

**MINUTES
CITY-COUNTY PLANNING BOARD
WORK SESSION (VIRTUAL)
OCTOBER 28, 2021
4:30 P.M.**

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

I. PLANNING BOARD REVIEW OF SPECIAL USE PERMIT W-3499

Desmond Corley presented the staff report.

MOTION: Clarence Lambe moved to certify that the site plan meets UDO requirements.

SECOND: Jack Steelman

VOTE:

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

AGAINST: None

EXCUSED: None

II. PRESENTATION OF THE 2020-2030 PUBLIC ART MASTER PLAN

Kelly Bennett presented an overview of the 2020-2030 *Public Art Master Plan*, adopted by the Public Art Commission, City Council, and County Commissioners earlier in 2021. Kelly set forth a strong case for public art in the community, such as defining a sense of place and creating pride in community; attracting visitors; increasing foot traffic in downtowns, as well as the length of time and money visitors spend; and showing how investment in public art is also an investment in local jobs. Kelly also laid out the five goals of the Plan for the next decade.

In response to a question by George Bryan, Kelly stated that the Public Art Commission facilitates projects that are funded by the City and County. George asked whether there was commitment from the County to install public art at the new Forsyth County Courthouse. Kelly stated that there have been discussions with the Deputy County Manager and that those discussions will continue as the project moves forward, but an ultimate decision will depend upon the final construction cost of the project and whether it is completed according to budget.

Walter Farabee asked whether the Public Art Commission only engaged or provided input and recommendations on projects at City buildings or property that the Commission is paying for. Kelly explained that the Commission can facilitate projects on private property, but this takes more organizing, and he gave examples of past projects.

There was brief discussion on the completion of Merschel Park. Jack Steelman complimented Kelly on his comprehensive presentation that serves as a great guide to staff and the Board, and he encouraged the community to budget resources for the

maintenance/upkeep of existing artwork. Kelly noted that there are funds in the public art budget that can be used for maintenance.

III. UDO-CC15 – TEXT AMENDMENT MODIFYING ACCESSORY DWELLING UNIT (ADU) PROVISIONS

Amy Crum presented the text amendment details of UDO-CC15, a text amendment modifying Winston-Salem's Accessory Dwelling Unit provisions. Secondary dwelling units have been allowed by the Winston-Salem Zoning Ordinance as early as 1930 but were subject to occupancy requirements for many years.

Melynda Dunigan questioned why staff was proposing different standards now versus what was proposed five years ago. She gave ADU setbacks as an example of this. Staff stated the currently proposed standards are generally similar to the previous proposal but are more in line with peer city standards. Melynda expressed her concern that the proposed standards have not been thought through in a way that makes sense for compatibility purposes, and that more time should be taken to consider public engagement.

George asked about conditions of short-term rentals. Although the City has no restrictions on using properties for short-term rentals, Kirk Ericson stated that staff has had discussions with the Affordable Housing Coalition regarding short-term rentals, and he also informed the Board of staff's research on short-term rental regulations of peer cities to see if there was any need for regulations in Winston-Salem. When this research was presented to the Planning Board a few years ago, the Board agreed that there was not a demonstrable problem in the community with short-term rentals that would warrant additional regulations. The Planning Board asked staff to monitor the situation, and if it became a problem, work with the Board in addressing it. George stated that short-term rentals have been an issue in his neighborhood and have affected the affordability of rental housing.

George also stated that in briefing his civic club on the issue, there was surprise that ADUs were proposed to be allowed by right, and that those who bought into single-family zoning would no longer be living in single-family areas. He also supported Melynda's request for more community engagement on this matter. Mo McRae noted the contradiction between housing affordability and single-family-only neighborhoods and stressed that this ordinance was a good effort to align us with peer cities and the direction where Winston-Salem is headed.

Chris Leak stated that the Board has in fact heard from citizens in the past on this matter, and staff is making a valid attempt at aligning Winston-Salem with other peer cities regarding ADUs, but that at some point it is necessary to move forward with progress. He also mentioned the lack of housing opportunities in the community and that this was an effort to try and improve this situation.

Jack stated that there has only been one ADU approved in the city since 2017. He noted that it was time for change and that we should move forward. Brenda Smith brought up the fact that the opportunity exists for using existing utilities and infrastructure, and the fact that ADUs are developed on land that is set aside without increasing these costs.

Walter Farabee stated that having worked on this project in the past as a staff member, he feels this is a good version of the amendment and the changes are important for Winston-Salem. He also stated it was unfair to automatically assume that the ordinance will lead to a short-term rental or a two-family household on a lot. It could be used to provide a home for a family member outside the main house. He went on further to say that ADUs have many uses, and that all uses have to be considered.

IV. DEBRIEFING PUBLIC HEARING MEETING OF OCTOBER 14th

Regarding the continuance of the River Rock Subdivision case, Chris Murphy stated that it was agreed to be heard at the October work session due to a sequence of events that happened after the October 14th meeting. Since the case was a Planning Board Review item only, and did not include public input, only stakeholders who were speaking on the case (such as the developer) were allowed to sign in to the Work Session Zoom meeting. Some members of the public were under the impression that they could attend the meeting and give input on this item, like a rezoning request, which was not the case. The meeting was streamed on YouTube and WSTV-13 for citizens to be able to watch. Chris Murphy went on to state that staff has had discussions on how continued cases will be handled going forward.

V. STAFF REPORT

The next Planning Board public meeting will be on Wednesday, November 10. This is because the City will be closed for Veteran's Day on November 11.

There will be no Work Session in November and December.

VI. FOR THE GOOD OF THE ORDER