

SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:32 p.m., Tuesday, January 10, 2017

COMMITTEE ROOM

Room 239, City Hall

COMMITTEE MEMBERS: Council Member Derwin L. Montgomery, Chair
Council Member Denise D. Adams, Vice Chair
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. No items were pulled.

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

CONSENT AGENDA

C-1. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES – *December 13, 2016.*

GENERAL AGENDA

G-1. ORDINANCE REVISING CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES TO AMEND REGULATIONS FOR ACCESSORY DWELLINGS – UDO-267 – Proposal of the City-County Planning and Development Services Staff [Recommended by Planning Board. Item continued from the May, August, October, November, and December meetings of the Community Development/Housing/General Government Committee.]

Mr. Paul Norby, Planning and Development Services Director, gave a brief introduction on this item.

In response to Council Member Besse, Mr. Kirk Erickson, Principal Planner stated the second opt-in alternative would be the special use case by case opt-in.

In response to Council Member MacIntosh, Mr. Erickson stated this part of the ordinance is not going to change and currently the ordinance states: attached accessory dwellings but prohibited alterations include multiple entrance ways, multiple mailboxes, multiple name plates and no new stairways to upper floors or permitted on any side of a building which faces a public street and electric or gas utilities may be applied to both units with a single meter.

In response to Council Member Adams, Mrs. Angela Carmon, City Attorney, stated both opt-in options are within the law.

In response to Council Member Clark, Mr. Erickson stated no new stairways to upper floors are permitted on any side of the building that faces the street. If a building has a side that doesn't face the street access, the stairs that would be allowed even if you could theoretically see them from the street.

Council Member Clark suggested the Committee evaluate several issues: minimum lot size, maximum lot size, parking, set-back issues, and the height to determine whether attached or detached dwellings should be allowed.

Council Member Adams stated as people get older they are not able to afford the assisted living facilities. If that population sees the need to put a small unit on their property to accommodate their living situations, it should be allowed.

In response to Council Member Adams, Mr. Norby stated the special use permit cost is \$150 to establish the attached and detached dwellings. The opt-in re-zoning based upon the current fee schedule would be \$1000.

In response to Chair Montgomery, Mr. Erickson stated attached versus detached dwellings are already divided into two separate standards and sections of the ordinance.

Chair Montgomery suggested this item come back to Committee in March.

G-2. INFORMATION CONCERNING CITIZEN SATISFACTION SURVEYS.

Mr. Ben Rowe, Assistant City Manager, gave the staff report on this item.

Council Member Adams requested a short presentation of the 2011 citizen survey at the upcoming strategic planning workshop. She stated the staff, as well as the public, needs to see the results of the data collected from the survey.

In response to Council Member Clark, Mr. Rowe stated the National Citizen Survey was sent to about 3000 households and 650 of those returned their surveys. The households were randomly selected.

Council Member Clark suggested the surveys be conducted every two to three years.

G-3. HISTORIC LANDMARK APPLICATION REVIEW.

Ms. Michelle McCullough, Planning Department/Historic Preservation, gave an update on this item.

In response to Council Member Clark, Ms. McCullough stated there are certain situations where the program does monitor what color historic houses are painted.

Council Member Larson requested information concerning how these houses are nominated for historic preservation. He also requested information on how these nominations are originated and the correlation with the reflective and broad mosaic of our cultural heritage and wealth.

Council Member Larson requested staff report to Committee with proposals on how the City can be more proactive in engaging in designating properties.

In response to Council Member MacIntosh, Ms. McCullough stated the City has the option of looking for individual structures and not districts for historic preservation and landmark status.

Council Member MacIntosh suggested the City look into establishing a preservation easement in a property that receives landmark status.

Council Member Besse suggested there needs to be more opportunities to survey and get a systematic review of what is already available to outreach homeowners in the African American neighborhoods, so that they can learn about the historic preservation and be given the opportunity to participate.

Chair Montgomery requested information on the tax abatement. He stated the City should measure the comparative costs associated to some of the things that happen with these properties. He also asked about where that money goes after that period of tax abatement.

Chair Montgomery stated the consideration must be given to properties in other locations of similar historic nature. They don't get the same benefit of the homes that are being designated. If some receive a 50% tax credit and do not get the same tax benefit, this is not a good practice. The structure is restrictive based upon where the landmark status is. The challenge is that this process remains equitable. Right now this process benefits the more affluent.

In response to Council Member Besse, Ms. McCullough stated she would include other options concerning the other programs that may be available for historic preservation.

G-4. FUNDING REQUEST FROM SHARE COOPERTIVE. [*\$21,800*]

Mr. Derwick Paige, Assistant City Manager, gave an update on this item.

Council Member Besse requested the number and location of existing food co-op locations in the Triad area.

Council Member Besse requested information on clarification if the total of \$21,800 is needed for the co-op study.

ADJOURNMENT: 6:03 p.m.