

This annual report is required under the City-County Planning Board's established procedures, and covers the July 1, 2018--June 30, 2019 fiscal year.

Established under special enabling legislation that authorized the City-County Planning Board (CCPB) in 1947, the board is the longest standing joint planning operation between a city and a 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 meets twice each month.

The Planning Board adopted the 2018-19 work program in July 2018 to guide Planning staff activities for the fiscal year. Primary planning efforts for the year were *Legacy 2030* recommended initiatives, continued work on Phase I of the UDO Update and the first two plans in the Area Plan 3.0 process, the Peters Creek Parkway Growth Corridor Plan and the US 158/Northern Beltway Interchange Plan. The Planning Board and staff also performed other planning duties as requested by the City of Winston-Salem, Forsyth County and the smaller municipalities of Forsyth County.

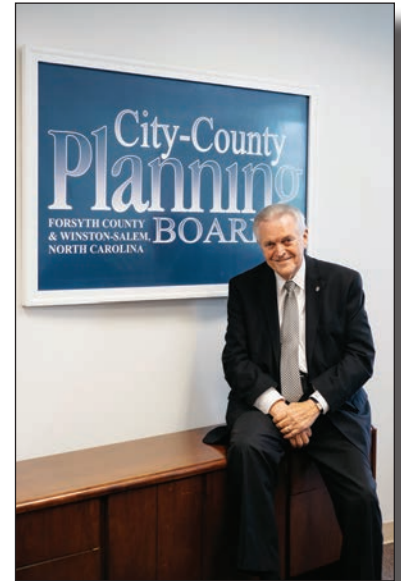
In July 2018, Paul Norby, who had served as the planning director for Winston-Salem and Forsyth County since 1999, retired. The Planning Board voted in September 2018 to appoint Aaron King as the Director of Planning and Development Services. Aaron joined City-County Planning in 2005 and since 2013, served as the Land Use Coordinator, working in both the Planning and Inspections divisions.

Arnold G. King served on the City-County Planning Board for 19 years, from February 2000 until stepping down in April 2019. Mr. King served as the board chair for 16 years. He is the longest serving member of the 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

leadership for the *Legacy Comprehensive Plan* in 001 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 has 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 recognition of 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 in June 2019 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 other community activities. Jack Steelman was appointed to fill the remainder of Arnold King's unexpired term. The Planning Board elected Chris Leak to serve as interim chairman for the remainder of the 2018-19 fiscal year.

This report describes the work of the City-County Planning Board and its staff during the 2018-19 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.



2018-2019 Highlights

- Appointed Aaron King, as the new director of Planning and Development Services, following the retirement of Paul Norby
- Recommended adoption of the *US 158/Northern Beltway Interchange Plan*
- Drafted the *Peters Creek Parkway Growth Corridor Plan*

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. *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 2018-19 fiscal year.



UDO Update – Phase I and II

Efforts continued related to the first phase of updating the *Unified Development Ordinances* (UDO) to improve user-friendliness and modernity. The consultant hired in 2017 presented a code assessment to the Planning Board in November 2018. The Board accepted the assessment and the consultant spent the remainder of the fiscal year reorganizing text in the existing UDO in accordance with the code assessment recommendations. Staff anticipates review and adoption of the reorganized UDO by the end calendar year 2019. Phase II of the UDO update initiative, adding uniform graphics and improving the UDO's web experience, will be undertaken in 2019-20 fiscal year.

Lighting Standards

Several *Legacy 2030* policies and action items recommend limiting the effects of lighting on residential uses. To further these goals, Planning staff presented a report in 2017 recommending amending the UDO to create lighting standards that address the problems of light trespass and glare. Planning staff and stakeholders worked for more than a year to develop the text amendment, which addresses light trespass onto residential property and the public right-of-way. It applies to most new nonresidential development and includes specialized standards for recreation uses, such as stadiums and ball fields, as these uses can be particularly impactful in established neighborhoods. The Planning Board recommended the text amendment in July 2018 and it was adopted by City Council and Board of County Commissioners in early 2019.

Business/Industrial Park Opportunity Area Study Update

In early 2019, staff updated the 2007 Forsyth County business/industrial opportunity areas study to identify the best sites for future industrial development. Staff found that the supply of business/ industrial park opportunity areas has decreased by 38% since 1990, due primarily from encroachment by residential development. In the report presented to the Planning Board, staff identified twenty areas for future business/industrial parks, primarily along US 52 or I-74 in northern, southeastern, and southern Forsyth County, and provided a table detailing each site's development readiness.

Package Treatment Plants in Rural Areas Report

Based on *Legacy Update* recommendations, staff researched whether the use of package treatment plants should still be limited in rural areas of Forsyth County. Recent advances in package plant technology and operations practices have reduced adverse environmental impacts. All local package plants are permitted and reviewed by the NC Department of Environmental Quality and are subject to stringent reporting requirements. The facilities are also fairly expensive to build and operate. As a result, there are few package plants in Forsyth County. The report concluded that Forsyth County should continue to allow package plants locally, but subdivisions in rural areas with package plants should not be rezoned to a district more dense than RS-20 to preserve rural character.

Affordable Housing Downtown Report

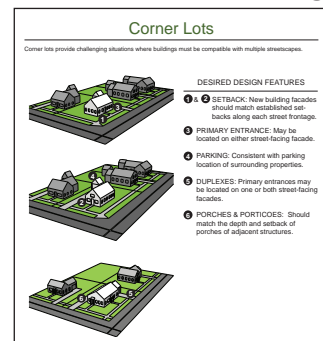
Staff presented a report to the Planning Board that examined

affordable housing in Downtown Winston-Salem in spring 2019. The report detailed existing affordable units in and near Downtown, summarized strategies taken by other communities to promote affordable housing, reviewed existing local reports and efforts to increase affordable housing in Winston-Salem, and proposed recommendations for action. The recommendations included increasing overall housing supply, encouraging housing near transit, eliminating parking requirements, supporting the development of Community Land Trusts, and supporting public/private partnerships to create more affordable housing.

Partnerships to Attract Critical Businesses

Staff initiated conversations with City and County departments tasked with economic development and neighborhood improvement to determine how Planning staff could help in attracting critical businesses to neighborhoods. As a result of these discussions, staff will collaborate with the City's Business Inclusion and Advancement Department in the coming year to define what critical businesses are for future targeted economic development programs and incentives. Staff will also partner with the Community Development Department to identify neighborhoods that will be targeted for improvement and revitalization efforts.

Residential Infill Design Examples



To assist citizens and developers who are considering infill sites, staff developed a document showing drawings of residential infill design examples which are responsive to their neighborhood context. The report outlines general information about infill design standards, illustrates key elements of good site design including building orientation, setback and parking location, and gives visual examples of the components of successful infill design for various housing types.

Neighborhood Improvement Without Gentrification Report

Staff presented a report to the Planning Board on ways cities can make improvements to neighborhoods without causing gentrification in June 2019. Gentrification occurs when low-income residents of a neighborhood are displaced by middle- or high-income residents. The report recommendations, monitoring neighborhood change locally, engaging with citizens through the City's new CORE Program, and meeting with other cities to discuss lessons learned, are included on the 2019-20 work program.

City-Owned Property Development Suitability Analysis

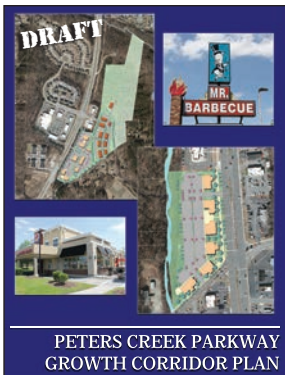
Planning staff analyzed the suitability of 668 City-owned properties for development for affordable housing. Each site's suitability was ranked as "Recommended," "Recommended Site with Conditions," "Not Suitable," or "On hold" for other City projects. An atlas and database was created for the 162 sites (24% of the total) ranked as "Recommended" or "Recommended Site with Conditions" to be used as part of new City of Winston-Salem affordable housing initiatives.

AREA PLANS

Area plans have been used as a tool for implementing the recommendations of *Legacy 2030* on a parcel-specific level for many years. In 2018, staff completed a series of area plan updates for all of Forsyth County. After completing these updates, the Planning Board directed staff to begin a new series of design-oriented plans to further refine existing area plan recommendations. Collectively known as Area Plan 3.0, this new set of plans includes three distinct process types: Growth Corridor Plans, Beltway Interchange Plans, and Strategic Area Plans.

Staff developed a framework and general format for each of the Area Plan 3.0 process types prior to working on any of the actual plans. Studying smaller, more focused areas allows staff to develop more detailed design recommendations than were possible under the area plan update process, which covered a broader range of recommendation areas and larger geographic areas. In 2018-19, staff prepared the first corridor and interchange plans, the *Peters Creek Parkway Growth Corridor Plan* and the *US 158/Northern Beltway Interchange Plan*. These plans rely heavily on urban design principles and include recommendation graphics showing the future character for the area desired by citizens. Staff will develop the first strategic area plan and a second interchange plan in the 2019-20 fiscal year.

Peters Creek Parkway Growth Corridor Plan

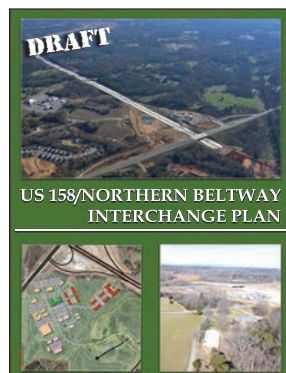


The *Peters Creek Parkway Growth Corridor Plan* was the first of the new Area Plan 3.0 documents to be completed. The plan covers an area surrounding Peters Creek Parkway from Salem Parkway/US 421 on the north, to the Davidson County line on the south and includes recommendations for properties on both sides of Peters Creek Parkway in three defined sections. Citizens worked closely with staff in developing

recommendations for each corridor section using a multi-part planning process. The plan illustrates the site plan elements citizens would like to see included in new development along the corridor, design visions for selected sites, and recommendations for future development/redevelopment along the corridor. The plan was presented to the Planning Board in June 2019 and the board is expected to take action on the plan in July 2019.

US 158/Northern Beltway Interchange Plan

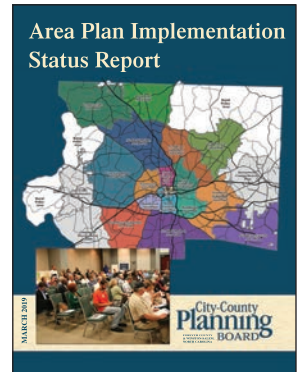
The *US 158/Northern Beltway Interchange Plan* includes land on either side of US 158/Reidsville Road, south the new Northern Beltway interchange. The planning process had active citizen participation, with approximately 200 people attending four community meetings. Along with more generalized recommendations, the plan included two mixed-use site design concepts which show the desired character of future



development in the area as described by community members. This interchange plan was recommended by the Planning Board in June 2019 and will be considered by the Walkertown Town Council and Forsyth County Commissioners in fall 2019.

Area Plan Status Report

Every two years, Planning staff updates the Area Plan Implementation Status Report, which details 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 2019. The report was distributed to the Planning Board, elected officials and City and County departments and is available on the Planning website.



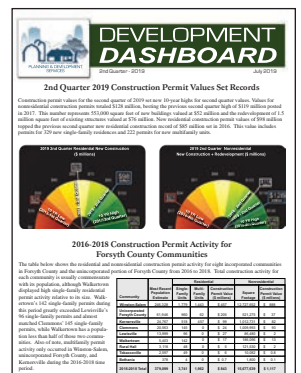
PUBLIC EDUCATION, INFORMATION and OUTREACH

Planning Newsletter

The bi-monthly newsletter of the Planning and Development Services Department 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 interested citizens, and is posted on the Planning website.

Development Dashboard

The *Development Dashboard* is a two-page report summarizing Forsyth County building permit data in an easy-to-read format. The report is issued quarterly and includes data for the same quarter from the previous calendar year and comparisons to quarterly values in the past 10 years. The 10 highest valued developments for each quarter are listed in a table and identified on a map. In addition, a geographic area, such as Forsyth County communities or a type of development/construction, such as residential renovations, is highlighted each quarter. Staff produced four quarterly reports in 2018-19, including a 2018 calendar year summary in January 2019.



Telling Our Story

Staff developed a new public outreach initiative, dubbed “Telling Our Story”, to promote greater awareness of planning initiatives and projects in the community. Prepared in collaboration with the City’s Marketing and Communications Department, the Telling



Our Story campaign included weekly postings to the City’s social media accounts between February and July 2019. Each posting consisted of an eye-catching image and brief caption relating to a planning issue, such as historic preservation, greenway planning, or Downtown redevelopment. The Telling Our Story posts were also tagged with a new #wsncplanning hashtag to help establish a social media brand for the department, which will continue to be used in the future.

Facebook Campaign for Black History Month

During February 2019, staff developed eight Facebook posts covering people, places, and events that are significant to Winston-Salem’s African-American history. The posts were designed to be interacted with like a Jeopardy clue. The first person to answer each clue correctly was awarded a copy of *Winston-Salem’s Architectural Heritage*.

Historic Preservation Month

In 2019, the Forsyth County Historic Resources Commission (HRC) continued their practice of celebrating May as Historic Preservation Month along with many other preservation groups in the county. To celebrate, Forsyth County and each municipality in the county adopted a resolution declaring the month of May as Historic Preservation Month. The HRC unveiled two historic markers, one west of Lewisville recognizing the Griffith-Jones Old Home Place and one in Winston-Salem honoring Lowman Pauling & The “5” Royales. With New Winston Museum, the HRC co-hosted a trolley tour of historic cemeteries in Winston-Salem and southeast Forsyth County.



DOWNTOWN, ECONOMIC AND COMMUNITY DEVELOPMENT

Downtown Plan Implementation

Planning staff continues to collaborate with the Downtown Winston-Salem Partnership and serve on subcommittees to help implement recommendations of the *Downtown Plan*. The Winston Overlay (WO) design standards also include an alternative compliance review process where the Planning Board can approve building designs which do not meet the specific provisions of the overlay district but meet their intent.

2018 Downtown Investment Report

Staff researched new construction and redevelopment values for Downtown Winston-Salem from 2000 to 2018 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 \$1.9 billion. Staff presented the findings of the report at the Downtown Winston-Salem Partnership’s annual meeting and to the Planning Board in February 2019.



Downtown Streetscape Master Plan and Standards

In summer 2018, the City hired MIG, Inc. to develop the Downtown Streetscape Master Plan and Design Standards. To gather input on preferred streetscape improvements, MIG held public meetings in December, February, and May; created an online survey which garnered over 1,100 responses; and held meetings with downtown leadership. Additionally, MIG met with city staff multiple times to address existing concerns and to ensure that proposed improvements were feasible. The draft plan is expected from the consultant by the beginning of August 2019.

East End Master Plan and GMA 1 Expansion

Planning staff assisted the S.G. Atkins Community Development Corporation (CDC) in the development of the East End Master Plan. This master planning process was led by Ayers Saint Gross, consultants retained by the CDC. The *East End Plan* promotes revitalization within the core of the East Winston neighborhood. The plan envisions East End as a walkable, mixed-income, mixed-use neighborhood, with housing, open space, and commercial development. The master plan is intended to be used as a general guide for use in evaluating future development and revitalization efforts in the area. The Planning Board endorsed the plan in September 2018 and City Council adopted the plan in November.

As a first step in implementing the plan, Planning staff proposed designating the entire East End area as Growth Management Area (GMA) 1. This expansion included the area bounded by US 52, 5th Street, and Martin Luther King, Jr. Drive, which was previously GMA 2 (Urban Neighborhoods.) This change was proposed so the entire East End area would have access to the same economic development tools as Downtown Winston-Salem and the rest of GMA 1. Access to these incentives will help spur redevelopment projects recommended in the plan. The Planning Board recommended the GMA change in October 2018, with City Council approval following in November. Staff will work with the Atkins CDC to implement other land use recommendations of the East End Plan in 2019-20.

RUCA Assistance

Planning staff continued providing design assistance for the Revitalizing Urban Commercial Areas (RUCA) program, which is overseen by the City’s Business Inclusion and Advancement Office. In 2108-19, staff prepared a design concept showing potential streetscape improvements for the Ogburn Station RUCA, including new sidewalks, crosswalks, and landscaping areas. The plan also proposes improving private properties by redesigning parking lots, screening dumpsters, and adding vegetation.

HISTORIC PRESERVATION

Certificates of Appropriateness

During 2018-19, the Forsyth County Historic Resources Commission (HRC) reviewed 119 Certificate of Appropriateness (COA) applications from Old Salem and Bethabara Historic Districts, the West End Historic Overlay District, and Local Historic Landmarks--an increase of more than 4% from the 115 COAs reviewed in 2017-18.

Historic Markers

Three historic markers were installed as part of the Historic Marker Program during 2018-19. Marker unveiling ceremonies were held in the spring of 2019 for the Griffith-Jones Old Home Place and Lowman Pauling & The “5” Royals. One self-funded marker was installed for the B.F. Huntley Furniture Co.



Local Historic Landmark Designations

The Bunyan and Edith Womble House was designated as a Forsyth County Local Historic Landmark in 2018-19. The Womble House is a residential property on North Stratford Road in Winston-Salem.

National Register of Historic Places Listing

The Flynt House in Rural Hall and the Bunyan and Edith Womble House in Winston-Salem were listed in the National Register of Historic Places in 2018-19.

Architectural Survey and Publication Update

In September 2018, a consultant was hired to complete phase one of the Forsyth County Architectural Survey Update, which includes Bethania, Clemmons, Kernersville, Lewisville, Rural Hall, Walkertown and the unincorporated parts of Forsyth County.

Rehabilitation of Union Station

Staff continued to work with the architect and general contractor on the rehabilitation of the former Union Station, located at 300 South Martin Luther King, Jr. Drive. Built in 1926, designed by New York architecture firm, Fellheimer and Wagner, this historic station was designated a local historic landmark in 1997. Staff also worked on historical exhibits to be ready for the building’s grand reopening scheduled for September 2019.



West End Historic Overlay Design Review Guidelines Update

Historic Resources staff, working with the HRC, continued the public meeting process for the West End Historic Overlay Design Guidelines Update by planning four drop-in sessions pertaining to areas of concern, determined by feedback from the community on the proposed changes. Public information and comment will continue through the summer 2019, with consideration of the updates by the HRC anticipated for later 2019-20.

Historical Education Panels

As part of park and City facility construction and improvement projects, Historic Resources staff is creating historical education panels. Two panels were created for the new Second Street Park, showcasing the history of the Holly Avenue Historic District and 1778 Salem Water Works. Staff is working on panels for the Martin Luther King Jr. Community Center walking path, Happy Hill Park, Washington Park, and Fire Station Twenty, “the Koger Fire Station.”

COMMUNITY APPEARANCE

Roots Day

The Community Appearance Commission (CAC), the Winston-Salem Vegetation Management Department, and Keep Winston-Salem Beautiful held Community Roots Day in October 2018 in the North Hills neighborhood, marking the 26th anniversary of the event. Volunteers planted approximately 230 trees within the neighborhood. Over the past 26 years, volunteers have planted over 8,000 trees throughout the City of Winston-Salem in neighborhoods such as Belview, East Winston, Sunnyside, Smith Farm, Happy Hill, and Castle Heights. Given the success of the event over the years and other City tree-planting efforts, the City was again named a Tree City USA.



Public Project Review

The Technical Advisory and Project Review (TAPR) Committee of the CAC continued in its role of reviewing publicly funded projects and providing comments and recommendations for potential improvements in appearance. In 2018-19, the Committee reviewed a total of five projects including Phase 2 of Quarry Park and the new stadium for Reynolds High School.

Community Appearance Awards

Through 2018-19, the CAC continued the recognition of the 2018 Community Appearance Award winners through its signage program that began with the 2014 awards program. A sign recognizing the Award winner was placed at each property for a period of two months following the awards ceremony. Planning for the 2020 awards program began in June 2019.

Community Appearance

Commission Education Series

The CAC’s Education and Awards Committee sponsored one educational seminar during 2018-19. In May 2019, a shade gardening seminar was held at the new Paddison Memorial Library, led by Adrienne Roethling, Director of Curation and Mission Delivery at the Paul J. Ciener Botanical Garden.



PUBLIC ART

Long Range Public Art Plan

Planning staff and the City-County Public Art Commission

continued work on long range public art plan, which will propose recommendations for locations and themes for public art projects in Winston-Salem and Forsyth County for the next decade. The plan will address funding mechanisms and ways to engage more local artists in the creation of public art. The commission held a series of public input meetings in April 2019 and distributed an online survey to gather more feedback. The plan is expected to be completed in spring 2020.

Public Art Selection Projects

In 2018-19, the Public Art Commission began work to select artists for Merschel Park in Downtown Winston-Salem and the Paddison Memorial Library in Kernersville. In May, the Commission chose three finalists for Merschel Park. Requests for Qualifications were distributed in spring 2019 for an artistic bike rack and a courtyard sculpture for the Paddison Library.

Winston-Salem Portrait Project

Developed by the Public Art Commission over 2017-18, the Winston-Salem Portrait Project is a city-wide project that will display portraits of city residents in eight neighborhood settings and on a sculpture Downtown. New-York-based artists Kisha Bari and Jasmin Chang completed portraits of 59 people from around the city in June 2019 and will create nine pieces of public art to be installed in the summer of 2020.



OTHER SPECIALIZED PLANNING EFFORTS

Transportation Planning

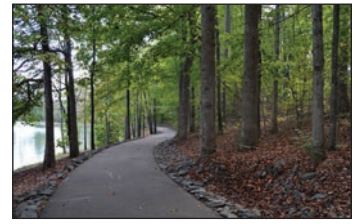
Based on a long-standing arrangement, Planning staff coordinates with the Winston-Salem Department of Transportation to staff the Winston-Salem Urban Area Metropolitan Planning Organization (MPO). During 2018-19, Planning staff provided administrative support to the MPO's Technical Coordinating Committee (TCC) and the Transportation Advisory Committee (TAC), assisted with transportation planning efforts, and served on various transportation-related committees. In spring 2019, Planning staff trained with regional partners on a new land use modeling program, Community Viz. Staff will use Community Viz for future land use planning and growth projections, including for the Triad Regional Transportation Model.

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 2018-19, Planning staff completed two extensive environmental assessments of housing construction projects and 110 individual housing rehab project reviews. Of those, 54 were reviewed by the Planning Division's Historic Resources staff as required under the National Historic Preservation Act.

Countywide Parks and Open Space Plan Update

Planning staff, in collaboration with the Forsyth County Parks and Recreation and the Winston-Salem Recreation and Parks Departments, completed a draft update to the Parks and Open Space Plan. The update provides new park priorities and amenity recommendations, as well as, elaborating on deferred maintenance and accessibility needs noted in the original plan. Staff will hold public meetings in late summer 2019 to gather public input on the draft plan. Adoption of the plan by the Planning Board and elected bodies is anticipated for fall 2019.



Belews Lake Park Conceptual Plan

In 2018-19, the Forsyth County Parks and Recreation Department enlisted the assistance of Planning staff in developing a potential park site on Belews Lake. The *Parks and Open Space Plan* identified this general area as having significant potential as a recreational and open space resource. A large tract of land owned by Duke Energy has been proposed as the site for the lakefront park.



Planning staff prepared graphics showing how the property could be developed as a park, and assisted County staff in gathering community input on potential uses, amenities, and facilities that could be developed at the site. Discussions on this potential park will continue in the 2019-20 fiscal year.

Multiuse Agricultural Expo/Event Center

Planning staff continued to assist a committee of staff from various Forsyth County departments and the NC Cooperative Extension on plans to develop a bond-approved agricultural event center during 2018-19. A number of additional conceptual site plans were prepared for different County-owned properties. A site in Tanglewood Park next to the stables and horse training facilities was selected as the best potential location for the center. Planning staff will continue to assist the County with the project in 2019-20.

Census Complete Count Committee

In preparation for the 2020 Census, Planning staff was tasked with coordinating local efforts to establish a Complete Count Committee (CCC) for Forsyth County. CCCs are organized to increase response rates to the Census by utilizing local knowledge, influence and resources to promote the 2020 Census through locally based, targeted outreach efforts. The Forsyth County CCC was organized in early 2019 and had its first full committee meeting in April 2019. Subcommittees have been formed, and will continue to meet throughout 2019 and 2020 to implement a census outreach campaign. Census forms will go out to the community on April 1, 2020.

TEXT AMENDMENTS

In 2018-19, Planning staff processed five proposed amendments to the *Unified Development Ordinances* (UDO). An amendment to the outdoor lighting standards for multifamily and nonresidential development (UDO-286) is discussed in *Legacy* Implementation above. Other text amendments were:

Group Care Facility C

Proposed by Triangle Residential Options for Substance Abusers, Inc. (TROSA), UDO-287 added a third category of Group Care Facility. The text amendment allows up to 250 residents to be treated at a facility with Special Use zoning in the GB district. It also allows associated accessory uses on the same site, such as occupational training and production of goods and services to be sold off-site. The text amendment was recommended by the Planning Board in July and adopted by City Council and the Forsyth County Commissioners in the fall of 2018.

Electronic Sweepstakes Operation

The City Attorney's Office proposed UDO-288 to clarify the regulations for Electronic Sweepstakes Operations in Winston-Salem. The amendment better aligns the UDO with the City's enforcement practices and current state criminal law. The Planning Board recommended approval of the UDO-288 in December 2018 and City Council adopted the amendment at the beginning of 2019.

DEVELOPMENT REVIEW ACTIVITIES

The table below summarizes development review activities processed and coordinated by the Planning staff for the 2016-17, 2017-18 and 2018-19 fiscal years.

The zoning caseload remained fairly consistent in 2018-19, however, the total number of plats processed for subdivisions substantially increased, from 58 to 81 for preliminary subdivisions previously approved by the Planning Board and from 116 to 128 for minor subdivisions.

The Planning Board heard a number of zoning cases with significant potential impacts to residents, development patterns, and the local economy. Two examples are a rezoning petition for Triangle Residential Options for Substance Abusers, Inc (TROSA)-Triad and one filed by WPDA, Inc. for redevelopment of a portion of Whitaker Park. TROSA-Triad proposed to rezone approximately 17

acres to take advantage of UDO-287 and establish a Group Care Facility C at the intersection of Old Greensboro Road and Reidsville Road. The proposed site plan showed reuse of the existing buildings and included new construction of dormitory-style residences, as well as recreational and support buildings. Both support and opposition were voiced at public hearings. The Planning Board voted to recommend approval, but the City Council ultimately denied the request in spring 2019.

The Whitaker Park request proposed to rezone approximately 20 acres at Reynolds Boulevard and Indiana Avenue to allow additional commercial uses in the new industrial park. The Planning Board had approved a preliminary subdivision plan in December 2018 for 10 lots and two public streets, one of which is an extension of Shorefair Drive to later connect with Akron Drive east of the site. The Planning Board recommended approval of the rezoning, and the City Council approved the request in May 2019. This site has the potential to provide needed services to residents, as well as travelers visiting Wake Forest University, and could provide additional commercial development opportunities associated with nearby Smith Reynolds Airport.

Off-Premise Sign Location Clarification

Since its adoption, the UDO has limited the placement of off-premise signs (commonly known as billboards) to sites with intense industrial or business zoning along roads within the Interstate or National Highway Systems. However, due to a change made at the federal level some surface roads (such as University and Silas Creek Parkways) were added to the National Highway System. As it was not the intent of the UDO to allow large off-premise signs along these roads, Planning staff proposed UDO-289 to replace the National Highway System map with a locally adopted map showing where billboards are allowed. With this new map in place, future changes to where billboards are allowed will require local action. The Planning Board recommended adoption of UDO-289 in January 2019 and the City Council adopted the text amendment in February.

Fences

At the request of the Community Development, Housing, and General Government (CDHGG) Committee, the City Attorney's Office drafted UDO-290 to establish standards for residential fences in front yards. Based on concerns with the proposed amortization period, concerns related to the un-equal treatment between masonry and non-masonry fences and issues with future enforcement, Planning staff recommended denial of the request to the Planning Board. The Planning Board unanimously recommended denial in April 2019 and the text amendment awaits further review by the CDHGG Committee (scheduled for fall 2019).

	2016-17	2017-18	2018-19
Preliminary subdivision plans approved	7	8	8
Final plats approved	84	58	81
Minor subdivisions approved	95	116	128
Site plans approved through Planning Board Review	15	11	9
Zoning Caseload			
General Use rezoning requests	10	8	11
Special Use Limited rezoning requests	16	18	16
Special Use rezoning requests	9	22	20
Special Use Permits	2	2	3
Final Development Plans	3	2	4
Site Plan Amendments	2	6	5
Total Zoning Cases	42	58	59
Staff approved minor site plan changes to approved special use district site plans	3	5	6
UDO Text amendments processed	12	9	5

The development review activity summarized on the previous page is an indicator of future development. The best indicator of current development activity is building permit data. During the 2018-19 fiscal year, the City-County Inspections Division issued building permits tallying over \$583 million in construction value, close to a 4.5% increase from the prior fiscal year. In 2018-19, residential construction value held steady from the previous fiscal year, while nonresidential construction value increased 9% over the same period.

City-County Building Permits

	2016-17		2017-18		2018-19	
	Number	Value	Number	Value	Number	Value
Residential	2644	\$204,458,322	2962	\$318,544,159	3016	\$320,101,146
Nonresidential	1257	\$301,718,653	1218	\$239,837,453	1168	\$262,965,599
Total	3901	\$506,176,972	4180	\$558,381,612	4184	\$583,066,745

ADMINISTRATIVE MATTERS

The Planning Division started and concluded the 2018-19 fiscal year with twenty-two funded staff positions, including nineteen professional planner positions, assisted by two administrative support positions and a graphics coordinator. Due to a temporary City hiring freeze, one position remained unfilled during 2018-19. The hiring freeze was lifted in June 2019 and the Planning Division plans to hire an urban design planner in summer 2019.

As discussed on the first page of this report, 2018-19 was a year of significant staff transition, with the retirement of long-time Planning Director Paul Norby and the promotion of Land Use Coordinator Aaron King to serve as the new Director of Planning & Development Services. During the fiscal year, two new staff members joined the Planning Division. In October, Heather Bratland joined the staff as a Historic Resources Project Planner and in January, Desmond Corley assumed Aaron King's former position as Land Use Coordinator.

The City-County Planning Board and staff are jointly funded by the City of Winston-Salem and Forsyth County. In 2018-19, a total of \$2,574,630 was allocated to the Planning Division. For the upcoming 2019-20 fiscal year, a total of \$2,644,770 was allocated, reflecting an increase in personnel-related costs and in contractual services for the consultant contract for Phase II of the UDO update.

LOOKING AHEAD TO 2019-2020

In July 2019, the Planning Board adopted a new work program to guide the work of the Planning staff in the upcoming year. Major items in the 2019-20 work program include: continued work on the UDO update; a strategic area plan for the Whitaker Park/Smith Reynolds Airport area; a second Northern Beltway interchange plan; and the Community Appearance Commission's biennial awards program. The Planning Board elected Chris Leak to serve as the board's chairman and Melynda Dunigan to serve as vice-chair.

With the *Legacy 2030* comprehensive plan as our guide, the Planning Board and staff look forward to the challenges and opportunities during 2019-20 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.”**

July 2019

City-County Planning Board

Chris Leak, Chairman; Melynda Dunigan, Vice Chair

George M. Bryan, Jr., Jason T. Grubbs, Tommy Hicks, Clarence R. Lambe Jr., Johnny Sigers, Brenda J. Smith, Jack Steelman
Aaron King, 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

Vivian H. Burke Mayor Pro Tempore, Northeast Ward; Denise D. Adams North Ward;
Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John Larson, South Ward; Jeff MacIntosh, Northwest Ward;
Annette Scippio, East Ward; James Taylor Jr., Southeast Ward
Lee Garrity, City Manager

Forsyth County Board of Commissioners

David R. Plyler, Chairman; Don Martin, Vice Chair

Fleming El-Amin, Ted Kaplan, Richard V. Linville, Tonya D. McDaniel, Gloria D. Whisenhunt;
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.

**City-County
Planning
BOARD**
FORSYTH COUNTY
& WINSTON-SALEM,
NORTH CAROLINA