

D-27242

Summary of Minutes

March 5, 2007

A Regular Meeting of the Winston-Salem City Council was held on Monday, March 5, 2007 at 7:30 p.m. in the Council Chamber at City Hall, Mayor Allen Joines presiding and the following members present:

Council Members	Molly Leight	Vivian H. Burke
	Robert C. Clark	Wanda Merschel
	Dan Besse	Evelyn A. Terry
	Joycelyn V. Johnson	

Member Absent: Nelson L. Malloy, Jr.

Secretaries: Renée P. Henderson, City Secretary and Melanie Johnson, Recording Secretary

Mayor Joines asked everyone to observe a moment of silence for the late Sergeant Howard Plouff.

Sergeant at Arms: Lieutenant Jimmy Samuels

Invocation: Alexandria Reyes of the Bahi Faith

Council Member Burke asked Police Chief Patricia D. Norris for a statement regarding the passing of Sergeant Plouff.

Chief Norris thanked the Council Members for their support and prayers for Sergeant Plouff and his family, and expressed her appreciation to the police officers for their diligent efforts in solving the case. She also thanked the community for their overwhelming support of the Police Department during this very difficult time.

Mr. Lee Garrity, City Manager, stressed that the Police Department has worked diligently to be fair and careful in their investigations.

Council Member Burke assured residents of their safety and noted that the Police Department is very serious about its efforts to protect residents and noted that the Public Safety Committee, Mayor and Council will fully support the Police Department in those efforts.

1. CONTINUATION OF PUBLIC HEARING ON ZONING PETITION OF BETTY S. PHILLIPS FROM AG AND RS-9 TO RS-9-S (Residential Building, Single Family; and PRD): Property located on the north and south sides of Willard Road, northwest of Union Cross Road - Containing approximately 40.75 acres located in the SOUTHEAST WARD (Council Member Terry) - Zoning Docket W-2894. [Planning Board recommends approval of petition and site plan with staff recommendations. The public hearing on this item was continued from the February 5, 2007 City Council meeting.]

Council Member Terry explained that the petitioner has requested a continuance and hopes to resolve all neighborhood issues by May. She made a motion to continue the item to May 7, 2007.

Council Member Johnson: Second. Unanimous.

2. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES TO ALLOW THE USE "RECREATION SERVICES, INDOOR" IN THE GENERAL INDUSTRIAL (GI) AND LIMITED INDUSTRIAL (LI) ZONING DISTRICTS - Proposal of Spirit Force, LLC - UDO 169. [Recommended by Planning Board.]

Mr. Paul Norby, City/County Planning Board Director, explained that Spirit Force, LLC has requested this amendment to allow Recreation Services/Indoor as a use in the Limited Industrial (LI) and General Industrial (GI) districts, and he noted that Recreation Services/Outdoor is already allowed in the GI district. He noted that this request would be for indoor recreation, thereby adequately buffering any generated noise. Mr. Norby pointed out that typically industrial buildings that have high ceilings would be more appropriate for the type of services to be offered by the petitioner. He indicated

that no one spoke against the item at the Planning Board hearing and the Planning Board has recommended approval of the item.

Council Member Johnson inquired about the types of adverse activities that could occur in these facilities.

Mr. Norby explained that indoor recreation facilities could include skating rinks, bowling alleys, etc., but nothing like a nightclub, which would require a different type of zoning.

Mayor Joines asked if anyone wished to be heard in the matter.

Ms. Donna Pedroso, 7025 Tramone Lane, Clemmons, spoke on behalf of Spirit Force, LLC, and explained there are currently no buildings within the allowed use area that would accommodate their business and allow them to offer affordable access to patrons. She stated that after review, it was determined that Recreation/Indoor would fit into the Legacy guidelines for LI and GI districts, by encouraging use of existing vacant buildings for offering indoor recreational activities such as gymnastics and karate. Ms. Pedroso pointed out that adding the Recreation/Indoor use also will lead to mixed uses in the districts and will not compete with businesses currently located in the area. She noted that it could increase the potential tenant base in the areas, as well.

Mr. Royce Duncan, P.O. Box 17087, expressed his support for the text amendment, noting that it will add diversity and increase activities allowed in the GI and LI districts, as well as encourage participation in activities by those who would normally be at an economic disadvantage.

Mayor Joines asked if anyone else wished to be heard. Seeing no one, he declared the public hearing closed.

Council Member Merschel asked what specific activities Spirit Force, LLC intends to pursue.

Mr. Norby explained the uses allowed under Recreation/Indoor include dance studios, orchestras, entertainers, bowling centers, physical fitness facilities, coin operated amusement, and other general amusement and recreational activities.

Ms. Pedrosa explained that the facility will offer tap, jazz, floor mat gymnastics, and cheerleading. She noted that the high ceilings in the building will benefit the gymnastics and cheerleading activities.

Council Member Clark: Motion for approval.

Council Member Burke: Second.

The motion carried on a vote of six in favor and one opposed. Voting in favor of the motion were Council Members Leight, Clark, Besse, Johnson, Burke and Terry, with Council Member Merschel voting in opposition.

3. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES TO CREATE PROVISIONS FOR CONDITIONAL USE DISTRICT ZONING - Proposal of City-County Planning Board Staff - UDO 170. [Recommended by Planning Board.]

Mr. Norby summarized the staff report, explaining that the City only considers requests for special use and general use zoning. He stated that conditional use zoning, which is currently allowed under State statutes, would provide for limitation of uses and allow minor changes such as setbacks, buffer widths, etc. without the submission of a site plan. Petitioners would be required to meet with Planning staff to determine suitability of the site, as well as public review via Planning Board and City Council consideration.

Council Member Merschel indicated she is partial to special use zoning, and expressed concern that the proposed baseball stadium would be presented for rezoning as a mixed use site. She inquired about assurances to surrounding stakeholders to that project if the conditional use district is approved.

Mr. Norby explained that there would be very specific zoning requirements for the baseball stadium and noted that mixed use zoning, by nature, requires special use permitting involving a site plan. He stated that primary concerns with the Union Cross Business Park were regarding a buffer for which a site plan had to be prepared, and noted it would have been much simpler to address the issue through conditional use zoning.

Council Member Merschel inquired as to whose ultimate decision it would be for the best zoning proposal with which to proceed.

Mr. Norby explained that although the petitioners could proceed as they decide, they would be required to go through the public hearing process of rezoning and issues could arise requiring them to pursue a different type of zoning request.

Council Member Merschel expressed concern over the flexibility offered the petitioner in choosing conditional use zoning, and made a motion to continue the item to April, pending information on potential impact on past requests such as Sunnynoll.

Council Member Clark: Second.

Council Member Terry indicated she would also like to have examples of Conditional Use Districts provided.

Council Member Merschel accepted Council Member Johnson's friendly amendment to the motion that the item be remanded to the Community

Development/Housing/General Government Committee for additional discussion prior to coming back to Council for consideration.

Council Member Clark: Second. He inquired if someone would be required to start over with the process if they pursued conditional use rezoning and realized the need to switch to special use rezoning.

Mr. Norby indicated that in the past, the process starts over according to additional requirements whenever changes in rezoning request type would occur. He noted that depending upon where the process is at the time, the Planning Board or City Council would have the ability to waive repayment or allow restructuring of fees.

Council Member Clark suggested that a mechanism be put in place to encourage petitioners to start with the appropriate rezoning request and discourage the possibility of having to change the type of rezoning.

Council Member Besse agreed with Council Member Clark's suggestion and noted his recollection of specific cases within the Southwest Ward in which conditional use zoning would have been optimal.

Mayor Joines called for the vote on the motion to continue item to the April zoning meeting, providing that it is first remanded to the Community Development/Housing/General Government Committee for additional discussion.

The motion was unanimously carried.

4. PUBLIC HEARING AND ORDINANCE AMENDING CHAPTERS A AND B OF THE UNIFIED DEVELOPMENT ORDINANCES TO AMORTIZE CONVERTED SINGLE FAMILY RESIDENTIAL BUILDINGS - Proposal of City of Winston-Salem Staff - UDO 166. [Recommended by Planning Board.]

Mr. Norby explained that the zoning ordinance amended in 1968 did not allow rooming houses within single family districts; however, they have since been introduced into single family areas through conversion of homes with utilizing separate entrances, door locks, etc., and no effective inspections have been developed due to predating of records of the facilities. He noted that UDO-96 addressed the issue through use of square footage and residency limitations, and this second phase would involve a registration period for all existing rooming houses in single family districts during January through December 2008. Those properties not registering by January 2009 would be subject to immediate enforcement action and those that do register would have three years to convert back to single family or seek rezoning to a district allowing the use. Removal of locks on interior doors and adherence to other rules in effect will adequately convert the homes. Mr. Norby indicated that meetings have been held with various stakeholders and the ordinance has been reviewed by the Planning Board, which added language encouraging review of information received during the registration period and consideration of possible displacement of tenants.

Council Member Clark inquired as to what changes would need to be made to bring a residence into conformance.

Mr. Norby stated that the locks would need to be removed and there could be no more than four unrelated residents. He noted that independent leases would be allowed as long as the residents have use of the entire house.

Council Member Besse asked staff to elaborate on the distinction between rooming houses and converted residential buildings.

Mr. David Reed, City/County Planning staff, explained that a rooming house has living units within a house with shared space; however, converted residential units consist of apartments with separate, outdoor entrances and no sharing of facilities.

Mayor Joines called for the public hearing on the matter.

Council Member Terry requested staff provide information on the situation at the residence located at 709 Glencoe Street that experienced a fatal fire earlier that week.

Mr. Barry Lyons, 948 Academy Street, stated that many neighborhoods have experienced the greatest instance of crime due to the proliferation of these types of properties, and as a result, many of the nearby properties remain empty since citizens do not want to live next door to the rooming houses.

Ms. Peggy Galloway, YWCA, 1201 Glade Street, indicated that she works with the Hawley House in West Salem, which is a long-term drug recovery program for women. She noted that each resident must work 32 hours per week, complete a twelve step program, have individual assignments in the house, and must work to improve their lifestyles. Ms. Galloway indicated that they are good neighbors by blending into neighborhood, maintaining the house, participating in neighborhood activities and providing a structured program allowing no disturbance of the community. She indicated that they are subject to State and City guidelines.

Mr. Dennis Wiggins, 917 West Bank Street, indicated that he is the past President of the West Salem Neighborhood Association, and stated that rooming houses contribute to decay in neighborhoods. He noted that many times, boarders are short-term with no commitment to the neighborhood and as a result live in unkempt housing, with trash accumulation and crime issues. Mr. Wiggins stated that ignorance of regulations on the

part of owners of rooming houses results in their ability to earn money off of the homes and he asked the Council to reduce the amount of time allowed for registration and amortization.

Mr. Del Perry, 509 S. Green Street, stated that West Salem has an overabundance of illegal rooming houses on which owners are receiving a large revenue stream on houses in poor condition. He expressed concern that many tenants are only able to afford living in the homes for a short period of time and are subsequently evicted, adding to the homeless population. Mr. Perry stated that the legal rooming houses should be brought up to standards and the illegal ones should be closed down. He also suggested the use of a permitting process for the rooming houses.

Ms. Leslie Kamtman, 29 Gloria Avenue, President of the Washington Park Neighborhood Association, commended the owners of legal rooming houses. She noted that this ordinance would greatly benefit residents by regulating illegal rooming houses that are kept in poor condition, encourage overcrowding, and are health and safety hazards to the community and its residents. Illegal housing also proliferates crime in their neighborhoods and feeds into surrounding neighborhoods as well. She indicated that the Washington Park Neighborhood Association supports the text amendment.

Mr. Steven Shafer, 410 Beaumont Street, President, West Salem Neighborhood Association, urged the Council to approve the text amendment and noted that many rooming houses are present in his neighborhood. He stated that their presence, and resulting vagrancy by residents, has led to the inability of many homeowners to sell their properties, his children not wanting to play outside and lowering of property values.

Ms. Deborah Harrell, 507 Wachovia Street, stated that a boarding house that was next to her property had burned as a result of arson by a resident. She stated there had been ongoing issues with the residents drinking and loitering outside of the house and she was never able to identify and contact the property owner. Ms. Harrell noted that until boarding houses can be effectively regulated, the improperly run houses are disturbing the neighborhoods in which they are located.

Mr. James Crawford, 1416 W. Fourth Street, stated that he owns rooming houses and is disturbed by statements made by previous speakers. He indicated that the negative aspects aforementioned do not apply to his homes, and asked those opposed to UDO-166 to stand. Mr. Crawford stated that he polices his properties and asked the Council to vote against the text amendment and allow the underserved population of the city access to adequate and affordable housing.

Mr. Kenith Dumas, 1475 W. Fourth Street, indicated that he had lived in three different rooming houses and none had issues with trash, vermin or criminal residents. He stated that if the rooming houses are closed down, many people will be left homeless.

Mr. Charles Doub, 1420 W. Fourth Street, stated he has lived in a rooming house for ten years and has been a good neighbor; he plants flowers and has been steadily employed for 16 years. He noted that not everyone can afford property tax on a house and need the more affordable alternative of living in rooming houses.

Mr. Henry Parks, 129 Westdale Avenue, noted that there is a difference between rooming and boarding houses, and he stated that the house in which he lives is quiet, clean and respectably managed.

Mr. Mark Sanders, 6243 Frye Bridge Road, Clemmons, indicated that he is opposed to the text amendment as written, noting that it will not allow those rooming houses that are properly operated to continue operating. He noted that residents of rooming houses had been defined as "underserved", and suggested that relocation assistance be provided to those that will have to relocate as a result of the text amendment, and to property owners who will have to comply with conversion requirements.

Mr. David Archer, 1008 South Hawthorne Road, spoke in favor of rooming houses, noting that they have been in existence as a low cost, affordable alternative since housing has existed in the U.S. He stated that business owners who own them pay property tax and typically bring houses up to code and rehabilitate the homes, but as a result of this amendment, many owners are going to stop investing in property, leading to more demolitions of inadequate housing. Mr. Archer also pointed out that many tenants of rooming houses are transitioning from homelessness and need the housing as an affordable alternative.

Mr. Scott Arnold, 1121 South Hawthorne Road, indicated that he owns a rooming house and is a member of a rooming house owners' association that is opposed to UDO-166 as written and are asking for a continuance until May or June to allow time for the association members to work with staff to develop a more amenable option. He noted that the owners are worried that the registration process will flush out well-run houses but they are also concerned about addressing poorly run houses.

Mr. Brian McManus, 1020 Franklin Street, stated that he had been a tenant of a rooming house for two years and it is well run and clean, with working fire alarms. He stated he is opposed to UDO-166.

Ms. Andrea Kurtz, Director of the Ten Year Plan Commission on Homelessness, expressed concern about potential affects of the amendment on low income residents. She stated the Commission would like to study possible impacts of the amendment on the homeless population and make recommendations on how to proactively address the situation.

Mr. Ray Gentry, 1020 Franklin Street, stated that he works with the homeless as kitchen manager at the Winston-Salem Rescue Mission and he rents from Mr. Samuels. He noted that many shelters are at capacity and are imposing time limits on residents. Mr. Gentry noted that he was unable to obtain housing due to his past criminal and credit records. He approached several rental agencies to no avail and ESR provided Mr. Samuels' contact information. He stated that upon moving into the rooming house, he immediately noticed its quietness and cleanliness. Mr. Gentry explained that he had been steadily employed for five years and living at the rooming house for two years. Everyone in the house has been employed in excess of two years and are not bad people. He stated that problems in West Salem are due to drug users and the homeless population, and stated that the residents of his house do care about and are part of the community. Mr. Gentry thanked Mr. Sanders for providing him with housing and the chance to build up his credit and references.

Ms. Margaret Hacker, 715 South Green Street, explained that she originally bought her house in a desirable neighborhood, but now the house across the street has

taxis parked on the grass and many people coming and going. She said she has no problem with good neighbors but the 700 block of Green Street consists of several residences with regular Police visits. She stated that legal and illegal houses must be separated and the City must pursue those who are not legally operating.

Mayor Joines asked if anyone else wished to be heard. Seeing no one, he declared the public hearing closed.

Council Member Leight made a motion for approval of the text amendment.

Council Member Johnson: Second.

Council Member Leight noted that there are numerous zoning districts that allow legal rooming houses, and stated that those currently located in single family districts can easily become legal by becoming roommate situations. She noted that the registration process should include a tool for obvious indication of the registered rooming houses. Council Member Leight pointed out that neighborhoods have fought a long time against illegal housing and the issue needs to be addressed.

Council Member Terry stated that she had researched efforts by other communities to identify chronic violators. She pointed out that Syracuse, NY publicly shames chronic violators by placing signs in their windows indicating the property has serious violations. She stated that Mr. Sanders' property is obviously not a problem, but the City's guidelines need to be strengthened and staff should investigate options by researching other cities.

Council Member Johnson pointed out that the Housing Code has a policy to address chronic violators.

Mr. Ron Seeber, City Attorney, noted that the policy only applies to weed and trash violations.

Mr. Derwick Paige, Deputy City Manager, responded to Council Member Terry, stating that the City has a chronic violator policy under which it can cite those individuals. He noted that the City also offers an Investor/Owner loan program that makes low interest loans available to prospective buyers at rates up to 9%, depending upon the use and income of the property.

Council Member Johnson inquired if owners of rooming houses must apply for business licenses.

An unidentified man in the audience stated there are no guidelines for rooming house owners and no business license is required.

Mr. Paige stated that the amendment does not contain a provision for immediate inspection of properties as they register, and stated that those inspections would be made either through systematic inspection or as a complaint driven option.

Council Member Besse suggested including an inspection provision in the amendment and inquired as to why a licensing fee had not been included in the amendment.

Mr. Paige indicated that staff had decided to first try and identify the number of rooming houses in the city without discouraging any property owners from registering by imposing fees. He noted that the provision could be added after the registration period.

Council Member Besse inquired if all of the rooming houses in single family districts are considered illegal or would there be a mixture of illegal and non-conforming properties.

Mr. Charles Norton, City/County Inspections Director, explained that those houses in single family districts would be required to prove that they had operated in continuous service since 1968 to be considered non-conforming properties.

Council Member Besse inquired about who would have the burden of proof.

Mr. Norton stated that staff has accepted affidavits from neighbors attesting to the fact that the houses have operated continuously since 1968.

Mr. Seeber stated that in the past, staff has accepted the affidavits as proof and with no evidence to the contrary, could not move forward to make a case.

In response to Council Member Besse's question, Mr. Norton explained that staff had attempted to identify these houses approximately four years ago through use of complaints about the locations, and approximately 300 properties were identified. The number of potential tenants, however, has not been identified.

Council Member Terry suggested determining the availability of unoccupied public housing units in the city as an affordable alternative for potentially displaced tenants.

Council Member Clark asked staff to differentiate rooming and boarding houses.

Mr. Norby stated that the present UDO defines rooming and boarding houses as owner occupied structures, providing room and/or board for up to eight people. He noted that this text amendment distinguishes the two by identifying boarding houses as owner-occupied with no more than eight residents and rooming houses have no distinction as being owner-occupied. He explained that this text amendment deals with single family dwellings that have been converted into rooming or boarding houses, noting that rooming

and boarding houses continue to be an allowed use in multi-family and commercial districts.

Council Member Clark inquired as to the current amount of rent typically charged for apartments in the city.

Ms. Kurtz stated that the Housing Authority of Winston-Salem (HAWS) rents units for up to \$200 per month, depending upon income.

Ms. Galloway indicated that the current market rate for a one bedroom apartment with utilities included is approximately \$525 per month and \$400 per month without utilities.

Council Member Clark stated that there are many bad landlords and one bad house can ruin property values on a street. He noted that he is concerned, however, with the issue of providing housing, but the City needs to first get everyone registered so that staff knows the number of properties effected. He stated the ordinance should entail a substantial fine for not registering, an annual fee and periodic inspections of properties.

Mr. Seeber pointed out that an owner not legally located and not registering can be immediately put out of business.

Council Member Clark pointed out the need to strengthen the registration requirements. He stated that the houses are meeting a need and expressed concern over dislocated tenants and the need to adequately address the issue of where everyone will live. He also asked staff to investigate the possibility of an illegally run taxi business on Green Street, as brought up by a previous speaker.

In response to Council Member Johnson, Mr. Paige indicated that the current market rate for an apartment is approximately \$450 to \$500 for a one bedroom unit.

Council Member Besse expressed concern that although the intent of the proposal is appropriate, the issues cannot be adequately addressed as it is written. He noted that the need to know where facilities are operating may create disincentive to actual registration without enforcement for those not registering. He suggested that registration and identification of properties be addressed first, then pursue an amortization period. Council Member Besse also requested an additional study period to receive response from homelessness advocates.

Mayor Joines asked Council Member Leight if she wished to remand the item to the Community Development/Housing/General Government Committee.

Council Member Leight stated that the registration and amortization period should allow time for any changes to the ordinance and she felt there is no necessity for extra study for this amendment.

In response to Council Member Johnson's question, Mr. Lee Garrity, City Manager, stated that without registration, the identification process would take many months and hours of inspections, noting that many of the houses are under the radar and staff cannot identify the locations without complaints.

Council Member Johnson stated she felt there is enough concern that further dialogue in Committee may allow answers to questions prior to bringing the item back in April, and stated she would favor postponing a vote to allow additional discussion. She suggested staff review the Hawley House guidelines for its tenants.

Council Member Merschel expressed concern that boarding houses tend to cluster and set community standards to depress housing costs. She compared their operation to that of payday lenders by charging exorbitant rates and stated she prefers to start the

process with the issue. She inquired if inspectors are allowed to go inside properties for inspections.

Mr. Norton indicated that staff has to obtain permission to enter a property or obtain enough information from complainants to file for an administrative search warrant.

Council Member Merschel encouraged all neighborhood representatives concerned with specific houses to contact the Inspections Department with their complaints.

Mr. Norton explained that sufficient information for a warrant would include visual observation of incidents within the house or on the property, substantiated information about the number of people living on premise, etc.

Council Member Merschel noted that although tonight's action could be at the expense of a few well-run houses, the problem needs to be addressed. She stated that she would support sending it back to Committee for additional discussion but the process needs to be started.

Council Member Burke noted that the availability of public housing needs to be discussed with Mr. Larry Woods, Executive Director of HAWS, and noted that many units seem to be empty. She asked staff to get all available information prior to discussion at Committee.

Council Member Clark called the question on the vote and directed staff to pursue additional amendments later.

The motion for approval was unanimously carried.

5. PUBLIC HEARING ON RESOLUTION AUTHORIZING ASSISTANCE TO SMURFIT STONE CONTAINER CORPORATION.

Mr. John Allen, Director of Economic Development, summarized the request from Smurfit Stone.

Mayor Joines stated that this was now a public hearing and asked if anyone wished to be heard. Seeing no one, he declared the public hearing closed.

Council Member Clark: Motion for approval.

Council Member Merschel: Second. Unanimous.

6. RESOLUTION DIRECTING FILING OF PRELIMINARY ASSESSMENT ROLL, FIXING TIME OF MEETING TO HEAR OBJECTIONS, AND DIRECTING PUBLICATION OF NOTICE OF MEETING, RELATING TO THE DEMOLITION OF HOUSING UNFIT FOR HUMAN HABITATION. - Public Hearing: March 26, 2007.

Council Member Johnson: Motion for approval.

Council Member Terry: Second. Unanimous.

7. RESOLUTION AWARDED CONTRACT FOR CONSTRUCTION OF PEACHTREE STREET/LEIGHT STREET GREENWAY - PHASE I - Smith-Rowe, Inc. - \$380,000.

Council Member Besse: Motion for approval.

Council Member Clark: Second. Unanimous.

8. RESOLUTION AUTHORIZING THE DISPOSITION OF PROPERTY LOCATED AT 5430 WOODCLIFF DRIVE THROUGH A PUBLIC AUCTION AS PERMITTED IN N.C.G.S. 160A-270 - Lots 038 and 040 of Block 3643 located on Woodcliff Drive. [This item was adopted by City Council on February 19, 2007 but due to failure of the newspaper to publish the auction notice on time, it has made it impossible to conduct the auction on the previously approved date. An amendment has been made authorizing a new date for the auction.]

Council Member Johnson: Motion for approval.

Council Member Clark: Second. Unanimous.

9. ANNUAL REPORT OF THE LEGACY OVERSIGHT COMMITTEE.

Mr. Steve Snelgrove, Chairman of the Legacy Oversight Committee presented the report including an update on Legacy's Ten Guiding Principals, its goals, the specific area plans, as well as a report on benchmarking.

Council Members Merschel and Burke exited the meeting at 9:43 p.m.

Mr. Snelgrove complimented the Council for its progress in promoting the goals of Legacy and noted that some challenges with environmental benchmarks could be attributed to funding issues. He stated that the report is available at Forsyth County Libraries, in the Planning Board offices, and on the City's website.

Council Member Johnson inquired as to what actions are being taken to address the fact that 18% of the goals have not been met.

Mr. Snelgrove stated that suggestions have been made to staff for the information to be reviewed on a regular basis with City and County managers and that work plans be developed addressing those issues.

Council Member Johnson noted that economic and industrial development within eastern sections of the city were parts of the plan that have not met goals and asked staff to elaborate on future plans, in particular for the Lowery Street and Airport areas.

Mr. Paige explained that staff has worked with property owners along Lowery Street to address concerns with road widening and signage to slow down vehicles near the Winston-Salem Business Park, and noted that additional entry signs designating the park location would be installed. He stated that an item would come to Council in April for the Airport Business Park to start infrastructure in the first two lots. He noted that

there is a third business park on Fourteenth Street that currently has three buildings, and should have a couple more completed within this fiscal year.

Mr. Norby indicated that a new area plan is in progress for the East and Northeast Wards and citizens have encouraged staff to identify new economic opportunities in those areas.

Council Member Besse commented that the benchmarks are valuable for comparison purposes and stated that affordable housing and downtown residences are noteworthy achievements. He pointed out that water quality backsliding could be due in part to lack of reporting in certain areas and asked if there were any recommendations for improving benchmarks in park space, tree plantings, and open space.

Mr. Norby pointed out that staff is currently working to increase the quality and quantity of open space within subdivisions through revisions to Planned Residential Development regulations.

Mayor Joines noted that the problems with mobile classrooms on school campuses should be addressed by the recently approved school bonds.

Council Member Leight stated that actions to address issues with water quality, tree plantings, and greenspace are forthcoming to City Council.

Mayor Joines thanked Mr. Snelgrove and the Legacy Oversight Committee for their efforts.

Mr. Norby stated that the report has been given to all of the governing bodies within Forsyth County.

Mayor Joines reminded everyone of the March meeting schedule changes.

ADJOURNMENT: 10:01 p.m.