

Partners in Housing

HBAWS & WSRAR Joint Governmental Affairs

UPDATE

March 3, 2010

<u>Contents</u>	<u>Page</u>
<i>The Latest Govt. Affairs News</i>	1
<i>National and State News</i>	2
<i>Winston-Salem and Forsyth County News</i>	2
<i>Other Communities and Counties News</i>	4

(** - indicates an item that has changed or is new since the previous UPDATE)

THE LATEST NEWS

****Important Tree Pruning Work Shop** The relatively new W-S Tree Ordinance requires all trees that have been planted on a site to meet zoning regulations such as buffer yards, parking lot landscaping and streetyards must be maintained and pruned to specific standards and can not be "topped." These new maintenance and pruning regulations not only apply to new developments, but also some older developments. The Community Appearance Commission of Winston-Salem & Forsyth County is sponsoring an information session on tree pruning on Monday, March 8, at 5:30 p.m. in the Auditorium of the Forsyth County Central Library. Mr. Keith Finch, the City Arborist, will be conducting the presentation and will be available for questions. This event is free and open to the public.

To view the flyer that announces the event, click on:

<http://www.wsrar.com/2010/CAC%20Tree%20Pruning.pdf>

**** MAJOR New Renovation Regulations - April 22nd** The Lead Renovation, Repair and Painting Rules (RPP) will start being enforced on April 22nd. This federal EPA program mandates that all contractors (and subcontractors in many cases) working on homes and child-occupied facilities built before 1978 must be trained and certified in lead-safe work practices by the state of NC. Whether you are a real estate broker, property manager, home owner, or general or subcontractor who does remodeling, YOU NEED TO KNOW ABOUT THIS NEW LAW! Educate yourself by going to: http://www.rabies.ncdhhs.gov/epi/lead/lhmp.html#lead_req

**** Lewisville Begins Comp. Plan Update** From the Town of Lewisville: The Lewisville Comprehensive Plan is the town's "vision" for future growth and development. The plan provides the policy directions for framing land use decisions and growth management initiatives. The Comprehensive Plan is updated every five years, and the process involves local residents serving on committees to review the various chapters for needed updates and new ideas.

The updating process is an important one, and what directions are taken should be guided by the will of those who live here. For that reason, having residents participate is key to our long-range plan and the goals we wish to achieve in the coming years.

The Lewisville Council and Planning Board are currently seeking volunteers to serve on the various committees. If you are interested in serving, please click the link below to send an e-mail to Town Planner Marty Myers with your interest or to request additional information. The Comprehensive Plan has chapters on

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336-659-5526 / ngould@wsrar.com

Land Use, Transportation, Natural Environment, Facilities and Services, Governance, Housing and Neighborhoods and Health, Safety and Wellness.

Please take this opportunity to be a part of helping plan for our tomorrow. Email Marty Myers at: townplanner@lewisvillenc.net

March Joint Legislative Committee Presentation Paul Norby, Director of the City-County Planning Board, will be the guest speaker at the March 4th HBAWS/WSRAR Joint Legislative Committee Meeting. Mr. Norby will be talking about the CCPB's 2010 work program and share a power point presentation about local land capacity and development trends and their effect on future land use planning decisions. If you would like to attend, please contact Nancy Gould. The presentation will be at the WSRAR Offices and will begin at 12:20 PM.

****Help Available for Homes with Lead-Based Paint** Owners of eligible houses and apartments that contain lead-based paints will be able to get assistance in removing the paint under the new Lead Safe/Healthy Homes program. The program is intended to eliminate the hazard that lead-base paints present to children under six, who can ingest paint chips or lead-contaminated dust.

Assistance is available for housing (both rental and owner-occupied) whose occupants have an income of 50 percent to 80 percent of the average median income in this area.

Lead was banned from house paints in 1978, but houses and apartments built before that year frequently used lead paint because of its durability. In November the city accepted a \$2.07 million grant from the U.S. Department of Housing and Urban Development for a three-year program to eliminate lead-based paints in the community.

The Lead Safe/Healthy Homes program includes screening and testing, assistance in removing lead-based paints and outreach and education about the dangers of lead-based paints. The project will also establish Winston-Salem's first Lead Safe Home registry. City officials are partnering with the Forsyth County Health Department, the Winston-Salem State University Center for Community Safety, Hispanic Interaction, C.H.A.N.G.E. and Imprints to implement the program.

Residents interested in the program should contact Neighborhood Services by calling City Link at 727-8000.

Looking For A Few Good Women and Men HBAWS and WSRAR know how important it is for all members to be involved in governmental affairs and participate in shaping our future. Your special knowledge as a REALTOR and/or Home Builder who lives and works in our community is a valuable asset that should be used to help all of us. If you are willing to share your experience and knowledge by serving in the future on a local governmental board, commission or taskforce, we want to know, and help that happen. Please contact Nancy Gould, Joint Govt. Affairs Director, and she will keep you informed about opportunities that come available.

NATIONAL AND STATE NEWS

UNC School of Government New Publication *2009 North Carolina Planning and Development-Related Legislation* discusses the planning and development legislation addressed by the 2009 North Carolina General Assembly. The bulletin is available at no charge, in PDF format, at the link below.

<http://www.sog.unc.edu/bulletins/pzl>

WINSTON-SALEM & FORSYTH COUNTY NEWS

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**** UDO Changes Provide Flexibility and Reduces Required Parking** The Winston-Salem City Council recently adopted two zoning text amendments (UDO # 211 and UDO# 214) which help encourage development and redevelopment within the City Limits of Winston-Salem. Two major provisions in the amendments allow building setbacks to be reduced in many zoning districts, and sites zoned GB are now allowed a 30% reduction in the number of minimum parking spaces required. Of course, there are many other items that have been changed, so please take the time to familiarize yourself with them by going to the Planning Department's website. Remember, this is for properties only inside the City of Winston-Salem at this time.

If you want additional information, contact Fred Holbrook or Jeff Vaughn in the City-County Inspections Department. (336)727-2626 jeffv@cityofws.org

W-S Sustainability Plan Available Want to learn about the changes in store for all of us as we become a more sustainable community? If so, click on the following link:

<http://www.ci.winston-salem.nc.us/Home/Departments/PropertyMaintenance/Sustainability/Articles/Winston-SalemIsAGreenCity>

****W-S City Council Changes Meeting Times** The W-S City Council is changing its meeting times as follows: Finance Committee-5 PM, Public Safety – 6:30 PM, CD/Housing/Gen. Govt. – 5 PM, Public Works 6:30 PM, full Council meetings – 6 PM. The new times will be effective in April.

****City-County Planning Board Changes Meeting Time** Both the public hearing meeting and work session of the CCPB will begin at 4:30 PM, effective in March.

We Need Representatives on the NE Suburban Area Plan Citizen Advisory Committee If you are live or work in this planning area and are willing to serve on the advisory committee, please contact Nancy Gould at 659-5526. WE REALLY NEED AT LEAST ONE HOME BUILDER AND REALTOR MEMBER TO SERVE! The Northeast Suburban Area is a large portion of the outer northeast of Winston-Salem. It is located generally east of Highway 52 and runs from Germanton Road east and south all the way to Reidsville Road and Business I-40/US421. To view the area on a map, click on:

http://www.ci.winston-salem.nc.us/Assets/CityOfWS//Documents/Planning/AreaPlans/NESAP/NESAP_Map1_boundary.pdf

****Northeast Suburban Area Plan**

The Citizens' Advisory Committee (CAC) will meet on March 23, 6:00 p.m. to 8:00 p.m. at the Carver School Road Branch Library-Woodruff Center at 4915 Lansing Drive. Meetings are open to the public. Additional information is available on the Planning Department's website at www.cityofws.org/planning. Look under **Area Plans**.

****South Suburban Area Plan** The next South Suburban Area Plan meeting will take place:

March 16, 2010, 6:00 p.m. to 8:00 p.m.

Fellowship Hall, Pinedale Christian Church

3395 Peters Creek Parkway

Winston-Salem, 27127

Additional information is available on the Planning Department's website at www.cityofws.org/planning. Look under **Area Plans**.

Proposed Flood Plain Rules Revision -The Public Works Committee of the City discussed at its December 15th meeting, a zoning text amendment that the City Council requested, which would decrease the amount of grading and development that can take place in the "floodway fringe" from 50% down to 15%. Owners of lands with

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floodplains need to know about the proposed change. Our Govt. Liaison Group is working on this issue and members from this group were present at the December 15th meeting. It was not discussed at Public Works February 9th meeting, as we anticipated. We will continue to monitor this issue.

Change-of-Use Taskforce – Winston-Salem has approved an optional, “up-front building evaluation” process, and both Winston-Salem and Forsyth County have adopted a zoning text amendment that combines several zoning land uses. The new building evaluation process is now being tested on several buildings submitted to the Inspections Dept. by Committee Members. The Change-of-Use Taskforce meets the 2nd and 4th Wednesdays of each month at the WSRAR office.

Operation Impact – The W-S City Council CD/Housing/Gen. Govt. Committee agrees that changes need to be made to the community-wide enforcement of Operation Impact. WSRAR PMD sent a letter to City staff expressing their many problems with the program. The City held a meeting with interested citizens on November 12th, and after the meeting the City decided to stop implementing Operation Impact neighborhoodwide and only implement it when a request is made by a citizen and only on a case by case basis. We will continue to follow this issue.

Nonresidential Building Code – The draft ordinance was sent forward for consideration by the full W-S City Council on November 16th. At that meeting, the Council remanded it to the CD/H/Gen Govt. Committee, which had an update report at its February meeting. City staff has been asked to provide the Committee with additional information at its meeting on April 13, 5:00 PM, room 239 City Hall.

A Tale of Three Cities - And What Does It Mean To Us Here? A must see! The following is from the City-County Planning Board Website. To learn more, go to:

<http://www.ci.winston-salem.nc.us/Home/Departments/Planning/Articles/Planning>

Courtesy of the Lincoln Institute of Land Policy, there are three excellent videos that have been produced and made available to us on the challenges of urban growth management and revitalization. These videos have been shown on many public television stations across the country and are being broadcast now on WSTV 13- The Government Channel. They are worth looking at!

Each video portrays a very different story and a different angle on the challenges of planning for a community. The videos also provide some context for the upcoming update of *Legacy*, our City-County comprehensive plan. Please join us in looking at each of the videos, and share your comments with us at planning@cityofws.org.

WSTV13 Video Schedule:

Cleveland- January: Tuesdays, 3:00 p.m.; Thursdays, 9:00 p.m.; Fridays, noon; Saturdays, 8:00 p.m.; Sundays, 11:00 a.m.*.

Phoenix- February: Tuesdays, 3:00 p.m.; Thursdays, 9:00 p.m.; Fridays, noon; Saturdays, 8:00 p.m.; Sundays, 11:00 a.m.*.

Portland- March: Tuesdays, 3:00 p.m.; Thursdays, 9:00 p.m.; Fridays, noon; Saturdays, 8:00 p.m.; Sundays, 11:00 a.m.*.

*Every 3rd Sunday, Planning Board could supersede this airtime.

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OTHER COMMUNITIES AND COUNTIES

Seats Available in Lewisville: Appointments by the Lewisville Town Council to several seats on public boards, including the Planning Board and Zoning Board of Adjustment, will take place in March 2010. Therefore, NOW is the time for interested REALTORS ® and Home Builders to submit their applications to serve. Application forms can be downloaded from the Town of Lewisville website and you can call the Town at 945-5558 for more information. Contact *Partners in Housing* if you need assistance.

Clemmons Citizens Tree Ordinance Committee Begins Work If you wish to attend the Tree Committee Meetings, they take place the first Wednesday of each month at 3:30 PM at Village Hall.

Important Davie County Plan Ready for Review The (Draft) Davie County Growth Management Plan and Map are now available for review on Davie County's Planning Department's website at: <http://maps.co.davie.nc.us/developmentservices/boarddocapp.cfm>. (Look under "News.") This plan presents major land use policies that, once adopted by the Davie County Commissioners, will be the official guide for all future land use and zoning decisions. Davie County Planner, Andrew Meadwell, is requesting citizen comments. He can be contacted at 336-753-6050, ext. 6055. The Davie County Planning Board plans on holding a public hearing on the plan in April

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