Planning & Development Services

• 2 divisions: Planning & Inspections
• Combined department created in July 2013
• Total of 65 staff – Planning (22) & Inspections (43)
• City-County Agency
• Planning provides services to all of Forsyth County (other than Clemmons, Lewisville, & Kernersville)
• Inspections provides services for all of Forsyth County other than Kernersville
…..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

- Planning Board is made up of 9 citizens appointed by City Council & County Commissioners
- Created by special enabling legislation in 1948
- Advisory role except for (1) preliminary subdivision approvals and (2) certain types of site plans (PBRs)
- Planning Board Public Hearing: 2nd Thursday of each month at 4:30 in Arnold King Room; televised on TV13/YouTube (virtual during COVID)
- Planning Board Work Session: 4th Thursday January through October at 4:30 in Planning LCR (virtual during COVID)
Legacy 2030 – Comprehensive Plan

• *Legacy 2030*; adopted by all 9 jurisdictions 2012-13

• Guides the work of PDS and largely shapes our annual Work Program

• Establishes policies that help to shape the growth in Forsyth County

• Growth Management Plan is important tool for guiding growth in a responsible manner

• Implementation of *Legacy* via small area plans
Historic Resources Commission

- 12 member board w/members appointed by W-S, Forsyth County, Kernersville & Clemmons
- “to protect & enrich the County’s cultural, historical, architectural & archaeological heritage through the identification, designation & preservation of historic resources”
- Studies/Inventories
- National Register Districts
- Marker Program
- May – Historic Preservation Month
Community Appearance Commission

- 15 member board appointed by City Council & County Commissioners
- Advisory only
- Promotes awareness of good site/building design on publically funded projects
- Advocates for appearance issues (ex. sign ordinance, tree ordinance)
- Annual Community Roots Day
- Biennial Awards Program
Public Art Commission

- 10 member board appointed by City Council & County Commissioners

- Completed projects: Central Library, Benton Convention Center, Sides Road Otter-tank, Public Art Master Plan

- Current projects: Merschel Park, Portrait Project
Land Use Regulation

• UDO ClearCode (our local development ordinance)
  • 35 zoning districts; 158 land uses
  • Contains regulations regarding: parking, signage, setbacks, landscaping, building height, etc.
• Subdivision regulations are part of UDO
• Environmental regulations (floodplain, watersheds, erosion control)
• Planning staff handles changes to the Zoning Map and Ordinance
• Inspections staff handles administration, permitting, and enforcement
Rezoning Considerations

- Conformance with adopted plans
- Compatibility with existing uses
- Existing zoning patterns
- Impacts on surrounding land uses/how does it fit with its surroundings?
- Impacts on transportation
- Impacts on environmental features
Inspections Division

• Regulate building & development activities...in accordance with state and local standards...to safeguard and improve the health, safety, and welfare of our citizens and communities.

• Building Code mandated by State; cannot be amended by local elected bodies

• Don’t do all “inspections” in the City/County
Inspections – Plan Review

• Review of site plans for new buildings must demonstrate compliance with State Building Code & the UDO

• Solutions-oriented approach in applying Building & Zoning codes

• All site plans are now submitted and reviewed digitally
Inspections – Permit Office

- Issuance of single family home permits (including additions), accessory buildings, and trade permits

- Scheduling of inspections

- Variances, BOA Special Use Permits, and appeals

- Staff for City, County, Clemmons, and Lewisville BOAs
Inspections – Zoning Enforcement

• Typical examples – running a business from a home, established a business w/o a permit
• Temporary signs/Periodic pulling of illegal signs
• City Council initiated studies - car repair businesses, electronic sweepstakes operations, and adult establishments
• New construction inspections
• We don’t enforce: tall grass, trash, abandoned vehicles
Thank you!

http://www.cityofws.org/planning
Why Are Building Inspections Important?

https://youtu.be/2Jdv5qp7yrM

Presented by Chris Murphy
Interim Director of Planning and Development Services