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RE: UDO-CC15: REVISION OF ACCESSORY DWELLING UNIT REGULATIONS

Dear City of Winston-Salem Council Members:

I am a concerned citizen who has been involved with Winston-Salem and Forsyth County (WS/FC) planning and development for many years. For those of you who may not know me, I am a NC Landscape Architect emeritus, a former member of the American Institute of Certified Planners and am retired from the W-S/FC City-County Planning Board staff where I served our wonderful community for 20 years. I also have many years of experience as a real estate broker/investor/owner/manager of single-family rental properties in our urban area, and as an affordable housing professional and advocate.

With this background, I'm sure you are not surprised that I am most excited about the positive contributions a revision to our ADU regulations can (finally!) make toward achieving several of our community's major strategic goals, especially increasing our housing resources, maintaining healthy neighborhoods, and increasing density where infrastructure and services are already available. Kudos for taking the brave step in this direction! However, along with this enthusiasm, I also carry a strong twinge of concern. **When passed, UDO-CC15 will be one of the most impactful, long-term local land-use changes to take place in the past half-century.** (I know because I've been around here longer than that!). The very fabric of our existing "single-family" neighborhoods will eventually be changed.

All of us must accept that ADUs are a necessity to accommodating our ever-growing population, and have proven to be smart urban planning. However, also a part of smart planning is a formal citizen participation process that includes the local government explaining how we are and will be prepared with adequate infrastructure, services, and staff to meet the increased demands of ADUs. In addition, after careful study of UDO-CC15 and researching other cities' positive and negative experiences, I believe that we can improve the current version of UDO-CC15 and still make most ADUs allowed by right. (I wonder; what other ideas might come forth through a formal citizen participation process?)

Please vote on January 3rd to postpone consideration of UDO-CC15 to a determined future date. During that time easy-to-understand explanations and illustrations of the regulations and how our local government is preparing for the increased demands of ADUs should be shared with the public, and comments and ideas gathered in a systematic, open public manner.

Sincerely,
Nancy Gould