



**TOWN OF GRANITE QUARRY
PLANNING BOARD
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
April 2, 2024
6:00 p.m.**

Planning Board

Call to Order

Determination of Quorum

Pledge of Allegiance

1. Approval of Agenda

2. Approval of Minutes **March 4, 2024**

Recess to Hold Board of Adjustment Meeting

Board of Adjustment

Call Back to Order 6:15 p.m.

Determination of Quorum

- | | |
|--|--|
| 1. Evidentiary Hearing | Appeal |
| A. Opening Statement | Chair |
| B. Preliminary Statement of Case | Staff |
| C. Presentation of Testimony/Evidence | Applicant |
| D. Presentation of Testimony/Evidence | Opposed Parties Including Staff |
| E. Presentation of Testimony/Evidence | Other Parties |
| F. Rebuttal Evidence | |

Agenda Item Summary

Regular Meeting
April 2, 2024
Agenda Item 1

Summary

The Board may discuss, add, or delete items from the agenda.

Approval of Agenda

Motion Made By:

Second By:

For:

- Chair Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)

Against:

- Chair Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)

Action Requested

Motion to adopt the agenda (as presented / as amended).

Agenda Item Summary

Regular Meeting
April 2, 2024
Agenda Item 2

Summary

Draft minutes from the March 4, 2024 meetings are attached for your review.

Action Requested

Motion to approve the March 2024 minutes (as presented / as amended).

Approval of Minutes

Motion Made By:

Second By:

For:

- Chair Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)

Against:

- Chair Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
March 4, 2024, 6:00 p.m.**

Present: Chair Joe Hudson, Vice-Chair Jared Mathis, Fred Krusemark, Greg Summitt, Michelle Reid, Jerry Holshouser

Not Present: Ronald Jacobs, Dolores Shannon (A)

Staff: Planning, Zoning, and Subdivision Administrator Richard Flowe; Town Clerk Aubrey Smith

Call to Order: Chairman Hudson called the Planning Board meeting to order at 6:00 p.m.

Determination of Quorum: Chairman Hudson verified there was a quorum present.

Pledge of Allegiance: The Pledge of Allegiance was led by Chairman Hudson.

1. Approval of Agenda

Planning, Zoning, and Subdivision Administrator Richard Flowe proposed the addition of an item under New Business to add a briefing on the Future Land Use Map.

ACTION: Mr. Summitt made a motion to approve the addition. Ms. Reid seconded the motion. The motion passed with all in favor.

ACTION: Mr. Krusemark made a motion to approve the agenda with the addition. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

February 5, 2024

ACTION: Ms. Reid made a motion to approve (*the February 2024 meeting minutes*). Vice-Chairman Mathis seconded the motion. The motion passed with all in favor.

Old Business

3. Zoning Text Amendment

Food Trucks

Mr. Flowe presented the text amendments regarding food trucks drafted after the discussion at the Planning Board's last meeting. The Board discussed whether to recommend a change to the number of allowances in a year but ultimately decided no change was necessary. Mr. Flowe will add the language to have the food trucks post the valid permit from the town in addition to the certificate from the Health Department.

ACTION: Mr. Krusemark made a motion to recommend approval of (ZTA-2024-04-08) with the change regarding posting the permit. Mr. Summitt seconded the motion. The motion passed with all in favor.

New Business

4. Zoning Map Amendment 507 Troutman

Mr. Flowe introduced the Zoning Map Amendment request and invited the representatives forward to present on the proposed project regarding 507 Troutman. The FLUM designates the area for Neighborhood; the current zoning of the property is SFR-3. A representative of the project, Stas Kostadinov, introduced himself and reviewed a PowerPoint presentation showing the proposed project. The project would connect with existing neighborhoods and streets. An emphasis would be made on walkability and community. Board members asked questions regarding specifics of the plan for clarification purposes.

ACTION: Mr. Summitt made a motion to recommend approval of the amendment (ZMA-2024-04-08 for 507 Troutman). Ms. Reid seconded the motion. The motion passed with all in favor.

5. Discussion Dual Appointments on PB and ZBA

Mr. Flowe shared that his recommendation for towns the size of Granite Quarry is to have the Planning Board and Board of Adjustment remain two separate boards and to appoint the same members to each board. Mr. Flowe brought up the recommendation that the Planning Board members also be appointed to the Board of Adjustment at the Board of Aldermen's Planning Retreat earlier in the month. There would be five seated members on the Board of Adjustment and an unlimited number of alternates in the alternate pool. There was no opposition from any of the Planning Board members to being dually appointed.

6. Discussion Future Land Use Map

Mr. Flowe shared that an interlocal agreement for spheres of influence had been agreed upon by the Board of Aldermen and the City of Salisbury. He stated that the current Future Land Use Map would need to be updated to reflect the new spheres of influence. There will need to be thought put into what logical classifications could be assigned to the new areas. The item will be placed before the Board on an upcoming agenda for study.

Adjournment

ACTION: Mr. Krusemark made a motion to adjourn. Ms. Reid seconded the motion. The motion passed with all in favor.

Chairman Hudson closed the meeting at 7:31 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

**AN ORDINANCE AMENDING THE
GRANITE QUARRY DEVELOPMENT ORDINANCE
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ZMA-2024-05-13

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Granite Quarry, North Carolina that the Official Zoning Map (OZM) of the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D. The subject property of Gary Lee Drye and wife, Pamela R. Drye, described as Rowan parcel located at 0 South Salisbury Avenue (Parcel 648 185, PIN 5678-17-11-5410) and described with illustration in Exhibit “A” attached hereto. Said parcel consists of approximately 3.742 acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject properties, from the current designation of "Industrial (IND)" to a new zoning designation in accordance with G.S. 160D-604(a) of “Main Street (MS)” is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan) and the contiguous “Downtown” designations adjacent to both the South Salisbury Avenue facing sides of the parcel and upon property across South Salisbury Street on the Plan’s “Future Land Use Map”, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the expansion of downtown type uses supporting neighborhoods of the Town while improving access to services compatible with neighborhood needs to improve the quality of life for Granite Quarry residents by enabling additional opportunities developed in accordance with the GQDO.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel 648 185, PIN 5678-17-11-5410 as shown in Exhibits “A” and “B”, attached hereto shall be designated “Main Street (MS)” on the Official Zoning Map.

Part 4. Amendment of Future Land Use Map.

That Rowan County Parcel 648 185, PIN 5678-17-11-5410 as shown in Exhibits “A” and “B”, attached hereto, shall be designated “Downtown” on the Future Land Use Map.

Part 5. Effective Date.

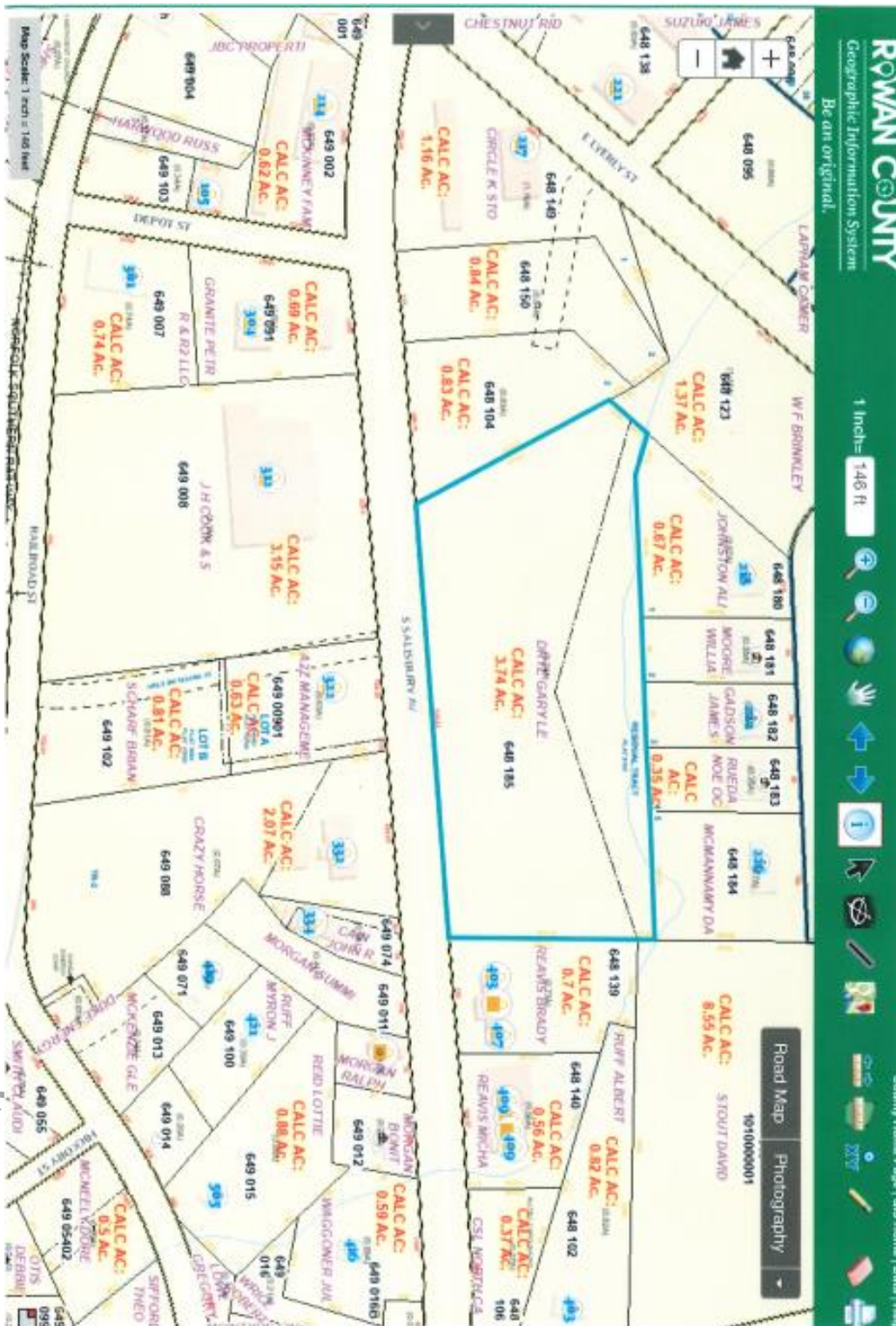
This Ordinance shall be effective at 12:01 AM on the 13th day of May 2024.

Adopted this 14th day of May 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

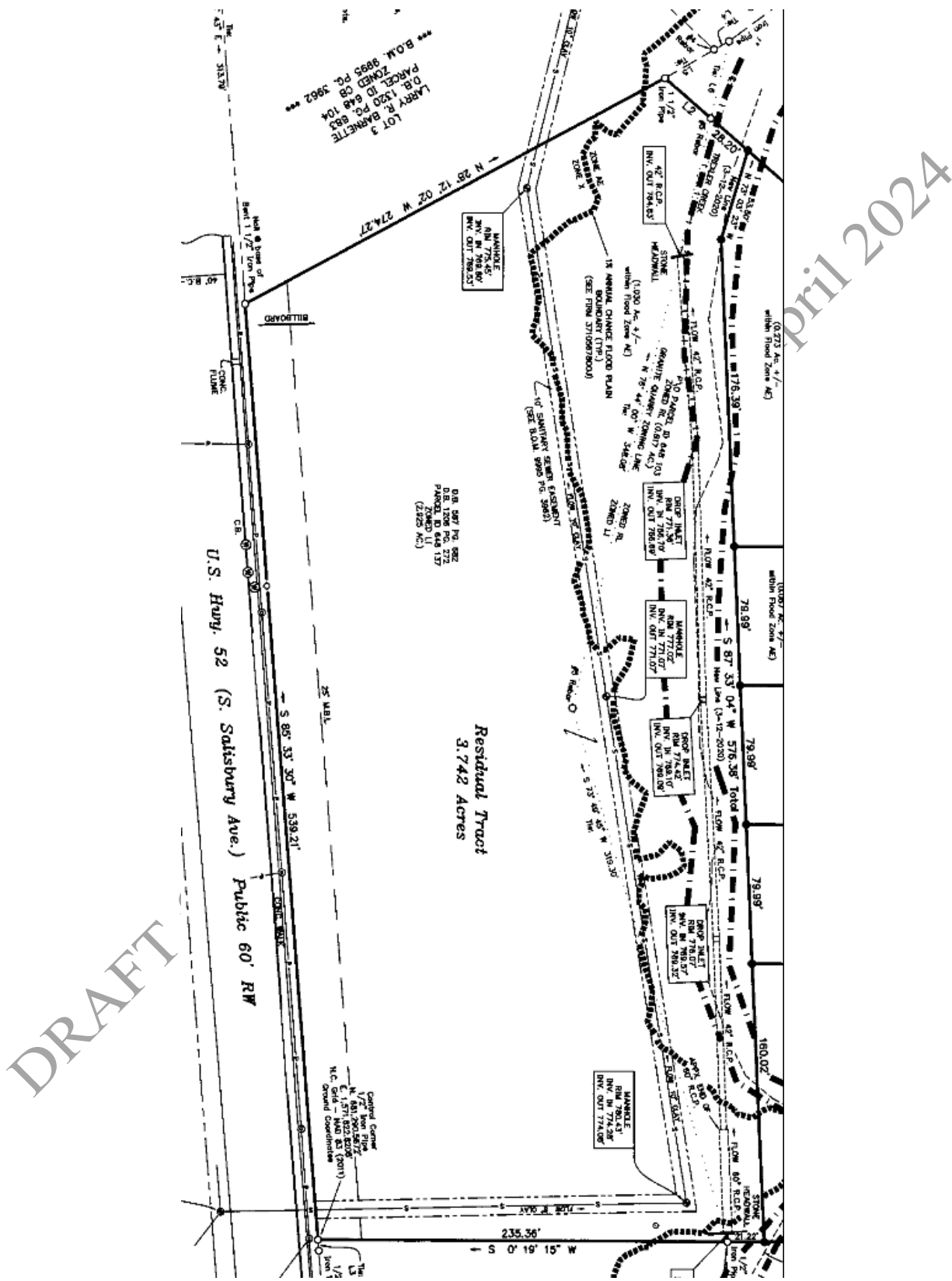
Exhibit "A"



DR

024

Exhibit "B"





PROPOSED
AN AMENDMENT TO THE ZONING MAP
OF THE TOWN OF GRANITE QUARRY NORTH CAROLINA

Applicant/Owner(s):

Name(s)	GARY LEE DRYE
Address	1165 BALFOUR QUARRY RD
Telephone	704-202-2484
E-Mail	GLDRYE@GMAIL.COM

Project and Property Information:

Property Location/Address	5 SALISBURY AVE MAP 648 PARCEL 185
Existing Zoning Map District	IND
Proposed Zoning Map District	MAIN STREET DISTRICT

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon.

Therefore, the reasons or justification for the proposed district are:

AFTER MEETING MRS CLOVER & MR FLOWE I HAD A BETTER OVERALL VISION OF FUTURE GROWTH FOR THE TOWN. THE CURRENT INDUSTRIAL ZONING I FEEL IS OUT OF PLACE FOR THIS VISION. MOST EVERYTHING AROUND THIS PROPERTY IS ZONED MAIN STREET & I FEEL THE MS ZONING FITS THIS PROPERTY BETTER AS WELL.

Granite Quarry

Properties within 100 feet of property:

JH Cook and Sons LLC

PO Box 249

GQ, NC 28072

Property Address: 312 S Salisbury Ave

A to Z Management LLC

PO Box 842

GQ, NC

Property Address: 322 S Salisbury Ave

Crazy Horse Properties LLC

59 Craftsman Dr

Youngsville, NC 27596

Property Address: 332 S Salisbury Ave

John Cain

1120 Upper Palmer Rd

Salisbury, NC 28146

Property Address: 334 S Salisbury Ave

Morgan, Summie Heirs

240 Camelot Rd

Salisbury, NC 28147

Property Address: 408 S Salisbury Ave

Reavis, Brady Darrell
7755 Stokes Ferry Rd
Salisbury, NC 28146
Property Address: 407 S Salisbury Ave

Stout, David Aaron
301 Augusta Ct
New Bern, NC 28562
Property Address: 507 Troutman St

McMannamy, David and WF
226 S Cleo Ave.
Salisbury, NC 28146

Rueda, Noe Ochoa
224 S Cleo Ave
Salisbury, NC 28146

Gadson, James-Davis E and WF
222 S Cleo Ave
Salisbury, NC 28146

Moore, William Craft, Jr
220 S Cleo Ave
Salisbury, NC 28146

Johnson, Alicia and Husband
218 S Cleo Ave
Salisbury, NC 28146

WF Brinkley and Son
PO Box 247
GQ, NC 28072

Circle K Stores Inc
PO Box 52085
Phoenix, AZ 85072-2085
Property Address: 217 S Salisbury Ave

North Carolina’s strong population growth continues to be felt in all parts of the state and for most counties. In North Carolina, 84% of all counties experienced population gains between July 1, 2022 and July 1, 2023, according to the latest population estimates produced by the U.S. Census Bureau. This compares to 60% of all counties nationwide. On average, North Carolina counties grew at a rate faster than the average rate of growth for all U.S. counties and for all counties in the South. The average rate of growth for North Carolina counties was 0.92% compared to 0.56% for the South and 0.29% for the nation.

Population Change for Counties in the U.S., by U.S. Region, and in North Carolina

Region	Number of Counties	2021-2022			2022-2023		
		Gain	Loss	Average Percent Change	Gain	Loss	Average Percent Change
Northeast	218	83	135	-0.24%	105	113	-0.07%
Midwest	1,055	454	601	-0.09%	542	513	-0.02%
West	449	276	173	0.51%	279	170	0.34%
South	1,422	836	586	0.31%	950	472	0.56%
North Carolina	100	80	20	0.80%	84	16	0.92%
All U.S. Counties	3,144	1,649	1,495	0.17%	1,876	1,268	0.29%

Like the nation, the largest counties experienced the largest average gains. Average gains by county population size for North Carolina versus all U.S. counties are as follows:

- Counties with a population greater than 100,000 – NC: 1.4% vs. US: 0.8%
- Counties with a population between 10,000 and 100,000 – NC: 0.7% vs. US: 0.4%
- Counties with a population of less than 10,000 – NC: 0.2% vs. US: -0.3%

North Carolina areas mentioned in the US Census Bureau’s press release:

- Charlotte-Concord-Gastonia, NC-SC Metro Area had the 6th largest numeric gain among all metropolitan areas (50,458).
- Wilmington, NC had the 9th fastest population gain (2.9%) among all metropolitan areas.
- Anderson Creek (+2,999) and New Bern (+1,675) had the 3rd and 9th largest numeric gains among all micropolitan statistical areas. (Anderson Creek is Harnett County)

Other items of note:

- Mecklenburg (+19,626) and Wake (+19,497) counties accounted for 28% of all growth between 2022 and 2023 (state growth: 139,526).
- Including Mecklenburg and Wake counties, 7 counties accounted for half of all growth:
 - Union (+7,280)
 - Brunswick (+7,056)
 - Johnston (+7,053)
 - Onslow (+4,645)
 - Cabarrus (+4,107)

Fastest growing counties in North Carolina:

- Brunswick (4.6%)
- Pender (4.3%)
- Franklin (3.5%)
- Johnston (3.0%)
- Union (2.9%)

Largest numeric declines:

- Halifax (-413)
- Watauga (-265)
- Richmond (-249)

Johnston grew to become the 9th largest county in the state (from 11th last year), surpassing Cabarrus (ranked 10th from 9th last year), and New Hanover (ranked 11th from 10th).

Of the 16 counties with population loss, the average numeric and percentage declines were -107 and -0.5%, respectively.

There were more people moving to 93 North Carolina counties than moved away.

Owing to an aging population, 78 counties experienced natural decrease – more deaths than births.

21 counties experience both natural increase and positive net migration including: Mecklenburg, Wake, Onslow, Durham, Johnston, Cabarrus, Union, Guilford, Harnett, Forsyth, Hoke, Pitt, Orange, Wayne, Robeson, Franklin, Iredell, Duplin, Lee, Alamance, and Currituck counties.

Largest net gains in domestic and international migrants:

- Wake (+12,727)
- Mecklenburg (+11,601)
- Brunswick (+7,821)

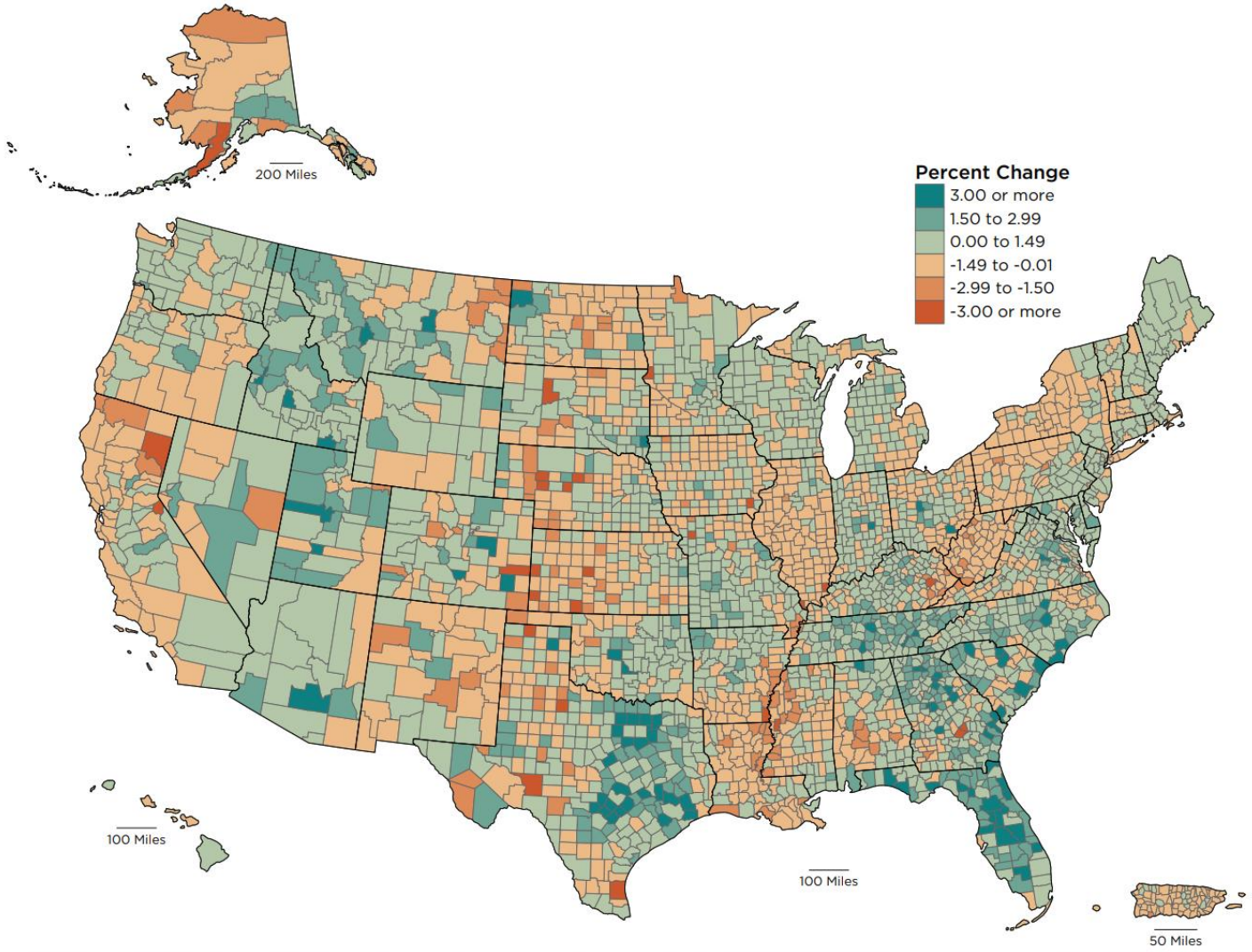
- Union (+6,623)
- Johnston (+6,145)

Largest net gains in domestic migrants were in the following counties:

- Brunswick (+7,796)
- Wake (+7,401)
- Union (+6,010)
- Johnston (+5,726)
- Iredell (+3,342)

These population estimates use different methods and data inputs than those used to prepare the population estimates produced by the Office of State Budget and Management. OSBM's next set of county and municipal population estimates will be available in the fall.

Percent Change in County Population: July 1, 2022, to July 1, 2023



More Counties Saw Population Gains in 2023

MARCH 14, 2024 – More U.S. counties experienced population gains than losses in 2023, as counties in the South saw faster growth and more Northeast and Midwest counties had population losses turn to gains, according to the [U.S. Census Bureau's Vintage 2023 estimates](#) of population and components of change released today.

Approximately 60% (1,876) of U.S. counties gained population from 2022 to 2023, an increase from the 52% of counties (1,649) that experienced population growth between 2021 and 2022. Among the nation's 3,144 counties, the average change from 2022 to 2023 was 0.29%, up from 0.17% the previous year.

“Domestic migration patterns are changing, and the impact on counties is especially evident,” said Lauren Bowers, chief of the Census Bureau’s Population Estimates Branch. “Areas which experienced high levels of domestic out-migration during the pandemic, such as in the Midwest and Northeast, are now seeing more counties with population growth. Meanwhile, county population growth is slowing down out west, such as in Arizona and Idaho.”

This was the first time since 2020 that more counties in the Midwest had population gains (542) than losses (513), narrowing the average annual change among the region's 1,055 counties to a loss of 0.02% from a loss of 0.09% a year earlier.

While the Northeast still had more counties losing (113) than gaining (105) population in 2023, population loss among its counties moderated compared to the previous year. The average annual change among the region's 218 counties slowed from -0.24% to -0.07% in 2023. The number of counties with population increases rose from 83 in 2022 to 105 in 2023.

On average, counties in the South experienced faster growth in 2023 than in 2022. Among its 1,422 counties, the average annual change was 0.56%, up from 0.31% the prior year. Approximately 67% (950) of the counties in the region experienced population gains in 2023, up from 59% (836) in 2022.

The West, whose average population change ranked highest among the four regions in 2022, fell behind the South in 2023. The average annual change among the region's 449 counties slowed from 0.51% to 0.34%.

Population Change in Counties by Region

Region	Number of Counties	2021-2022			2022-2023		
		Gain	Loss	Average Percent Change	Gain	Loss	Average Percent Change
Northeast	218	83	135	-0.24%	105	113	-0.07%
Midwest	1,055	454	601	-0.09%	542	513	-0.02%
South	1,422	836	586	0.31%	950	472	0.56%
West	449	276	173	0.51%	279	170	0.34%
All U.S. Counties	3,144	1,649	1,495	0.17%	1,876	1,268	0.29%

Note: The small number of counties that experienced no population change are categorized as having a population gain. From 2021 to 2022, nine counties had no change: four in the Midwest, three in the South, and two in the West. From 2022 to 2023, 12 counties had no change: four in Midwest, five in the South, and three in the West.

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

On average, large and moderate-sized counties grew while small counties got smaller. Among the 618 counties with populations over 100,000, the average change from 2022 to 2023 was 0.76%. Moderate-sized counties with populations between 10,000 and 100,000 grew 0.36% on average. Conversely, among the 741 smallest counties in the nation, those with populations below 10,000, the average annual decrease was 0.27% in 2023 compared to 0.35% the previous year.

Components of Change

Domestic Migration

Sixty-two percent of counties, up from 60% in 2022, experienced positive net domestic migration in 2023. In addition, net domestic migration generally moderated among some of the counties with the largest amounts of net domestic in-migration and out-migration in 2022. The 10 counties with the largest net domestic in-migration were mostly in the South. In contrast, the top 10 counties with largest net domestic out-migration were mostly in large metro areas, with some experiencing considerably less net domestic out-migration in 2023 than in 2022.

Counties With the Highest Levels of Net Domestic Migration in 2023

Top 10 Counties with Positive Net Domestic Migration in 2023	2022	2023	Top 10 Counties with Negative Net Domestic Migration in 2023	2022	2023
Polk County, Florida	29,606	26,029	Los Angeles County, California	-143,724	-119,037
Montgomery County, Texas	22,770	25,501	Cook County, Illinois	-94,927	-58,105
Pasco County, Florida	24,283	23,750	Kings County, New York	-78,188	-55,308
Collin County, Texas	29,755	20,749	Queens County, New York	-77,029	-50,161
Denton County, Texas	23,657	19,262	Miami-Dade County, Florida	-38,132	-47,597
Williamson County, Texas	20,520	17,943	Bronx County, New York	-61,394	-41,473
Pinal County, Arizona	14,075	17,463	Orange County, California	-27,681	-35,597
Fort Bend County, Texas	17,796	15,757	Dallas County, Texas	-18,985	-34,330
Marion County, Florida	13,409	15,167	San Diego County, California	-15,956	-30,745
Horry County, South Carolina	17,294	15,061	Santa Clara County, California	-33,302	-29,077

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

The number of counties with positive net domestic migration increased in all regions except the West, where 253 counties experienced positive domestic migration in 2023, down from 275 counties in 2022. The Northeast saw the largest increase in the share of counties with positive domestic migration from 44% in 2022 to 52% in 2023. The number of southern counties with positive rates of domestic migration increased from 957 in 2022 to 1,014 in 2023, while the number of those counties in the Midwest increased from 561 to 581.

International Migration

Eighty percent (2,515) of U.S. counties had positive net international migration in 2023. Miami-Dade County, Florida (54,457), and Harris County, Texas (41,665), had the largest gains from net international migration. All counties in Connecticut, Delaware, Maine, Maryland, Massachusetts, New Jersey, and Rhode Island experienced positive net international migration.

Natural Change

As the nation's death rate declined in 2023, so did the frequency of natural decrease. Deaths outnumbered births in fewer counties: 2,171 or 69% experienced natural decrease, down from 2,337 (74.3%) in 2022.

Just over 70% of counties in the Northeast, South and Midwest regions had natural decrease. The West was the region with the lowest share, 241 (53.7%) of its 449 counties experiencing natural decrease in 2023.

Maine was the only state where all counties experienced natural decrease. Other states where a majority of counties had natural decrease were Alabama (55 of 67); Arkansas (66 of 75); Illinois (86 of 102); Kentucky (100 of 120); Michigan (73 of 83); Ohio (71 of 88); Pennsylvania (57 of 67); and Tennessee (82 of 95).

Five Florida counties led the nation in natural decrease: Pinellas (4,945); Sarasota (3,399); Brevard (3,044); Volusia (3,003); and Marion (2,480).

Births outnumbered deaths in 961 counties (31%) in 2023, led by Alaska (with 25 of 30 counties) and New Jersey (with 17 of 21).

Nationally, the counties with the highest levels of natural increase in 2023 were Harris County, Texas (34,695); Los Angeles County, California (22,216); Dallas County, Texas (19,550); Kings County, New York (14,174); and Tarrant County, Texas (13,010).

More County Highlights

Population Change

Approximately 96% of Florida's 67 counties grew (and only three counties lost population) from 2022 to 2023. Other states, where a large majority of counties grew, included Idaho, where 95.5% or 42 of its 44 counties gained residents, and Tennessee, where 94.7% or 90 of its 95 counties gained residents.

Fastest Growing

Among counties with a population of 20,000 or more, the 10 fastest-growing were in the South—six in Texas (Kaufman, 7.6%; Rockwall, 6.5%; Liberty, 5.7%; Chambers, 5.0%; Comal, 5.0%; Ellis, 4.9%); two in Georgia (Jackson, 5.5%; Dawson, 5.1%); and one each in South Carolina (Jasper, 4.9%) and Virginia (New Kent, 4.7%).

Fastest Declining

Of the counties with populations above 20,000, Lassen County, California, experienced the biggest (3.9%) decrease in 2023. Randolph County, Missouri, followed with a loss of 2.1%. Population in Bronx County, New York, continued to decline, dropping by 1.8% in 2023 after dropping 3.0% in 2022 and 2.5% in 2021.

Largest Gaining

Eight of the 10 counties that led the nation by numeric change in 2023 were in Texas. This included Harris County, which added 53,788 residents and was the largest-gaining county in the nation, followed by Collin County (36,364) and Montgomery County (31,800).

Maricopa County, Arizona, the largest-gaining county in the nation in 2022, dropped to fourth in 2023 with a gain of just over 30,000 residents. Polk County, Florida, ranked fifth after adding 29,948 residents.

The remaining top five population gainers were all in Texas: Denton (29,943); Fort Bend (27,859); Bexar (27,488); Tarrant (27,301); and Williamson (24,918). Denton County gained nearly 30,000 new residents, pushing its population to just over 1 million and making it the seventh Texas county to reach this milestone.

Largest Declining

Los Angeles County, California, had the highest numeric population decline of 56,420 in 2023, compared to a loss of 89,697 people in 2022. Both drops stemmed from negative domestic migration. Kings, Queens, and Bronx counties in New York followed with population losses of 28,306; 26,362; and 25,332, respectively.

Among other large declines were Cook County, Illinois, which lost 24,494 people; Philadelphia County, Pennsylvania (-16,294); and Orange County, California (-14,617).

Refer to the bottom of the release for tables highlighting the top 10 most populous counties and top 10 counties for numeric growth and decline, as well as the fastest growing and declining.

Metropolitan and Micropolitan Statistical Areas

Approximately 73% of the nation's 387 metro areas experienced population growth between 2022 and 2023. A smaller percentage of U.S. micro areas experienced population growth over the same period, with approximately 58% (314 out of 538) U.S. micro areas seeing gains in population.

Metro Areas

New York-Newark-Jersey City, NY-NJ (19,498,249); Los Angeles-Long Beach-Anaheim, CA (12,799,100); and Chicago-Naperville-Elgin, IL-IN (9,262,825) were the three most populous U.S. metro areas in 2023.

The Dallas-Fort Worth-Arlington, TX metro area surpassed 8 million residents between 2022 and 2023, adding 152,598 residents for a total population of 8,100,037. This was the largest numeric population increase of any U.S. metro area between 2022 and 2023, followed by Houston-Pasadena-The Woodlands, TX, which added 139,789 over the same period, bringing its total population to 7,510,253.

Other metro areas that experienced notable population gains between 2022 and 2023 included Atlanta-Sandy Springs-Roswell, GA (68,585); Orlando-Kissimmee-Sanford, FL (54,916); Tampa-St. Petersburg-Clearwater, FL (51,622); **Charlotte-Concord-Gastonia, NC-SC (50,458)**; and Austin-Round Rock-San Marcos, TX (50,105).

Florida had four of the five fastest-growing U.S. metro areas between 2022 and 2023: Wildwood-The Villages, FL (4.7%); Lakeland-Winter Haven, FL (3.8%); Ocala, FL (3.4%); and Port St. Lucie, FL (3.1%). Myrtle Beach-Conway-North Myrtle Beach, SC, ranked 3rd (3.7%).

Micro Areas

Seaford, DE, had the largest U.S. micro area gain in population, adding 7,062 between 2022 and 2023, followed by Jefferson, GA, which added 4,606 over the same period.

The five fastest-growing U.S. micro areas between 2022 and 2023 were Jefferson, GA (5.5%); Clewiston, FL (4.2%); Lewisburg, TN (3.1%); Williston, ND (3.0%); and Athens, OH (3.0%).

Refer to the bottom of the release for tables highlighting the top 10 metro and micro areas for numeric growth, as well as the fastest growing.

Puerto Rico Municipios

While Puerto Rico's total population declined, 13 of its 78 municipios experienced growth in 2023; none did in 2022.

Rincón Municipio, population 15,425, was the fastest-growing and largest-gaining municipio in 2023, adding 118 people with an annual growth rate of 0.8%. It was followed by Barranquitas Municipio, which gained 101 residents (0.3%) bringing its population to 29,020.

San Juan, the most populous municipio, lost 1,582 residents – largely due to natural decrease – bringing its population down to 333,005.

Deaths outnumbered births in all municipios in 2023. Natural decrease was greatest in San Juan (1,824), followed by Bayamón (1,055) and Ponce (813).

Forty-six municipios (59.0%) had positive net migration in 2023. Guaynabo (495), Bayamón (389) and Isabela (305) had the largest net migration gains. Ponce (1,050), Toa Baja (375) and Guayama (289) had the largest net migration losses.

Technical Notes

This release includes some updates from the [2020 Census Count Question Resolution Operation](#) (CQR) and [2020 Post-Census Group Quarters Review Program](#) (PCGQR) which have been incorporated into the April 1, 2020, estimates base. Changes to demographic characteristics resulting from PCGQR will be incorporated into subsequent vintages of estimates. CQR errata tables with original and corrected housing and population counts are available on the [2020 Decennial Census Notes and Errata](#) webpage. Cities and towns can expect to start seeing some 2020 PCGQR updates in the Vintage 2023 Population Estimates scheduled for release in May 2024. All updates from the 2020 PCGQR are expected to be incorporated by the Vintage 2024 Population Estimates to be released starting December 2024. The [full release schedule](#) for the Population Estimates Program can be found on the Census Bureau's website.

In June, the Census Bureau is scheduled to release estimates of the July 1, 2023, population by age, sex, race and Hispanic origin for the nation, states, metropolitan and micropolitan statistical areas, and counties, and population by age and sex for the Commonwealth of Puerto Rico and Puerto Rico municipios. The data will be embargoed.

With each new release of annual estimates, the entire time series of estimates is revised for all years back to the date of the last census. All previously published estimates (e.g., old vintages) are superseded and archived on the FTP2 site.

Tables

Table 1

Top 10 Most Populous Counties: July 1, 2023					
Rank	State	County	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023
1	California	Los Angeles County	10,013,976	9,719,765	9,663,345
2	Illinois	Cook County	5,275,555	5,111,566	5,087,072
3	Texas	Harris County	4,731,122	4,781,337	4,835,125
4	Arizona	Maricopa County	4,425,102	4,555,833	4,585,871
5	California	San Diego County	3,298,648	3,277,176	3,269,973
6	California	Orange County	3,186,997	3,150,372	3,135,755
7	Florida	Miami-Dade County	2,701,776	2,673,056	2,686,867
8	Texas	Dallas County	2,611,481	2,601,993	2,606,358
9	New York	Kings County	2,736,119	2,589,531	2,561,225
10	California	Riverside County	2,418,182	2,474,241	2,492,442

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

Table 2

Top 10 Counties in Annual Numeric Growth: July 1, 2022 to July 1, 2023						
Rank	State	County	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	Harris County	4,731,122	4,781,337	4,835,125	53,788
2	Texas	Collin County	1,066,467	1,158,995	1,195,359	36,364
3	Texas	Montgomery County	620,460	679,554	711,354	31,800
4	Arizona	Maricopa County	4,425,102	4,555,833	4,585,871	30,038
5	Florida	Polk County	725,048	788,382	818,330	29,948
6	Texas	Denton County	906,419	977,760	1,007,703	29,943
7	Texas	Fort Bend County	822,797	888,919	916,778	27,859
8	Texas	Bexar County	2,009,316	2,060,191	2,087,679	27,488
9	Texas	Tarrant County	2,110,623	2,155,646	2,182,947	27,301
10	Texas	Williamson County	609,006	672,273	697,191	24,918
Source: U.S. Census Bureau, Vintage 2023 Population Estimates.						

Table 3

Top 10 Counties in Annual Percent Growth: July 1, 2022 to July 1, 2023						
Resident Population of 20,000 or more in 2022 and 2023						
Rank	State	County	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Percent Growth
1	Texas	Kaufman County	145,307	172,611	185,690	7.6%
2	Texas	Rockwall County	107,844	123,342	131,307	6.5%
3	Texas	Liberty County	91,631	102,462	108,272	5.7%
4	Georgia	Jackson County	75,912	84,009	88,615	5.5%
5	Georgia	Dawson County	26,796	30,189	31,732	5.1%
6	Texas	Chambers County	46,562	51,309	53,876	5.0%
7	Texas	Comal County	161,493	184,749	193,928	5.0%
8	Texas	Ellis County	192,445	212,323	222,829	4.9%
9	South Carolina	Jasper County	28,810	31,986	33,544	4.9%
10	Virginia	New Kent County	22,944	24,952	26,134	4.7%

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

Table 4

Top 10 Counties in Annual Numeric Decline: July 1, 2022 to July 1, 2023						
Rank	State	County	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Numeric Decline
1	California	Los Angeles County	10,013,976	9,719,765	9,663,345	-56,420
2	New York	Kings County	2,736,119	2,589,531	2,561,225	-28,306
3	New York	Queens County	2,405,425	2,278,558	2,252,196	-26,362
4	New York	Bronx County	1,472,653	1,381,808	1,356,476	-25,332
5	Illinois	Cook County	5,275,555	5,111,566	5,087,072	-24,494
6	Pennsylvania	Philadelphia County	1,603,793	1,566,836	1,550,542	-16,294
7	California	Orange County	3,186,997	3,150,372	3,135,755	-14,617
8	Pennsylvania	Allegheny County	1,250,536	1,232,605	1,224,825	-7,780
9	Michigan	Wayne County	1,793,914	1,758,942	1,751,169	-7,773
10	California	San Diego County	3,298,648	3,277,176	3,269,973	-7,203

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

Table 5

Top 10 Counties in Annual Percent Decline: July 1, 2022 to July 1, 2023						
Resident Population of 20,000 or more in 2022 and 2023						
Rank	State	County	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Percent Decline
1	California	Lassen County	32,733	30,020	28,861	-3.9%
2	Missouri	Randolph County	24,707	24,626	24,109	-2.1%
3	California	Siskiyou County	44,077	43,786	42,905	-2.0%
4	Kentucky	Letcher County	21,550	20,827	20,423	-1.9%
5	California	Del Norte County	27,745	27,112	26,589	-1.9%
6	West Virginia	Mingo County	23,573	22,445	22,023	-1.9%
7	Louisiana	Morehouse Parish	25,638	24,414	23,955	-1.9%
8	New York	Bronx County	1,472,653	1,381,808	1,356,476	-1.8%
9	Mississippi	Bolivar County	30,980	29,461	28,968	-1.7%
10	New Mexico	McKinley County	72,904	69,931	68,797	-1.6%

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

Table 6

Top 10 U.S. Micro Areas in Annual Numeric Growth: July 1, 2022 to July 1, 2023					
Rank	Micro Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Seaford, DE	237,375	256,447	263,509	7,062
2	Jefferson, GA	75,912	84,009	88,615	4,606
3	Anderson Creek, NC	133,571	138,478	141,477	2,999
4	Cookeville, TN	141,333	145,478	148,226	2,748
5	Clewiston, FL	51,749	53,854	56,119	2,265
6	Athens, OH	62,437	60,881	62,706	1,825
7	Kalispell, MT	104,354	111,885	113,679	1,794
8	Cedar City, UT	57,286	62,508	64,211	1,703
9	New Bern, NC	122,166	122,540	124,215	1,675
10	Athens, TX	82,147	84,490	86,158	1,668

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

Table 7

Top 10 U.S. Micro Areas in Annual Percent Growth: July 1, 2022 to July 1, 2023					
Rank	Micro Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Percent Growth
1	Jefferson, GA	75,912	84,009	88,615	5.5%
2	Clewiston, FL	51,749	53,854	56,119	4.2%
3	Lewisburg, TN	34,327	35,857	36,961	3.1%
4	Williston, ND	40,945	37,966	39,113	3.0%
5	Athens, OH	62,437	60,881	62,706	3.0%
6	Spearfish, SD	25,771	27,240	28,053	3.0%
7	Seaford, DE	237,375	256,447	263,509	2.8%
8	Cedar City, UT	57,286	62,508	64,211	2.7%
9	Cornelia, GA	46,034	47,465	48,757	2.7%
10	Okeechobee, FL	39,642	40,373	41,427	2.6%
Source: U.S. Census Bureau, Vintage 2023 Population Estimates.					

Table 8

Top 10 U.S. Metro Areas in Annual Numeric Growth: July 1, 2022 to July 1, 2023					
Rank	Metro Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Dallas-Fort Worth-Arlington, TX	7,637,398	7,947,439	8,100,037	152,598
2	Houston-Pasadena-The Woodlands, TX	7,149,604	7,370,464	7,510,253	139,789
3	Atlanta-Sandy Springs-Roswell, GA	6,106,847	6,238,676	6,307,261	68,585
4	Orlando-Kissimmee-Sanford, FL	2,673,391	2,763,017	2,817,933	54,916
5	Tampa-St. Petersburg-Clearwater, FL	3,175,291	3,291,341	3,342,963	51,622
6	Charlotte-Concord-Gastonia, NC-SC	2,660,348	2,754,657	2,805,115	50,458
7	Austin-Round Rock-San Marcos, TX	2,283,379	2,423,170	2,473,275	50,105
8	Phoenix-Mesa-Chandler, AZ	4,851,102	5,020,870	5,070,110	49,240
9	San Antonio-New Braunfels, TX	2,558,115	2,655,928	2,703,999	48,071
10	Miami-Fort Lauderdale-West Palm Beach, FL	6,138,356	6,139,812	6,183,199	43,387

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

Table 9

Top 10 U.S. Metro Areas in Annual Percent Growth: July 1, 2022 to July 1, 2023					
Rank	Metro Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Percent Growth
1	Wildwood-The Villages, FL	129,745	144,767	151,565	4.7%
2	Lakeland-Winter Haven, FL	725,048	788,382	818,330	3.8%
3	Myrtle Beach-Conway-North Myrtle Beach, SC	351,032	383,147	397,478	3.7%
4	Ocala, FL	375,904	396,437	409,959	3.4%
5	Port St. Lucie, FL	487,660	520,873	536,901	3.1%
6	Hinesville, GA	81,429	86,314	88,804	2.9%
7	Midland, TX	175,224	177,247	182,324	2.9%
8	Spartanburg, SC	355,232	372,687	383,327	2.9%
9	Wilmington, NC	422,601	454,390	467,337	2.8%
10	Daphne-Fairhope-Foley, AL	231,768	246,531	253,507	2.8%

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.