



# PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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## Building Momentum for the Future



Photo Courtesy of Visit Winston-Salem

As 2016 comes to a close and 2017 begins, many might wonder, “Can we have maybe a little more predictability in the new year?” That question is probably more relevant to the happenings during 2016 at the state, national and international level. Fortunately, for the most part, our local scene has been more steady. That is certainly the case when considering what has been happening with the development and planning of our community.

This past year has seen nonresidential construction permits up at what appears to be record pace, once the final numbers for the year are added in January. Residential development permits have seen steady growth in both the single family home sector as well as multifamily. Downtown development continues a very strong trend that has been happening over the last several years, with building permit activity in commercial, residential, office and institutional categories.

Among the major Downtown projects permitted in 2016 are the Bailey Power Plant in Wake Forest Innovation Quarter (WFIQ), a new Hampton Inn and Suites, a major remodeling and expansion of the Benton Convention Center, and new downtown residential—both for-sale and

rental developments. Projects completed downtown in 2016 include the adaptive reuse of the historic RJ Reynolds Building into a Kimpton Hotel and apartments, and Building 60 renovations in WFIQ for the Wake Forest School of Medicine. Beyond Downtown, major projects permitted include several commercial projects on Hanes Mall Boulevard, as well as in Kernersville and Clemmons, new construction and renovations at Wake Forest University, several apartment projects in suburban locations, and new medical facilities in suburban locations. More of all of these types of development are in the pipeline for 2017.

Planning for the future has been very active as well. Progress is continuing on the implementation of the *Legacy 2030 Comprehensive Plan* for the city and county. The updating of all area plans

for the urban and suburban areas of the county that began in 2013 after the adoption of *Legacy 2030* is nearly complete. New amendments to the Unified Development Ordinances (UDO) have been proposed, including revisions to accessory dwelling regulations, and regulations for new uses such as breweries, distilleries and smaller special event centers. Recommendations for the sensitive design of new multifamily residential and commercial development were completed, and an expanded atlas of maps showing sites either already zoned or recommended for multifamily, commercial, or industrial development has been published. Development customers will have a more accessible electronic permitting system, CityWorks, put into operation in January, as well as a new Electronic Plans Review system. And finally, the new City-County Public Art Commission has been created and started work on its first project, public art for the County’s new Central Library located in Downtown.

All this activity is a good foundation for the new year! Thank you to all of our citizens, businesses, and developers for participating in the growth and improvement of our community and best wishes to all for a great 2017!



VIEW FROM 5TH & CHERRY  
Future Benton Convention Center

ada | tvsdesign | dea  
JULY 8, 2015

A. Paul Norby, FAICP  
Director of Planning and Development Services



# Historic Markers Unveiled

The Forsyth County Historic Resources Commission (HRC) held two marker unveilings in fall 2016.



On October 30, the HRC held an unveiling ceremony for one of the City of Winston-Salem's 2016 historic markers recognizing the Winston Mutual Life Insurance Building.

In 1906, African American civic and business leaders were inspired to form an insurance company. Winston Industrial Association was established to provide health and accident insurance for African Americans due to the lack of financial services available to them. The founders included physicians, an attorney, a pharmacist, factory workers, a principal and teacher, a janitor and merchants. Though the founders had little to no experience in the insurance industry, the company grew, merging with an Asheville company in 1915, to become Winston Mutual Life Insurance Company. By the 1940s, it was one of the three largest African American-owned insurance companies in the state.

The 5-story modernist office building was designed for Winston Mutual in 1969 by architect Ralph W. Crump. In addition to the insurance company, the building housed a drug store and two doctors' offices and was a center for discussions of social issues and political campaigns. Dedication of the historic marker was well attended by residents, and by Mayor Pro Tempore Vivian Burke and Council Member Derwin Montgomery. Marie Hill Roseboro, a relative of three former company presidents, including a grandfather who was one of the founders, gave special remarks. William Fulton, a retired manager with a long work history with the company, gave additional remarks.



The HRC also held an unveiling ceremony on November 13 for a Forsyth County historic marker recognizing the 1792 road between Bethabara and Germanton. The marker unveiling was attended by residents, County Manager Dudley Watts, and State Senator Joyce R. Krawiec.



In 1792, a seven mile road from Germanton to Bethabara was built by residents who lived along the route to bypass the heavy traffic of the Great Wagon Road, the main multistate route from the north to the south. County residents largely used the 1792 road as an easier access to the courthouse in Germantown to deal with the appointment

of local officeholders, taxes, real estate, legal and family matters, revolutionary war pensions and coroner's inquests. Though much is unknown regarding the road, it was mentioned in the publication *Travels in the American Colonies* published in 1916 and *Stokes County, North Carolina Court of Pleas and Quarter Session, Volume I: 1790-1793*.

## Want more information?

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