



# The Area Planning Process: General Questions and Answers

## The Legacy Toolkit

**How does a land use plan relate to zoning?** The Land Use Plan contained in each Area Plan is different than zoning. All property in Forsyth County is zoned for a particular land use ranging from residential districts defined by density to nonresidential districts defined by specific uses such as Industrial or Office. The Proposed Land Use Plan does not rezone property; it reflects the vision of the community for land use in the future. Land owners wanting to change the use of their property must still bring it through the rezoning process. Zoning requests that are in line with an adopted Area Plan have a better chance of support from staff and boards.

**What topics are not covered by Area Plans?** Area Plans deal with the physical development of a community. Issues such as crime, schools, utilities, housing and business regulations/inspections and city permitting issues are often brought up as issues in Area Plan meetings, but are not dealt with in Area Plans. Planning staff is happy to document any problems and suggestions and forward them to the appropriate agencies and departments.

**How is an Area Plan used?** The Plan contains recommendations to help the Planning Board, governing bodies, community leaders, and neighborhoods of Forsyth County make decisions on zoning, public investment, and private initiatives. An implementation table with recommended actions and projects is developed for each Area Plan. Inclusion of a recommended project in the Area Plan does not mean the recommended project has funding, but the recommendations are prioritized and considered along with other projects/programs by various City/County departments and the elected officials. Government projects are funded in a variety of ways including bonds, bond referendums, transportation funds (federal, state, local), stimulus funding, general government funds, the Motor Vehicle tax, Capital Improvements, and Community Development Block Grants.

**How do I learn more about Area Plans?** Check [www.cityofws.org/planning](http://www.cityofws.org/planning) and click on “Area Plans” in the left-hand column. There is a general discussion on Area Plans, as well as a page for each individual Plan which covers the status of the plan, upcoming meetings, and other information.

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**The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.** Contact the City-County Planning Board at 336.727.8000 or visit our website at [www.cityofws.org/planning](http://www.cityofws.org/planning).

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