

PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

A Publication of the Forsyth County & Winston-Salem Planning and Development Services Department



March, 2019 Volume 14, Number 2

upcoming meetings

City-County Planning Board

Public Hearings - 4:30 pm

March 14

April 11

100 E. First Street

Bryce Stuart Municipal Building
Public Meeting Room on the 5th floor

Work Session Meetings - 4:30 pm

March 28

April 25

Bryce Stuart Municipal Building
2nd floor Conference Room

For agendas, visit:

[http://cityofws.org/Departments/Planning/
Boards-and-Commissions/City-County-
Planning-Board/Planning-Board-Agendas](http://cityofws.org/Departments/Planning/Boards-and-Commissions/City-County-Planning-Board/Planning-Board-Agendas)

Peters Creek Parkway Corridor Plan

Tuesday, March 26

Third Community Meeting

Tuesday, April 30

Public drop-in on the complete draft plan

All meetings are 6:00 pm - 7:30 pm
Georgia Taylor Neighborhood Center
1471 W. Clemmonsville Road
Winston-Salem

For more information

Marco Andrade - 336-747-7059

marcoa@cityofws.org

US 158/Northern Beltway Interchange Plan

Tuesday, March 12

Second Community Meeting

Tuesday, April 9

Third Community Meeting

Tuesday, May 7

Public drop-in on the complete draft plan

All meetings are 6:00 pm - 7:30 pm
Walkertown High School Auditorium
5240 Sullivantown Road, Walkertown

For more information

Steve Smotherman - 336-747-7066

steves@cityofws.org

For information on Corridor & Interchange Plans

[http://cityofws.org/Departments/Planning/
Area-Plans/Corridors-and-Interchanges](http://cityofws.org/Departments/Planning/Area-Plans/Corridors-and-Interchanges)

Lighting Ordinance Adopted by City and County

The City Council and Board of County Commissioners recently adopted UDO-286, a text amendment recommended by the Planning Board that revises standards for outdoor lighting. Planning and Development Services staff and stakeholders worked for more than a year to develop the ordinance, which controls light trespass onto residential property and the public right-of-way. It applies to new development and includes special standards for recreation uses, such as stadiums and ball fields. The ordinance does not apply to single-family residential development, town-houses, duplexes, or twin homes.

There are three main elements to the new ordinance:

- The requirement of a lighting plan that demonstrates light does not trespass onto residential property or the public right-of-way.
- A 30-foot maximum pole height and full cut-off fixtures for parking lot lighting to reduce glare.
- Glare control for LED fixtures and an 80-foot maximum pole height for recreation uses.



The ordinance requires glare control for LED fixtures for recreation uses and stadiums. The lights on the left side of the image use glare control; the lights on the right side have no shielding.

Some of the benefits of the new lighting standards include:

- Protected neighborhood character and improved aesthetics.
- Site and building design flexibility at a similar cost to current ordinance standards.
- A reduced need for lighting conditions as part of Special-Use Zoning cases.

The ordinance became effective in the city on January 7 and in the county on February 14.

Can I Pull a Permit and Do the Work Myself?

A common question with permitting and something that is frequently misunderstood is who can obtain a building permit. In most cases, the quick answer is:

- 1) A property owner who resides at the property; or
- 2) A contractor.

As a property owner who also resides at the property, you can obtain a building permit for any work being conducted on your place of residence. You can complete the work yourself or sub-contract some or all of the work. If the total cost of construction is equal to or greater than \$30,000, you must continue to own and reside at the property for at least 365 days after the Certificate of Occupancy (CO) is issued. If the total cost of construction is less than \$30,000, you are not required to own or reside at the property for 365 days after the Certificate of Occupancy (CO) is issued. If you are not the owner of the property, you may not obtain permits for work – a contractor must be used.

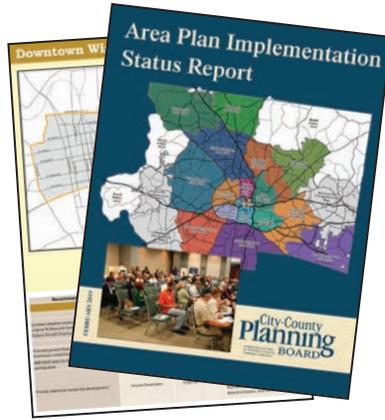
A contractor must possess a valid general contractor's license with the North Carolina Licensing Board for General Contractors whenever the total cost of construction is \$30,000 or greater. If the total cost of construction is less than \$30,000, the contractor is not required to be licensed through the North Carolina Licensing Board. If you have any questions regarding who may do work or if you have any other permitting questions, please contact the Permit Office at (336) 727-2624.



2019 Area Plan Implementation Status Report Available

Every two years, the Planning and Development Services Department prepares an *Area Plan Implementation Status Report* to monitor the status of area plan recommendations. This report acts as a tool to help elected officials, City/County 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 is designed to be user friendly, incorporating all area plan recommendations and including graphic indicators that show the status of each recommendation at a glance. The report also includes *Legacy 2030* chapter summaries to provide an overview of the functional elements included in *Legacy* and implemented through area plan recommendations. The 2019 report is available on the Planning Department website at <http://www.cityofws.org/Departments/Planning/Area-Plans>.



Downtown Development Values 2000-2018

Downtown Winston-Salem had another year of strong construction values in 2018. Over \$238 million was invested in Downtown development in the past year, contributing to the estimated \$1.9 billion invested in Downtown Winston between 2000 and 2018. Total Downtown investment values since 2000 have increased by greater than 10% each of the last 3 years, including a 14% increase in the past year.

The largest announced investments in 2018 were the new \$120 million Forsyth County Courthouse, the \$25 million expansion of Bailey Power Plant, the new \$27 million redevelopment of the Pepper building, and a \$39 million increase in the estimate for the Business 40 reconstruction project. As a result, the categories with the largest value increases in 2018 were in institutional, multiple use, and infrastructure projects. Downtown investment overall has increased by \$650 million in the past 5 years.

Center City investment is expected to be focused in three general areas in the coming years: the Innovation Quarter, areas surrounding BB&T ballpark, and the burgeoning arts and entertainment area north of Martin Luther King, Jr. Drive, known as Industry Hill.

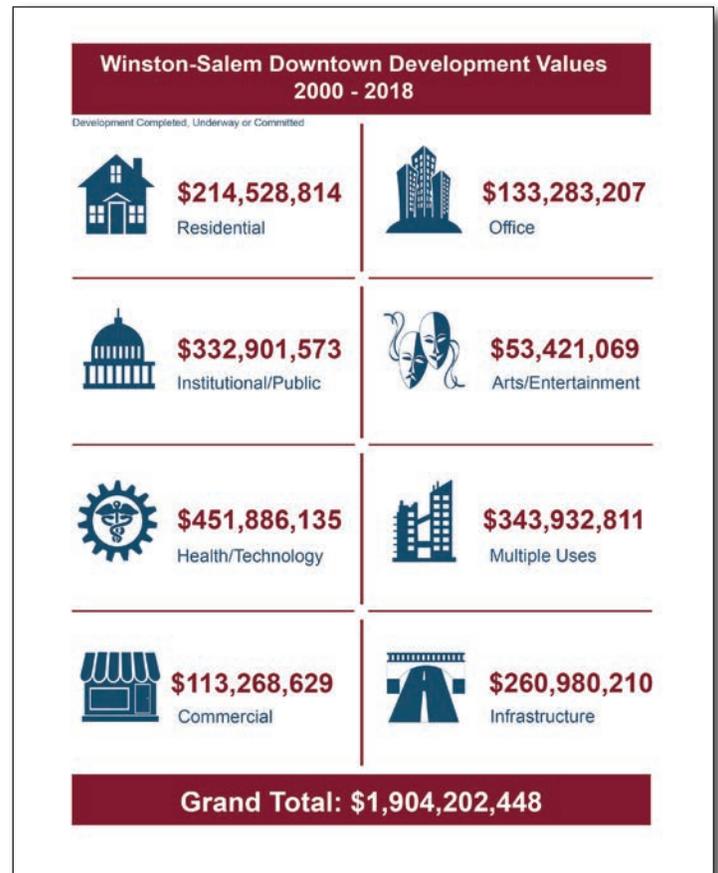
2018 Development Summary Available

The January issue of the *Development Dashboard* report summarizing development activity in Winston-Salem and Forsyth County during 2018 is now available.

In 2018, residential and non-residential construction set 10-year high-value records for the 2nd consecutive year.

Residential permit values totaled \$295 million in 2018, a \$16 million increase over the previous record of \$279 million set in 2017. Non-residential construction permit values in 2018 totaled \$416 million, breaking the \$400 million threshold for the first time. New nonresidential construction included 4.8 million square feet of new development/redevelopment. New residential development in 2018 included 676 single-family residences and 676 multifamily units.

The report includes additional information on construction permit issues during 2018, a summary of major Downtown development projects, and a list of the highest value developments in 2018. Copies of the report are available in the Planning & Development Services offices and on-line at: <http://www.cityofws.org/departments/planning/publications-and-maps/development-dashboard>.



The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.

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