

**MINUTES  
CITY-COUNTY PLANNING BOARD  
VIRTUAL WORK SESSION  
September 23, 2021  
4:30 P.M.**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman  
MEMBERS ABSENT: None  
PRESIDING: Chris Leak

Chris leak welcomed Council Member Scippio and Council Member MacIntosh to the meeting.

**I. PLANNING BOARD REVIEW, RIVER ROCK DEVELOPMENT (PBR 2021-15)**

This case was scheduled to be heard at the Planning Board's regularly scheduled public meeting on September 9 but was delayed, at staff's request, so that staff could continue working with the Petitioner on a potential condition related to studying the intersection at Ransom/Polo Road. Desmond Corley reviewed the condition of approval where the Petitioner agreed to contribute \$30,000 to the City for studying the Ransom/Polo Road intersection to recommend future improvements.

George Bryan requested more information from staff concerning traffic safety on Ransom Road. Chris Murphy stated that there were no improvements to Ransom Road that were required because it is a public street and functions the way it was intended. The \$30,000 will go towards a study to help determine any intersectional improvements that the City might offer, either through existing funds the City already has for intersectional improvements, or in a potential future bond project.

George further shared his concern about flooding in the Town and Country neighborhood, as well as other neighborhoods, and asked if the homes would be built a considerable distance outside the lines of the floodplain. The developer for the project, Dixon Pitt, assured Mr. Bryan that none of the homes will be built in the floodplain and that the homes would be out of the 100-year floodplain area, and away from the 100-foot buffer.

Stephen Owen, the project designer, explained that the area is low density and the developer has accounted for both quality and quantity in stormwater devices. Those devices are shown on the site plan. There will be no grading in the floodplain, so there will be no impact to the floodplain.

Jack Steelman asked if there was any concern among City staff or Stimmel Associates about the impact and effectiveness of the proposed storm drainage systems in terms of worsening the flooding situation to the north of the site. Chris Murphy stated that the proposed project would not have any impact upstream due to no impoundment being created along the creek itself.

Due to lengthy discussion regarding flooding in adjoining neighborhoods, Jack requested that staff continue to communicate these concerns to the other departments that are

responsible for the maintenance of waterways, and further stated this is an unattended problem that will not go away without the City being proactive. Erosion was also discussed, and Mr. Owen made note of that concern.

MOTION: Clarence Lambe moved approval of the Planning Board Review.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

## **II. ANALYSIS OF 2020 CENSUS DEMOGRAPHIC DATA**

Kaylen Francis presented initial analysis of the Census 2020 population counts that have been released recently. She began by showing national population trends, with the national growth rate of 7.4 percent between 2010-2020 representing the second lowest growth rate of any decade since 1790. North Carolina's growth rate was 9.5 percent, which represents the lowest population growth since 1910. However, North Carolina's growth rate is still the 15<sup>th</sup> highest of any state. North Carolina is the 9<sup>th</sup> most populous state and gained one congressional district as a result of the population increase.

Forsyth County's growth rate was 9.1 percent and is the 4<sup>th</sup> largest county in the state. Winston-Salem's growth rate was 8.7 percent, which is the 3<sup>rd</sup> lowest of any city above 100,000 in North Carolina. The City's population is the 5<sup>th</sup> highest in North Carolina. Kaylen covered other topics as well, such as racial and ethnic diversity, and age statistics.

Chris Leak asked how the pandemic affected the Census numbers, if at all. Kaylen responded that the response rates were slightly lower than expected, but that we would not have more information on this question until the over/under count estimate is released in spring 2022.

## **III. ACCESSORY DWELLING UNIT (ADU) PROVISIONS TEXT AMENDMENT**

Amy Crum presented an overview of Accessory Dwelling Units (ADUs) and gave the Board some background information on ADU regulations. In the fall of 2020, City Council asked staff to research best management practices for ADUs, and through that research staff came up with five key best management practices for ADUs which were presented to the Community Development/Housing/General Government Committee of City Council in April 2021. A proposal for revised ADU provisions was developed, and staff believes these changes will bring the UDO in line with peer communities.

If the Board is supportive of the general direction of the proposal, staff will present draft text amendment language at the October work session and will schedule a public hearing for November.

Melynda Dunigan asked staff if they could take a look at possible safety issues regarding egress and ingress for separate dwellings, due to events that occurred in the northeast when Hurricane Ida swept through the area. Chris Murphy stated that there is not a need for addressing safety issues in the ADU ordinance because this is a state building code

requirement. Chris went on to state that those dwellings affected by Hurricane Ida may have been built before building code regulations that dealt with those issues were in place, or they may have been illegal. George Bryan asked how ADUs would affect HOA rules and Chris stated that staff does not govern restrictive covenants. There was lengthy discussion about selling an ADU separate from the main structure and requiring a parking sticker for ADU units in downtown areas as well.

Staff's PowerPoint presentation on ADUs will be sent to the Board for further review.

#### **IV. DEBRIEFING PUBLIC HEARING MEETING OF SEPTEMBER 9<sup>th</sup>**

Melynda brought up the proposed Brookberry Farm stub connections and commented that in the future more careful consideration should go into master plans regarding stub streets. Specifically, they should not just be aspirational but also practical. Chris Murphy discussed development in that area and the connections that are presently there, as well as new future connections.

#### **V. STAFF REPORT**

There will be two historic marker unveilings held in October. The Oak Crest unveiling will be October 3 at 3:00 p.m., and the Reynolda Park neighborhood unveiling will be October 5 at 10:00 a.m.

#### **VI. FOR THE GOOD OF THE ORDER**