES.

Mr. Aaron King, Land Use Coordinator, gave the staff presentation on this item.

In response to Council Member Besse, Mr. King stated if an applicant submits a neighborhood outreach by Friday at 5:00 p.m. on that Monday, the application is automatically continued.

G-5. UNIFIED DEVELOPMENT ORDINANCES (UDO) UPDATE.

Mr. Kirk Ericson, Principal Planner, gave the presentation on this item.

Council Member MacIntosh requested a more user friendly way to navigate and tie in with a GIS system.

G-6. DISCUSSION OF POSSIBLE REVISIONS TO CITY'S PUBLIC COMMENT PERIOD.

Ms. Angela Carmon gave the staff update on this item.

Chair Montgomery requested staff poll Council to see what the desires may be, if considering a potential change.

In response to Council Member Clark, Ms. Carmon stated public comment speakers would be encouraged to go through the proper channels based upon the subject matters when they want to speak off subject matter.

ADJOURNMENT: 5:43 p.m.