Board (CCPB) in 1947, the board is the longest standing joint planning operation between a City and County in North Carolina. The board is comprised of nine citizens appointed jointly by the Forsyth County Board of Commissioners and the Winston-Salem City Council. The Planning Board generally meets twice each month.

During 2016-17, two long-serving Planning Board members concluded their service on the board. Paul Mullican was appointed to the board in 2003. He brought extensive experience in building and development to the board and always looked for ways proposed development could provide betterments to the surrounding community. Darryl Little was appointed to the board in 2009. His experience with the Micro Enterprise Loan Program gave him an interest in the impact of planning decisions on small businesses. Jason Grubbs and Chris Leak were appointed to replace Mr. Mullican and Mr. Little.

In July 2016, the Planning Board adopted the 2016-17 work program to guide Planning staff activities for the fiscal year. Primary planning efforts for the year were Legacy 2030 recommended initiatives and completion of three area plan updates. The Planning Board and staff also perform other planning duties as requested by the City of Winston-Salem, Forsyth County and the smaller municipalities of Forsyth County.

During 2016-17, Planning staff (administratively, the Planning Division of City-County Planning & Development Services) consisted of nineteen professional planner positions, assisted by two administrative support positions and a graphics coordinator.

This report describes the work of the Planning Board and its staff during the 2016-17 fiscal year, grouped under the following general categories: Legacy 2030 Implementation; Area Plans; Public Education, Information and Outreach; Downtown, Economic and Community Development; Historic Preservation; Community Appearance; Public Art; Other Specialized Planning Efforts; Text Amendments; Development Review Activities; and Administrative Matters.

**LEGACY 2030 IMPLEMENTATION**

**General**

The Legacy 2030 Update was adopted by and became the official comprehensive plan for Forsyth County and all its municipalities in 2012-13. The American Planning Association recognized Legacy 2030 with the Daniel Burnham Award for a Comprehensive Plan in 2014. Legacy 2030 is available in a printed version and a digital version (www.Legacy2030.com).

The City-County Planning Board and staff are focused on implementing the Legacy 2030 plan. The following are highlights of Legacy 2030 implementation efforts during the 2016-17 fiscal year.

**Legacy Implementation Table Update**

Legacy 2030 included numerous action agenda items to implement the plan’s objectives. The Legacy 2030 Implementation Table was updated in fall 2016 to document completed actions items and to prioritize remaining action items.
The table includes the responsible agency and expected timing of implementation for each action. The table is used by the City-County Planning Board to develop its annual work program and by City and County management to identify key items to be addressed.

### Infill Development Opportunity Mapping

A third phase of the Development Opportunity Areas mapping series was completed in 2016-17. Phase 3 identifies 67 sites for infill or redevelopment within Forsyth County with reuse recommendations from adopted area plans. Phase 1 of the Development Opportunity Areas Study highlighted vacant or sparsely developed properties which were properly zoned for development as recommended in area plans. Phase 2 expanded the initial study by identifying opportunity sites that would need to be rezoned to be developed consistent with area plan recommendations. Phase 3 targets redevelopment opportunities. The results of Phase 3 were compiled in an atlas that was presented to the Planning Board in March. The report is available in hard copy and on the Planning website.

### Helping Mixed Use Happen

In April 2017, staff presented a report to the Planning Board on how to encourage more mixed-use development in Winston-Salem and Forsyth County. The report examined downtown mixed-use development successes as well as challenges experienced creating mixed-use development outside of downtown. In order to encourage horizontal mixed-use development along corridors and in activity centers, the report recommended allowing multifamily development by right in the HB, GO, and CPO zoning districts. The report also recommended developing design standards that encourage walkability and promoting the Inspections Division’s Change of Use and Commercial Building Evaluation Programs as well as the NC Existing Buildings Code.

### Performance Standards for High-Impact Uses

In June 2017, staff presented a report to the Planning Board on performance standards to reduce the negative impacts of high-impact land uses that generate late night noise, activity, or affect the quality of life of nearby residents. The report recommended developing a lighting ordinance that requires a lighting plan, full cut-off-style fixtures for new development and lighting-level limits. To make drive-throughs more compatible with surrounding residential development, the report recommended requiring outdoor speakers associated with drive-throughs to be located at least 40 feet from residential property. Development of a lighting ordinance is included on the 2017-18 Planning work program.

### Strategies to Revitalize Slow Growth Areas

Staff presented a report to the Planning Board in spring 2017 on strategies for revitalizing slow growth areas in Winston-Salem.

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### UDO Update

In recent years, staff has recognized the need to improve the user-friendliness and modernity of the Unified Development Ordinances (UDO), the zoning, development and subdivision regulations for Winston-Salem and Forsyth County. In 2016, staff assessed whether the ordinance should be completely replaced with a new development code, or simply updated. The Planning Board concurred with staff that targeted updates of the current UDO would be preferable to a total code replacement. To implement these targeted updates, the adopted 2017-18 Planning Division budget includes funding for a consultant to complete a code assessment (to identify UDO changes that will have the most positive impact) and to propose format changes to improve the user-friendliness of the UDO. Adding uniform graphics and modernizing the UDO’s web experience will take place in a future fiscal year.

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### Age-Friendly Communities

Staff completed the Age-Friendly Communities Report in January 2017 to identify ways to design and develop communities to serve the needs of older residents. Age-friendliness contributes greatly to the overall livability of an area, which is increasingly important as our population ages and people of all ages demand pedestrian-friendly communities that mix residential, commercial and recreational uses. Report recommendations include: create neighborhoods that provide housing for all stages of the life cycle; consider age-friendly principles when developing area plan recommendations; promote universal design in new construction; and support gentle density. These provisions will not only benefit the older adult population but also create a more livable, accessible community for all ages.
Slow growth areas are defined as areas experiencing both declining/stagnant population growth and increases in the percentage of people living in poverty. The areas were identified through an analysis of building permit data and demographic data. Based on lessons learned locally and from other communities, recommendations to promote reinvestment in slow growth areas included: use strategic infrastructure projects and community facilities to spur new development; expand the City’s land bank; and develop and adopt neighborhood action plans with designated funding for implementation. In 2017-18, Planning staff will work with other City departments to evaluate using land banking in slow growth areas.

Active Neighborhood Factors
Active living is a movement among planners, public health professionals, and community activists that recognizes the connection between the built environment and public health, and works to promote community design that allows residents to incorporate physical activity into their day-to-day routines. The Active Neighborhood Factors report, presented to the Planning Board in spring 2017, identifies existing deficiencies in Winston-Salem/Forsyth County and provides recommendations for improvements including: update the Winston-Salem Street Design Standards through a collaborative effort; amend the UDO to require sidewalks on both sides of local and collector streets; expand the active living section of area plans as part of the new area plan process; and consider active transportation access as part of the Parks and Open Space Plan update process. Many of the plan’s recommendations are included in the 2017-18 Planning work program.

Bufferyard Standards
Bufferyards are planting areas that provide visual and spatial separation between different land uses to minimize impacts on neighboring properties. Based on Legacy recommendations, Planning staff developed a UDO amendment (UDO-280) which modifies bufferyard regulations to promote the blending of uses, rather than simply screening and separating different uses. Changes to the ordinance include eliminating the Type IV bufferyard, standardizing bufferyard widths, and reducing minimum bufferyard widths to increase site design flexibility, particularly on smaller urban sites. The minimum number of required plantings would increase for most bufferyard options to ensure adequate screening. The Planning Board recommended approval of the text amendment in June. The elected bodies will consider the text amendment in fall 2017.

AREA PLANS
Area plans apply Legacy 2030 recommendations at the community and neighborhood level. Following adoption of Legacy 2030, the area plan process was revised to make it shorter and more streamlined, while providing opportunities for citizen participation. Area plan updates also include urban design suggestions and examples which illustrate how selected sites within each area could be developed or redeveloped. In 2016-17, three new area plan updates were developed by staff in consultation with the community and recommended to the elected bodies by the Planning Board. Since the adoption of Legacy 2030, a total of fourteen area plan updates (including an updated Downtown Plan) have been adopted by the elected bodies and two are pending elected body consideration. The final area plan in the update series, the West Suburban Area Plan Update, will be completed in 2017-18.

Northwest Winston-Salem Area Plan Update
The Northwest Winston-Salem Update kicked off in 2016 and had strong citizen support throughout the planning process. The planning area is generally bounded on the west by Silas Creek Parkway; on the north by the Reynolda Village and Old Town Country Club; on the east by Arbor Acres, the Children’s Home, and Hawthorne Road; and on the south by Business 40. While the area is quite stable and has experienced few changes since the original area plan was adopted in 2012, proposed land use changes offer opportunities for mixed-use development along Coliseum Drive and in the Five Points area. The plan was recommended by the Planning Board in March and adopted by City Council in May 2017.

Northeast Suburban Area Plan
The Northeast Suburban Area Plan Update was started in late 2016. The planning area is bounded on the north by Old Hollow Road/NC 66; on the east by the Winston-Salem city limits; on the south by Business 40/US 421; and on the west by the Germanton Road/NC 8. The area has not experienced many changes since the previous plan was adopted in 2011. Staff worked with the community on specific recommendations for activity centers and mixed-use areas to identify locations for desired commercial and medical uses not currently located in the planning area. The plan was recommended by the Planning Board in June and will be considered by the City Council and the County Commissioners in fall 2017.

South Suburban Area Plan
The South Suburban Area Plan Update includes land in both the Winston-Salem and Forsyth County jurisdictions and is generally bounded on the north by Silas Creek Parkway and I-40; on the east by Thomasville Road/NC 109; on the south by the Forsyth-Davidson County line; and on the west by Ebert Road. The area has experienced significant population growth in the past decade and is anticipated to experience continued growth in coming years. Plan recommendations focus on future development and traffic on Sides Road between Peters Creek Parkway and Clemmonsville Road, and redevelopment along Clemmonsville Road and South
Main Street. The update continues to direct new growth to five activity centers and the Peters Creek Parkway growth corridor. The plan was recommended by the Planning Board in June and be considered by the City Council and the County Commissioners in the fall 2017.

Area Plan Status Report
Every two years, the Planning staff updates the Area Plan Implementation Status Report with the status of key area plan recommendations. This report serves as a tool to help elected officials, other departments, outside organizations and the general public review the status of specific projects, prioritize work program items and budget requests, and establish capital improvement priorities. The report incorporates graphic indicators that show the status of each implementation item at a glance. Planning staff updated the report in early 2017. The report was distributed to the Planning Board, elected officials and City and County departments and is available on Planning website.

PUBLIC EDUCATION, INFORMATION and OUTREACH

Urban Livestock Brochure
In January 2017, staff presented a report on urban livestock regulations in Winston-Salem to the Planning Board. The report summarized information about the livestock regulations of peer cities and demonstrated that Winston-Salem’s current regulations were up-to-date and appropriate. Discussions with City staff and community partners while preparing this report revealed some confusion about current urban livestock provisions among citizens and the need for education materials. To remedy this situation, an urban livestock regulations brochure was developed and made available to citizens and community partners in May 2017. It serves as a companion to the Urban Agriculture brochure developed by staff in 2015.

Development Dashboard
The Development Dashboard is a two-page report summarizing Winston-Salem and Forsyth County building permit data in an easy-to-read format. The report is issued quarterly and includes data for the prior quarter or calendar year and comparisons to values in the past 10 years. The 10 highest-valued developments for each evaluation period are listed in a table and identified on a map. In addition, a geographic area, such as Downtown Winston-Salem, a type of development, such as single-family residential, or a development tool, such as historic preservation tax credits, is highlighted each quarter. In 2016-17, staff produced four quarterly reports, including a 2016 calendar year summary.

Community Appearance Educational Series
The Community Appearance Commission (CAC) continued their educational series during the 2016-2017 with a new seminar and partnership. The CAC sponsored an educational seminar on edible landscaping in partnership with the Forsyth County Cooperative Extension Service and led by Extension Agent, Mary Jac Brennan.

Historic Preservation Month
The Forsyth County Historic Resources Commission (HRC) continued their practice of celebrating May as Historic Preservation Month. The HRC kicked off the month with a marker unveiling at the Samuel and Sarah Stauber Farm. The HRC also unveiled a marker recognizing The Brothers’ Spring and The African School in the Happy Hill neighborhood. The HRC worked with the Black History Archives to host a trolley tour of the Historic Residences of East 14th Street:1930s--1970s. Other programs during the month included Old Salem Museums and Gardens’ Wednesday’s Lunch and Learn program, family day events at the Rural Hall Depot and Historical Museum, two trolley tours by Preservation Forsyth, and historic walking tours of Reynolda House grounds and gardens, Bethania’s Orchard and Reuter trails, and Kernersville St. Paul’s Pre-Civil War Black Cemetery. All events were well attended.

Planning Newsletter
Planning & Development Services’ bi-monthly newsletter continues to inform a wide variety of stakeholders in the community by highlighting the work of the Planning Board and staff. The newsletter is available in the Planning office, distributed via email to elected and appointed officials and to interested citizens, and is posted on the Planning website.

Planning Website Enhancement
Staff completed several enhancements to the Planning website in November 2016 to improve its utility and user-friendliness. Various stakeholders, including City, County and NCDOT staff, and business and development community representatives, were
solicited for their comments. Based on their input, staff added lists of the land uses allowed in each zoning district and highlights for each area plan to allow users to see the most important recommendations of a plan. Staff made several additional changes including: reducing the number of navigation categories and adding direct links to both the Inspections Division and historic resources information. Other pages added to the website included: demographic resources; a “Developer’s Toolbox” page; and a “Need Help” page that allows citizens to request information if they are unable to find what they are looking for on the site.

DOWNTOWN, ECONOMIC AND COMMUNITY DEVELOPMENT

Downtown Plan Implementation/Winston Overlay District Amendment

Planning staff continues to collaborate with the Downtown Winston-Salem Partnership (DWSP) and serve on subcommittees to help implement recommendations of the Downtown Plan. In 2016-17, staff worked with the DWSP on changes to the current Winston Overlay (WO) standards for new construction and significant redevelopment in the core of Downtown. The revisions include design requirements for parking decks; special signage regulations; upper level building transparency requirements; standards requiring ground floor residential units to be at least three feet above street level; and overstreet pedestrian walkway prohibitions. The revised WO standards were recommended by the Planning Board in April and adopted by City Council in May 2017.

2016 Downtown Investment Report

Staff researched new construction and redevelopment values for Downtown Winston-Salem from 2000 to 2016 and determined total investment (including residential, public and institutional, health and technology, retail, office, arts and entertainment, mixed uses and infrastructure) in Downtown since 2000 exceeds $1.49 billion. Staff presented the findings of the report at the Downtown Winston-Salem Partnership’s annual meeting in February 2017.

Downtown High-Rise Development Sites

Legacy 2030 recommends that key sites for high-rise buildings be identified so future buildings are located to have the greatest impact on Downtown Winston-Salem and its skyline. Downtown currently has the largest concentration of high-density office developments in the Piedmont Triad region, and is home to six buildings which are at least twenty-stories tall. While many of these buildings are single-use, newer high-rise developments are becoming more mixed-use in nature (e.g. the redevelopment of the historic R. J. Reynolds building). Fourteen sites in the Downtown core were identified in the Downtown High-Rise Development Sites report as potential sites for future high-rise buildings. Most of the sites are currently being used as surface parking lots. A brief description of each site, along with an aerial map and a street level photograph are provided for all sites identified in the report.

Downtown Streetscape Plan Funding

As part of the 2016-17 CCPB work program, staff was tasked with obtaining fund for the Downtown Streetscape Master Plan and Design Standards. In January 2017, the Winston-Salem Urban Area Metropolitan Planning Organization (MPO) approved funds to hire a consultant to complete the master plan and design standards. These funds will provide 80 percent of the total funding, with the City providing the remaining 20 percent. A consultant selection committee comprised of Planning and Transportation staff has been established to review the submitted consultant proposals. Work on the plan and standards will likely begin in the fall 2017 after the City Council approves the consultant selection and the contract is finalized.

HISTORIC PRESERVATION

Certificates of Appropriateness

The Forsyth County Historic Resources Commission (HRC) reviewed 89 Certificate of Appropriateness applications from the H Districts (Old Salem and Bethabara), the HO District (West End), and the Local Historic Landmark properties during 2016-17.

Historic Markers

Four historic markers were installed as part of the City’s and County’s Historic Marker Programs during 2016-2017. Marker unveiling ceremonies were held in the fall of 2016 for the Winston Mutual Insurance Company and the 1792 Road between Bethania and Germantown. In the spring 2017, marker unveiling ceremonies were held for the Samuel and Sarah Stauber Farm and for The Brothers’ Spring and The African School.

Local Historic Landmark Designations

During 2016-2017, four properties were designated as Forsyth County Local Historic Landmarks: the Waller-Joyner Farm in Pfafftown, the John L. and Emma J. Gilmer House in the Washington Park neighborhood, and the Pepper Building and O’Hanlon Building in Downtown Winston-Salem.

National Register Listing

Two sites were listed on the National Register of Historic Places during 2016-2017. The R. J. Reynolds Tobacco Company Buildings 2-1 and 2-2 were constructed north of downtown (in what is now Whitaker Park) in 1937 and 1955. The buildings are examples of fire-resistant industrial design. The Oak Crest Historic District is a
neighborhood of middle-income houses, located on either side of Polo Road, north of Wake Forest University. The build-out spanned five decades and exhibits architectural styles popular in Winston-Salem and North Carolina from the 1920s through the 1960s.

Architectural Survey Publications

Winston-Salem’s Architectural Heritage, a narrative and photographic overview of Winston-Salem’s architectural development from the eighteenth century to the present released in 2015 continues to be available for purchase. In 2016-17, Historic Resources staff continued to discuss and seek funding for a companion publication focusing on the architectural resources of Forsyth County and its small towns.

CLG Expansion

Historic Resources staff worked with Forsyth County and the small towns to include the towns under the Forsyth County Certified Local Government (CLG) umbrella. This will enable the towns to apply for CLG grants, be included in the countywide architectural survey update program, and establish representation on the Historic Resources Commission. A UDO text amendment (UDO-277) was adopted to add town representation on the HRC and give the small towns the same benefits as Forsyth County in the CLG program.

COMMUNITY APPEARANCE

Roots Day

The Community Appearance Commission (CAC), the Winston-Salem Vegetation Management Department, and Keep Winston-Salem Beautiful held Community Roots Day within the Smith Farm neighborhood. This year marked the 24th anniversary of the event that began in 1993 in the Boston-Thurmond neighborhood. Volunteers planted approximately 275 trees in the neighborhood during the event. Since 1993, volunteers have planted over 7,500 trees throughout the City of Winston-Salem in neighborhoods such as Easton, East Winston, West Salem, Sunnyside, Happy Hill, and Castle Heights.

Public Project Review

The Technical Advisory and Project Review (TAPR) Committee continued in their role of reviewing publicly funded projects and providing comments and recommendations for potential improvements in appearance. In 2016-17, the committee reviewed a total of nine projects including the renovation of Union Station and the new Konnoak Elementary and Lowrance Paisley Schools.

PUBLIC ART

Central Library Sculpture

The Public Art Commission’s first project was for the new Forsyth County Central Library. The Commission sent out a nationwide request for proposals and received 60 applications. The chosen artist, Deedee Morrison, a sculptor from Birmingham, Alabama, created an internally-lit steel sculpture of a book with laser-cut lettering of the word “library” in different languages. The piece will be installed in summer 2017 and unveiled after the library is opened in August 2017.

Benton Convention Center

The Public Art Commission sent out a statewide request for proposals for artwork in the renovated Benton Convention Center. The Commission received 45 proposals from 35 artists, and picked ten pieces to be installed prior to the opening of the renovated convention center in July 2017. All of the chosen artists reside in North Carolina, with six from Winston-Salem. The artwork includes paintings, ceramic sculpture, large-scale photography, and murals painted on site.

OTHER SPECIALIZED PLANNING EFFORTS

Transportation Planning

Based on an arrangement that has been in place for many years, Planning staff provides assistance and support to the transportation planning efforts of the Winston-Salem Department of Transportation (WSDOT). Together, they provide staffing for the Winston-Salem Urban Area Metropolitan Planning Organization (MPO). During 2016-17, Planning staff continued to provide administrative support to the Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC) of the MPO, assist with transportation planning efforts, and serve on various transportation-related committees.

Environmental Review

Planning staff is responsible for ensuring that the City and County comply with the National Environmental Policy Act when using federal funds for projects undertaken by the City’s Community Development Department and the County’s Housing Department. In 2016-17, Planning staff completed two extensive environmental assessments of multifamily construction projects and more than 80 individual housing rehab projects. Of those, 60 were reviewed by the Planning Division’s Historic Resources staff as part of the National Historic Preservation Act.
TEXT AMENDMENTS

In 2016-17, Planning staff processed 12 Unified Development Ordinances (UDO) text amendments. Bufferyards, Winston Overlay and Historic Resource Commission text amendments are discussed in earlier sections of this annual report. Other significant text amendments in 2016-17 were:

**Breweries/Distilleries/Special Events Centers**

Planning staff has observed an increase in demand for craft breweries, distilleries, special events centers in the recent past. Those uses did not fit well within the use classifications in the UDO. UDO-271 established and defined two new uses: Micro-Brewery/Micro-Distillery and Special Events Center. The amendment defines the zoning districts where the uses are allowed and the development standards applicable to each use. UDO-279 was recommended by the Planning Board in September 2016 and adopted by City Council and the County Commissioners in early 2017.

**Airport Overlay District Revisions**

UDO-274 revises the Airport Overlay (AO) District regulations to ensure the continued safe operation of Smith Reynolds Airport. The AO District has not been updated since its adoption with the original version of the UDO in 1994. This amendment would require applicants to notify the Federal Aviation Administration and Smith Reynolds Airport of any proposed structure that would come close to or intrude above a designated height (generally 150 to 200 feet above ground) in accordance with federal regulations. While the AO district boundaries are not proposed to change as part of this amendment, the amendment changes the boundary reference map from a 1982 blueprint to a higher resolution map from the Airport’s 2012 master plan. The text amendment was recommended by the Planning Board in March and will be presented to the City Council in fall 2017.

**Neighborhood Outreach Requirement**

The goal of UDO-279 was to institute a formal requirement for neighborhood outreach on zoning cases located within 500 feet of residential zoning. The amendment requires applicants to conduct some form of outreach (community meeting, mailing letters, etc.) prior to having their case heard by the Planning Board. The applicant is required to submit a detailed summary explaining their outreach efforts for inclusion in the zoning case report. UDO-279 also included a provision that allows the case to be automatically continued if the summary is not provided by a designated date. The text amendment was recommended by the Planning Board in May and approved by City Council and the County Commissioners in summer 2017.

DEVELOPMENT REVIEW ACTIVITIES

The table summarizes development review activities processed and coordinated by the Planning staff for the 2015-16 and 2016-17 fiscal years.

<table>
<thead>
<tr>
<th>Activity</th>
<th>2015-16</th>
<th>2016-17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary subdivision plans approved</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Final plats approved</td>
<td>84</td>
<td>84</td>
</tr>
<tr>
<td>Site plans approved through Planning Board Review</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>Minor subdivisions approved</td>
<td>82</td>
<td>95</td>
</tr>
<tr>
<td><strong>Zoning Caseload</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Use rezoning requests</td>
<td>12</td>
<td>10</td>
</tr>
<tr>
<td>Special Use Limited rezoning requests</td>
<td>12</td>
<td>16</td>
</tr>
<tr>
<td>Special Use rezoning requests</td>
<td>13</td>
<td>9</td>
</tr>
<tr>
<td>Special Use Permits</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Final Development Plans</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Site Plan Amendments</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total Zoning Cases</strong></td>
<td>48</td>
<td>42</td>
</tr>
<tr>
<td>Staff approved minor site plan changes to approved special use district site plans</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>UDO Text amendments processed</td>
<td>8</td>
<td>12</td>
</tr>
</tbody>
</table>

Planning staff reviewed a couple noteworthy zoning cases during the last fiscal year. Case W-3310 involved the establishment of a Neighborhood Conservation Overlay (NCO) district for the Stratford Manor neighborhood located on Hannaford Road. City Council approved the subject NCO request which established lot size, setback, and dimensional standards designed to protect the character of the existing neighborhood. Case W-3316 involved the assemblage of several parcels of land located at the intersection of Burke Mill Road and Griffith Road for a proposed shopping center. The GB-S rezoning approval granted by City Council will allow for the future development of an approximate ten-acre retail development.

The development review activity summarized above is an indicator of future development. The best indicator of current activity is building permits. During 2016-17, the Inspections Division issued building permits tallying almost $506 million in construction value, a 6% decrease from the prior fiscal year. Since 2014-15, residential construction value has decreased, but nonresidential and total construction values have increased.

<table>
<thead>
<tr>
<th>City-County Building Permits</th>
<th>2014-15</th>
<th>2015-16</th>
<th>2016-17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2749</td>
<td>$248,833,791</td>
<td>2609</td>
</tr>
<tr>
<td>Nonresidential</td>
<td>1287</td>
<td>$238,212,659</td>
<td>1200</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4036</td>
<td>$487,046,450</td>
<td>3809</td>
</tr>
</tbody>
</table>
Over the past year, Planning & Development Services staff has continued to further its implementation of electronic plan review. The Planning Division has been reviewing and processing Sketch Plan Review submittals along with Major and Minor Subdivision plats since late 2016. The Inspections Division has been processing Commercial New Construction and Commercial Upfit submittals during the same timeframe. Over the coming fiscal year, electronic plan review options will expand to include all discretionary reviews (rezonings, preliminary subdivisions, etc) that are approved by the Planning Board or Elected Bodies. The Inspections Division will continue expanding to allow for Sign Permits to be submitted and reviewed electronically.

**ADMINISTRATIVE MATTERS**

**Staffing and Budget**

The Planning Division started and concluded the 2016-17 fiscal year with twenty-two funded staff positions. In November 2016, Colin Franklin retired after serving the citizens of Winston-Salem and Forsyth County for more than forty years. Colin began his employment in 1975 and worked in the Utilities, Inspections and Planning departments during his tenure. Colin was known for his helpful attitude and his willingness to assist citizens and staff in any way possible. Two new staff members joined the department during 2016-17: Tiffany White started as a planner in October 2016 and Bryan Wilson started as a planner in May 2017.

For the upcoming 2017-18 fiscal year, the City and County allocated a total of $2,644,730 to the Planning Division, a 5% increase from the 2016-17 allocation of $2,510,720. The 2017-18 budget reflects an increase in personnel costs and changes in various administrative line items. The most significant increase for 2017-18 is an increase in contractual services to hire a consultant to undertake Phase I of the UDO update.

**LOOKING AHEAD TO 2017-2018**

In July 2017, the Planning Board adopted a new work program to guide the work of the Planning staff in the upcoming year. The major emphasis of the 2017-18 work program is the continued implementation of Legacy 2030, including UDO-recommended reports and text amendments, the final area plan in the area plan update series, and Phase I of the UDO Update (code assessment and user-friendly format changes).

With the Legacy 2030 comprehensive plan as our guide, the Planning Board and staff look forward to the challenges and opportunities during 2016-17 and in providing what its mission statement calls for: “visionary leadership in comprehensive, creative planning for our urban and rural community, and responsible stewardship of the natural environment.” Through its many hours of work and careful deliberation on the various issues before it, the Board continues to demonstrate that it “values a beautiful, livable, harmonious, and economically successful community.”

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**August 2017**

**City-County Planning Board**

Arnold G. King  
Chairman

Allan Younger  
Vice Chair

George M. Bryan, Jr.  
Melynda Dunigan  
Jason T. Grubbs  
Tommy Hicks

Clarence R. Lambe Jr.  
Chris Leak  
Brenda J. Smith

A. Paul Norby, FAICP, Director of Planning

The City-County Planning Board and staff are funded jointly by the City of Winston-Salem and Forsyth County

**City of Winston-Salem**

Allen Joines, Mayor

**City Council Members**

Robert C. Clark  
West Ward

John Larson  
South Ward

Jeff MacIntosh  
Northwest Ward

Derwin L. Montgomery  
East Ward

James Taylor Jr.  
Southeast Ward

Lee Garrity, City Manager

**Forsyth County Board of Commissioners**

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Chairman

Don Martin  
Vice Chair

Fleming El-Amin  
Ted Kaplan  
Richard V. Linville

Gloria D. Whisenhunt  
Everette Witherspoon

J. Dudley Watts Jr., County Manager

The mission of the City-County Planning Board of Winston-Salem and Forsyth County is to assert visionary leadership in comprehensive, creative planning for our urban and rural community, and responsible stewardship of the natural environment. We value a beautiful, livable, harmonious, and economically successful community.