

PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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



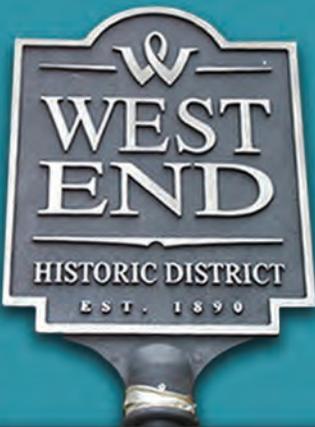
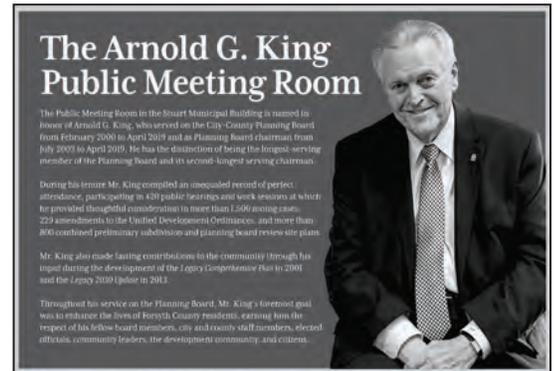
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Arnold G. King Retires; Public Meeting Room Named in His Honor

Arnold G. King served on the City-County Planning Board for 19 years, from February 2000 until he stepped down in April 2019. He served as the board chair for 16 years. He is the longest serving member of the Planning Board and the second longest serving chair in the board's 70-year history.

During his tenure, Mr. King oversaw the creation of the first countywide series of small area plans to guide future land use in the city and county. He also provided guidance for the *Legacy Comprehensive Plan* in 2001 and the award-winning *Legacy 2030 Update* in 2012. He had a perfect attendance record, attending 420 public hearings and work sessions without missing a single meeting. He's been a part of more than 1,500 zoning cases, 229 UDO text amendments and over 800 combined preliminary subdivisions and Planning Board Review site plans.

In thanks and recognition for his service, the Winston-Salem City Council named the room where the Planning Board meets in Mr. King's honor. A dedication ceremony was held on June 13 for the Arnold G. King Public Meeting Room in the Stuart Municipal Building. Many Winston-Salem and Forsyth County elected officials attended the dedication and praised Mr. King's work on the Planning Board and in community activities. King was unable to attend the dedication, but in written remarks said it has been an honor and pleasure to serve on the board, and he was humbled and grateful to have his name now grace the room he served in for so many years.



West End HD Guideline Meetings

The Forsyth County Historic Resources Commission will hold informal drop-in sessions on specific topics to get feedback on an update of the West End Historic Overlay Design Guidelines.

For more information on meeting topics, dates and locations, visit <http://www.cityofws.org/Departments/Planning/Historic-Resources/West-End-Guidelines>

Permits After Completion of Work

Often, homeowners take on home improvement projects, such as renovating a kitchen, bathroom, or basement or making home additions without knowing that construction permits are required. What happens when the project is complete and the homeowners are ready to sell the property and the buyers want the improvements to be permitted under real estate disclosure laws? Or, when homeowner wants to report the improvements to the tax office to increase the value of their property? That answer is simple-get a permit!

The proper process is to obtain construction permits from the Inspections Division of the Planning and Development Services Department. Some improvements will require a North Carolina licensed contractor to obtain permits. Once the permits have been issued to the appropriate parties, inspections of the improvements can start. If the inspector completes an inspection and finds

that the improvements do not meet the applicable state code, the inspection will be failed and the unsatisfactory work will need to be repaired to meet the state code. A re-inspection is required after these repairs are made. Once all necessary inspections are passed on all construction permits, a Certificate of Occupancy will be issued, thus confirming the work was permitted and inspected, and that the work meets state code. Please contact the Permit office at 336-727-2624 if you have questions.



Forsyth County Historic Resources Commission Installs New Markers

During May 2019, the Forsyth County Historic Resources Commission unveiled two new historic markers. A third marker, funded by the applicant, was installed at 1201 N. Patterson Avenue, Winston-Salem, to commemorate the history of the B.F. Huntley Furniture Co.

In 1859, Mary and Asbury Jones built a log cabin, which still stands today, on land west of Lewisville that had been owned by Mary's family – the Griffiths – since 1807. Mary and Asbury had seven children, who, with their heirs, retained ownership of the farm and cabin until 1985. The Jones Family hosted a marker dedication ceremony at Concord United Methodist Church, Lewisville on May 19. Over seventy members of the family were joined by County Commissioner Fleming El-Amin, Lewisville Mayor Mike Horn, Merrikay Brown of the Lewisville Historical Society, Historic Resources Commissioner Tina Thacker, and Kay Harper Windsor of Concord UMC. The speakers shared stories showcasing the connection between the Griffith/Jones families and Lewisville history. Each of the descendants gave their lineage back to Mary and Asbury before enjoying light refreshments.



On May 26, Lowman “Darryl” Pauling and his family hosted over 100 people who gathered to celebrate the unveiling of the Lowman Pauling & The “5” Royales historic marker. Darryl’s father, Low-



man “Pete” Pauling, was an early R&B songwriter and groundbreaking guitarist. The “5” Royales are 2015 inductees to the Rock and Roll Hall of Fame. The marker is located in the yard of the Pauling home in Winston-Salem, where Pete wrote songs and The “5” Royales practiced. Winston-Salem Mayor Pro Tempore Burke offered remarks, as did Council Members Scippio, Adams, and Larson. County Commissioner Fleming El-Amin and former NC representative Larry Womble also spoke, as did Lisa O’Donnell of the Winston-Salem Journal, and Historic Resources Commissioner Alanna Meltzer-Holderfield. Darryl Pauling, and his daughter Tiffany Jones, shared personal stories about Pete Pauling and his wife, Elise, as the crowd listened and enjoyed The “5” Royales music in the shade of a grand magnolia tree.

Missing Middle Housing Presentation

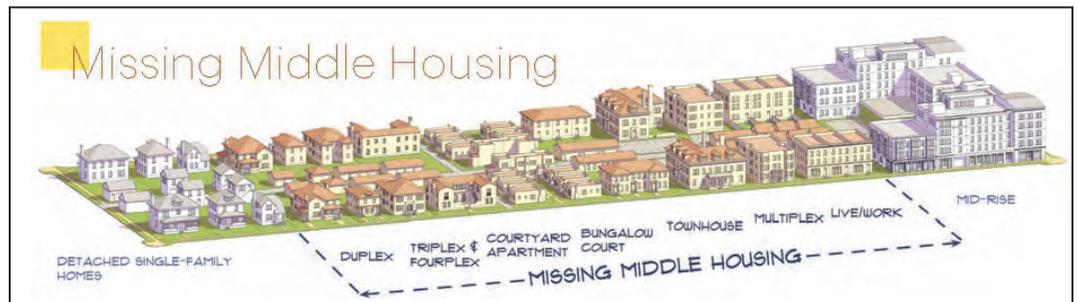
On May 21, 2019, architect John Miki with Opticos Design spoke to the community about “missing middle” housing.

Missing middle housing refers to types of housing that are denser than a single-family home but not as bulky as a large apartment building – examples include duplexes, bungalow courts, live/work units, and townhomes. While missing middle housing has a variety of benefits, it is largely absent from many communities, due in part to zoning regulations which only allow single-family homes in most residential areas.

Missing middle housing provides neighborhoods with a greater variety of living options, allows citizens to remain in their neighborhoods as they get older, and provides affordable housing

options. Older examples of missing middle housing can be found in many communities, including Winston-Salem, but newer examples are rare. However, new missing middle housing has started appearing in communities around the country in recent years.

In the coming year, Planning staff will be looking for ways to allow a greater variety of missing middle housing types in Winston-Salem and Forsyth County.



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

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