2022 Forsyth County Single-Family Residential and Nonresidential Square Footage Increase from 2021

- Forsyth County housing approvals increased by 2 percent overall from 2021 to 2022 but varied based on housing type.
  - Approved single-family lots increased by 17% (3,001 to 2,569)
  - Approved multifamily units decreased by 19% (1,504 to 1,848)
- Commercial and industrial development approved in the county each increased by more than 200,000 square feet in 2022 compared to 2021.
- The majority of rezoning cases in 2022 were to commercial districts.

**2019-2022 Approved Residential Development in Forsyth County (in Acres)**

- Forsyth County housing approvals increased by 2 percent overall from 2021 to 2022 but varied based on housing type.
- Approved single-family lots increased by 17% (3,001 to 2,569)
- Approved multifamily units decreased by 19% (1,504 to 1,848)
- Commercial and industrial development approved in the county each increased by more than 200,000 square feet in 2022 compared to 2021.
- The majority of rezoning cases in 2022 were to commercial districts.

**2019-2022 Single-Family Lots in Forsyth County**

- Approved single-family lots increased by 17% (3,001 to 2,569)
- Approved multifamily units decreased by 19% (1,504 to 1,848)
- Commercial and industrial development approved in the county each increased by more than 200,000 square feet in 2022 compared to 2021.
- The majority of rezoning cases in 2022 were to commercial districts.

**2019-2022 Approved Multifamily Units in Forsyth County**

- Approved single-family lots increased by 17% (3,001 to 2,569)
- Approved multifamily units decreased by 19% (1,504 to 1,848)
- Commercial and industrial development approved in the county each increased by more than 200,000 square feet in 2022 compared to 2021.
- The majority of rezoning cases in 2022 were to commercial districts.

**2019-2022 Approved Nonresidential Building Square Footage in Forsyth County (in Thousands)**

- Approved single-family lots increased by 17% (3,001 to 2,569)
- Approved multifamily units decreased by 19% (1,504 to 1,848)
- Commercial and industrial development approved in the county each increased by more than 200,000 square feet in 2022 compared to 2021.
- The majority of rezoning cases in 2022 were to commercial districts.

**2022 Rezoning Cases By Development Type**

- Forsyth County housing approvals increased by 2 percent overall from 2021 to 2022 but varied based on housing type.
- Approved single-family lots increased by 17% (3,001 to 2,569)
- Approved multifamily units decreased by 19% (1,504 to 1,848)
- Commercial and industrial development approved in the county each increased by more than 200,000 square feet in 2022 compared to 2021.
- The majority of rezoning cases in 2022 were to commercial districts.

*City-County means Winston-Salem/Forsyth County
### 2022 Top 10 Residential Developments Approved by Planning Boards and/or Governing Bodies in Forsyth County

<table>
<thead>
<tr>
<th>Map # (See below)</th>
<th># Lots/Units</th>
<th>Acreage</th>
<th>Development Name</th>
<th>Residential Development Type</th>
<th>Jurisdiction</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>537</td>
<td>319</td>
<td>Riverwalk</td>
<td>Single-Family/Multifamily</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>2</td>
<td>374</td>
<td>44</td>
<td>Sunshine Village</td>
<td>Multifamily</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>3</td>
<td>345</td>
<td>4</td>
<td>920 Brookstown</td>
<td>Multifamily</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>4</td>
<td>341</td>
<td>74</td>
<td>West Ridge Neighborhood Phase 4 of Welden</td>
<td>Single-Family/Multifamily</td>
<td>Kernersville</td>
</tr>
<tr>
<td>5</td>
<td>224</td>
<td>88</td>
<td>Somerset Heights</td>
<td>Single-Family</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>6</td>
<td>220</td>
<td>47</td>
<td>South Fork Village</td>
<td>Single-Family</td>
<td>Winston-Salem</td>
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<tr>
<td>7</td>
<td>218</td>
<td>85</td>
<td>Monterra</td>
<td>Single-Family</td>
<td>Forsyth County</td>
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<tr>
<td>8</td>
<td>216</td>
<td>83</td>
<td>Atkins Farms</td>
<td>Single-Family</td>
<td>Kernersville</td>
</tr>
<tr>
<td>9</td>
<td>184</td>
<td>16</td>
<td>Vest Mill</td>
<td>Multifamily</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>10</td>
<td>180</td>
<td>10</td>
<td>Tannery Mill</td>
<td>Multifamily</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>2,839</strong></td>
<td><strong>769</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**City of Winston-Salem**
Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**Forsyth County Board of Commissioners**
Don Martin, Chairman; Gloria D. Whisenhunt, Vice Chair; Dan Besse; Richard V. Linville; Tonya McDaniel; David R. Plyter; Malisha Woodbury; County Manager: Dudley Watts, Jr.

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