

*This annual report is required under the City-County Planning Board's established procedures, and covers the July 1, 2014 - June 30, 2015 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 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 generally meets twice each month and more often, as the need arises.

Lynne Mitchell who served as a member of the City-County Planning Board from 2006 to 2014 was honored by the North Carolina Chapter of the American Planning Association in fall 2014. Ms. Mitchell received the 2014 Marvin Collins Outstanding Planning Award for Distinguished Leadership for her longtime efforts and leadership in advancing the connections between planning and public health. Lynne was instrumental in ensuring that the *Legacy 2030 Update* included for the first time, a focus on community health and equity.

The Planning Board adopted the 2014-15 work program to guide Planning staff activities for the year in June 2014.

Primary planning efforts for the year were *Legacy 2030*

recommended initiatives and completion and/or initiation of four area plan updates. The Planning Board and staff also perform other planning duties as requested by the City of Winston-Salem, Forsyth County and the smaller municipalities of Forsyth County.

During 2014-15, the Planning Division consisted of twenty-one professional planning or technical support positions, assisted by two administrative support positions. Two long-serving planners retired in December 2014. Glenn Simmons worked for City-County Planning for

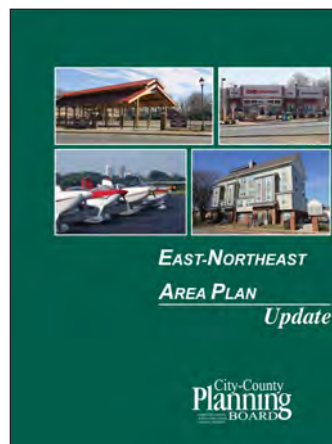
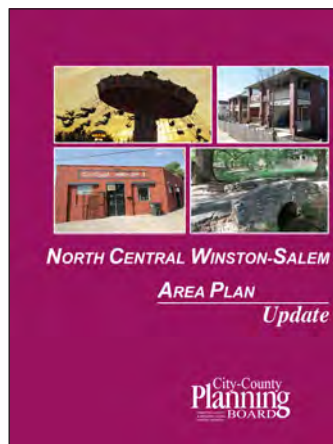
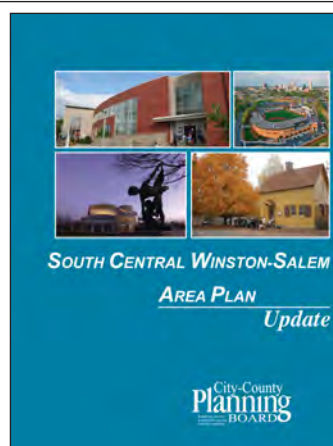
### 2014-2015 Planning Highlights

Area plan updates completed or underway

- South Central Winston-Salem
- North Central Winston-Salem
- Southwest Suburban
- East-Northeast Winston-Salem

*Legacy 2030* Recommended Initiatives

- Legacy-related Text Amendments
- Public Art Plan Approved
- *Winston-Salem's Architectural Heritage* Publication Released



27 years, most recently as principal planner over Comprehensive Planning and Design. During his tenure, Glenn provided leadership on a wide variety of projects, including formation of the Yadkin River Commission, the Industrial Opportunities Handbook, the residential infill ordinance and the updated street standards. Marylin Moniquette-John served for 20 years, most recently as a project planner. She headed many area plans, led development of the *Parks and Open Space Plan* and the first *Greenway Plan*, and wrote the Healthy Communities chapter of the award-winning *Legacy 2030 Update*.

The following narrative describes the work of the Planning Board and its staff during the 2014-15 fiscal year, grouped under the following general categories: *Legacy 2030* Implementation; Area Plans; Public Education; Downtown, Economic and Community Development; Historic Preservation; Community Appearance; Other Specialized Planning Efforts; Text Amendments; Development Review Activities; and Administrative Matters.

## **LEGACY 2030 IMPLEMENTATION**

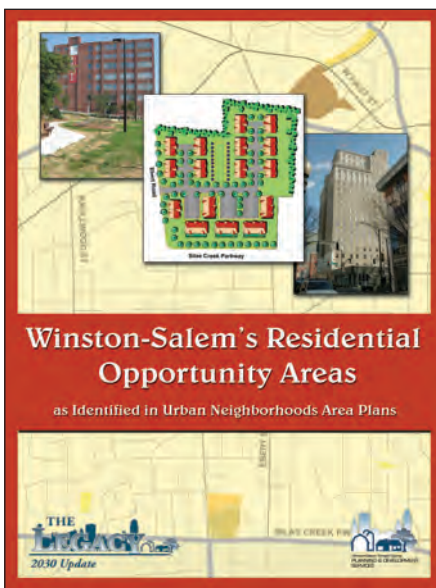
### **General**

The *Legacy 2030 Update* was adopted by and became the official comprehensive plan for Forsyth County and all its municipalities in 2012-13. The *Legacy 2030* document is available in a printed version and a digital version ([www.Legacy2030.com](http://www.Legacy2030.com)).

The City-County Planning Board and staff are now focused on implementation of the *Legacy 2030* plan. Highlights of *Legacy 2030* implementation efforts during the 2014-15 fiscal year are provided immediately following and in other sections of this report.

### **Expanded Legacy Status Report**

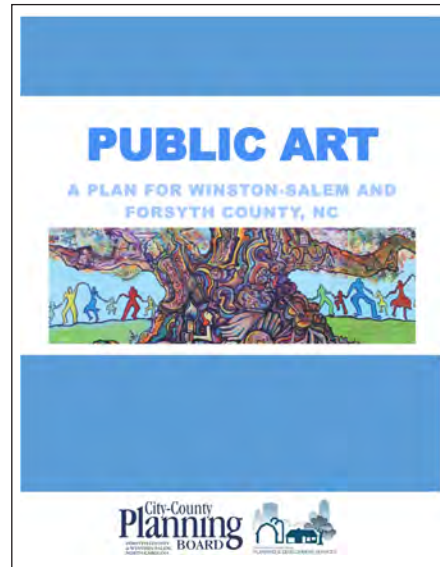
*Legacy 2030* included numerous Action Agenda Items intended to implement the objectives of the plan. The *Legacy 2030* Implementation Report was updated and expanded in April 2015 to prioritize these action items and identify the responsible agencies and expected timing of implementation. A number of these were included on the City and County Managers' lists of high priority items which identified completed items and emphasized key items of importance to be addressed in coming years.



### **Residential Opportunity Areas Report**

Staff completed the Residential Opportunity Areas report in spring 2015 to identify opportunities in central Winston-Salem for residential development beyond scattered individual lots. The report provides maps and other information for the 44 Residential Opportunity

Areas identified in the six area plans with land area in *Legacy's* Growth Management Area 2, the Central City. The primary objective of the report is to encourage reinvestment in the Central City and assist developers, housing advocates and elected leaders identify sites for housing development.



### **Public Art Plan**

In June 2014, the Planning Board forwarded the report *Public Art – Planning and Opportunities for the City of the Arts* to the Winston-Salem City Council, who recommended the creation of a public art plan. Working with a group of local arts professionals, staff produced a public art plan with the central recommendation of creating a City-County Public Art Commission that would encourage, propose, fund, place, and maintain public art in Winston-Salem and Forsyth County. The plan was recommended by the Planning Board in January 2015 and adopted by City Council and the County Commissioners in April 2015. Since then, Planning staff has been presenting the plan to the officials in Forsyth County's towns before developing an interlocal agreement on how the Public Art Commission will be appointed, staffed, and funded.

### **Rural Historic Resource Preservation Report**

Rural historic resource preservation is one of the objectives of the Rural Character chapter of *Legacy 2030*. In the fall of 2014, staff reviewed local government policy regulations to assess whether any gaps exists between regulations and objectives stated in *Legacy 2030*. The report also addressed opportunities for moving forward on objectives to preserve and protect

Forsyth County's rural historic resources. Staff presented the report to the Planning Board with recommended activities to fulfill specific objectives.

### **Healthy Design Principles and Health Impact Assessment Update**

In June 2015, staff presented an update to the Healthy Design Principles and Health Impact Assessment report to the Planning Board with more detailed recommendations for addressing these areas in a comprehensive manner. Recommendations include specific ordinance amendments, additions to the design guidelines, the creation of a healthy design checklist, and the use of health impact assessments to review publicly funded projects. Implementation of the recommended ordinance amendments will be based on the adopted implementation schedule for the Sustainable Zoning Practices Report. Provisions for healthy design and safety will be incorporated into the existing design guidelines as they are periodically updated. A healthy design checklist will be developed during 2015-16. Lastly, health impact assessments will be completed for public projects as opportunities become available.

### **Legacy-Related Text Amendments**

In accordance with *Legacy 2030* recommendations and community desires, staff developed new Unified Development Ordinances (UDO) regulations for urban agriculture in the Winston-Salem city limits (UDO-257). Under these regulations, which were adopted by City Council in May 2015, agriculture is allowed as a principal use in residential districts in Winston-Salem with Board of Adjustment approval. Previously, agriculture was only allowed in these areas as an accessory use. The amendment also made it easier to undertake agriculture in commercial and industrial areas of the city.

Low-intensity commercial is a land use that has been discussed in all area plans but has never been matched to a particular zoning district. Planning staff developed a UDO amendment (UDO-262) which modified the lightly utilized Neighborhood Business (NB) District to create a formalized low-intensity commercial district. Uses allowed in the proposed NB District include office, low-intensity retail, and personal services. Building size and signage limitations were also included, as well as a number of design enhancements



intended to promote pedestrian orientation and residential compatibility. The Planning Board recommended approval of the text amendment to the elected bodies in June 2015.

A revision to current UDO parking standards was also undertaken in 2014-15. *Legacy 2030* includes many recommendations related to this topic. Staff drafted a comprehensive parking text amendment (UDO-261) based on a report presented to the Planning Board in 2014. The most significant aspects of this text amendment address: bicycle parking in urban and suburban areas; cross-access drives and private pedestrian walkways for commercial and multifamily developments; enhanced interior parking lot landscaping for parking lots that exceed 175 percent of minimum requirements; and required parking lot landscaping for expansions or redevelopment of existing uses. The Planning Board will hold a public hearing on the text amendment in July 2015.

### **Zoning District and Use Consolidation**

Staff prepared a report examining the potential for zoning district and use consolidation within the UDO. The report examined the practical and legal considerations surrounding consolidation, and did not generally recommend consolidation. The Planning Board concurred with the recommendations of the report and chose not to pursue a text amendment at this time.

## **AREA PLANS**

### **Area Plan Updates**

Area plans apply *Legacy 2030* recommendations at the community and neighborhood level. Following adoption of *Legacy 2030*, the area plan process was revised to make it shorter and more streamlined, while providing opportunities for citizen participation. In 2014-15, three area plan updates were adopted and one was initiated. Since the adoption of *Legacy 2030*, a total of nine area plan updates (including an updated Downtown Plan) have been adopted.

### **South Central Area Plan**

The *South Central Winston-Salem Area Plan Update* was started in the previous fiscal year. This area (general plan area is south of Northwest Boulevard, west of US 52, north of I-40, and east of Peters Creek Parkway) has seen significant revitalization efforts since the previous plan for the area was adopted in 2003.

The plan update was developed with the goal of preserving the great number of historic resources in the area while allowing compatible new development at key locations. The plan update was adopted by Planning Board in August 2014 and the City Council in October 2014.

### **North Central Area Plan**

The *North Central Winston-Salem Area Plan Update* was started in the summer of 2014. The planning area (bounded on the north by Reynolds Boulevard and Akron Drive; on the east by US 52; on the south by Martin Luther King, Jr. Drive, Eighth Street, and the Norfolk Southern Railway; and on the west by the Children's Home) has seen significant revitalization in residential neighborhoods by the City and Habitat for Humanity since the original plan was adopted in 2007. In addition to standard land use, transportation and historic resource planning, staff worked with the community on detailed planning and design for several commercial and mixed-use areas as a part of the plan development process. The Planning Board adopted the plan in February 2015 and the City Council adopted the plan in April 2015.

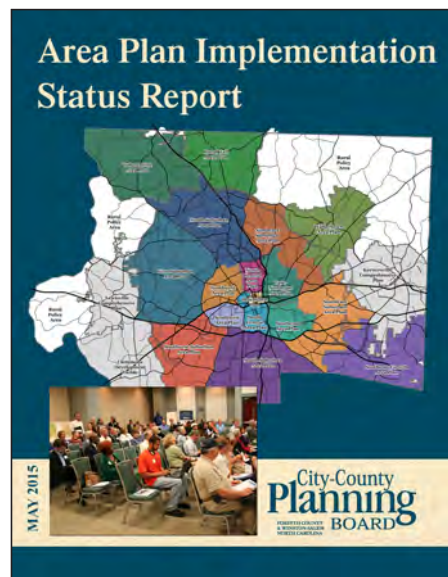
### **Southwest Suburban Area Plan**

The *Southwest Suburban Area Plan Update* includes land area in both Winston-Salem's and Forsyth County's jurisdictions. The area (general plan area is south of Business 40/US 421 and Silas Creek Parkway, west of Ebert Road, north of the Forsyth County/Davidson County boundary, and east of Muddy Creek) has experienced significant commercial and residential growth north of Clemmonsville Road. Residents located south of Clemmonsville Road expressed a preference for their area to remain rural in nature to support farming and preserve the historic Moravian Hope-Fraternity settlements. Plan recommendations have been crafted to accommodate the diverse nature of the planning area. The plan was adopted by Planning Board in April 2015 and the City Council in June 2015, with the County Commissioners expected to consider the plan in August 2015.

### **East-Northeast Area Plan**

Significant progress was also made on the *East-Northeast Winston-Salem Area Plan Update* in 2014-15. This area (general plan area is south of Akron Drive, west of US 52, north of Business

40, and east of US 158) has not experienced many changes since the original plan was adopted in 2008. Renewed interest by nonprofit and for-profit developers is expected to bring new development activity to the plan area. The *East-Northeast Area Plan* was presented to the Planning Board in June 2015 and a public hearing was scheduled for August 2015. City Council consideration is anticipated in fall 2015.



### **Area Plan Status Report**

Every two years, the Planning and Development Services Department releases an updated Area Plan Implementation Status Report to evaluate the status of 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. This year, staff designed the report to be more appealing and user friendly, incorporating all area plan recommendations and including graphic indicators that show the status of a work item at a glance. The revised report format also includes *Legacy 2030 Update* chapter summaries, which provide an overview of the functional elements included in *Legacy* and how they relate to specific area plan recommendations.



## PUBLIC EDUCATION INFO and OUTREACH

### *Design for Compatible Multifamily/ Higher Density Housing*

To efficiently accommodate growth and create livable communities, *Legacy 2030* recommends well-designed, higher density and mixed-use development. In 2014, Planning staff created a slide show geared towards neighborhood residents highlighting the latest economic and demographic trends affecting the local multifamily market and showing examples of how new multifamily developments are responding to those trends. In 2014-15, Planning staff created another version of the slide show aimed at real estate and development professionals. Staff is taking the presentations to groups in the community interested in multifamily development. A narrated version of the slideshow was also developed for use on TV13 and the Planning website.



### *Community Appearance Educational Series*

Continuing the partnership with New Garden Landscaping & Nursery, the Community Appearance Commission sponsored a Fall Container Gardening Seminar in September 2014. The seminar was held at the Paul J. Ciener Botanical Garden, continuing a partnership established the previous fiscal year. Approximately seventy people were in attendance for the seminar conducted by Beckie Berlin.

### *Historic Preservation Month*

The Preservation Month Partners, which includes the Forsyth County Historic Resources Commission (HRC), Preserve Historic Forsyth (PHF), Old Salem

Museum and Gardens, New Winston Museum, Reynolda House, and Preservation North Carolina, held thirteen events during Preservation Month in May 2015. The events included open houses, lectures, demonstrations, marker unveilings of historic markers and more.



The month began with a kick-off party at the Rosenbacher House, a Local Historic Landmark, hosted by PHF and LMI Builders, Inc. The HRC hosted a historic marker unveiling for the R. J. Reynolds Labor Strikes plus an apartment tour on site at the newly rehabilitated Factory 64 Apartment Lofts. The Rural Hall Train Depot was the host for the HRC open house. The event was celebrated as a community day with food, art contests, depot tours, and more. The Preservation Month Partners concluded the month with Winston-Salem Neighborhood Trolley Tours.

### *Planning Newsletter*

The Planning Division's bi-monthly newsletter continues to inform a wide variety of stakeholders in the community of planning activities. The newsletter is available in the Planning office, distributed via email to elected and appointed official and interested citizens and posted on the department's web site.

### *Development Dashboard Report*

The Development Dashboard publication was introduced in January 2015, providing a summary of local building permit data at glance. The dashboard is a two-page quarterly report that summarizes major residential and commercial development trends in Winston-Salem and Forsyth County. The estimated construction values of these developments are listed, along with the number of dwelling units or square footage, as well as a comparison of previous development highs and lows from the past ten years. In two issues, the same data was highlighted for Downtown Winston-Salem, where much develop-

ment activity has occurred. Development information is also mapped to graphically show where new development is occurring.

## DOWNTOWN, ECONOMIC and COMMUNITY DEVELOPMENT

### *Downtown Plan Implementation*

Planning staff continues to collaborate with the Downtown Winston-Salem Partnership (DWSP) and serve on subcommittees to help implement recommendations of the *Downtown Plan*.

Planning staff worked with the DWSP and others to nominate Fourth Street for the "Great Main Street" designation as part of the North Carolina Chapter of the American Planning Association's (NCAPA) Great Places in North Carolina program. In selecting Fourth Street as a Great Main Street winner in 2014, NCAPA cited the efforts of local partnerships to make the street a vibrant center of commerce and community. NCAPA presented the award to Mayor Allen Joines in August 2014. Fourth Street joins past winners from some of the state's largest cities, including Fayetteville Street in Raleigh, Tryon Street in Charlotte and Lexington Street Avenue in Asheville.

### *Business Park Sites Evaluation*

Planning staff researched six potential locations for future business parks in Winston-Salem in response to a request from Winston-Salem Business, Inc. (WSBI). Staff identified six areas for further investigation by WSBI that would appear to be most suitable for land assembly and development. Four of the areas are located in southeastern or southern Forsyth County, and the other two areas are situated near US 52 in north central and north suburban Winston-Salem. The advantages and constraints of each site were examined.

### *Waughtown Neighborhood Plan*

The S.G. Atkins Community Development Corporation has partnered with the Piedmont Triad Regional Council and Winston-Salem State University to create a strategic revitalization plan for the Waughtown Neighborhood. Planning staff is assisting in this effort as members of the core team and is supporting the work of the three task force teams that have been created. The strategic plan is scheduled to be completed by the end of 2015.



## HISTORIC PRESERVATION

### *Certificates of Appropriateness*

During 2014-2015, ninety-six Certificate of Appropriateness applications were reviewed from the H Districts (Old Salem and Bethabara), the HO District (West End), and the Local Historic Landmark properties.

### *Historic Markers*

Two historic markers were installed as part of the City's Historic Marker Program during 2014-2015. Marker unveiling ceremonies were held in the fall of 2014 for the Belews Street Neighborhood and in the spring of 2015 for the R. J. Reynolds Labor Strikes.

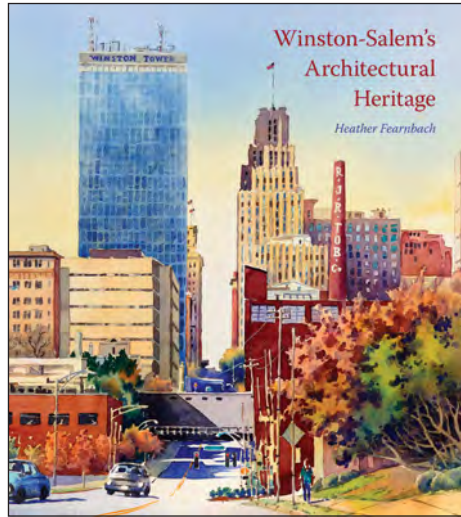


### *Local Historic Landmark Designations*

During 2014-2015, the Reynolds Building and the Charles A. Cooper House were designated as Forsyth County Local Historic Landmarks. The Reynolds Buildings is currently undergoing rehabilitation for adaptive reuse (hotel, restaurant and apartments) and the Charles A. Cooper House is a reconstruction in Old Salem.

### *National Register of Historic Places*

Five properties were listed on the National Register of Historic Places during 2014-2015: Thurmond and Lucy Hanes Chatham House; Reynolds Building; Waller Farm; Old German Baptist Brethren Church; and the Pepper Building.



### *Survey and Publication Update*

*Winston-Salem's Architectural Heritage*, an encyclopedic survey of historic buildings, factories, churches and homes in Winston-Salem, was released in May 2015. The 808-page book was commissioned by the Historic Resources Commission and uses the architectural surveys completed over the last 10 years as one of its primary resources. The book provides a fascinating record of how and why Winston-Salem grew, documenting historically significant structures and describing how more than 110 neighborhoods came to be developed. The text is augmented by more than 900 documentary and current images. The book was written by preservation consultant and Winston-Salem native, Heather Fearnbach, with editing and mapping by Historic Resources and other Planning Division staff members.

Historic Resources staff is discussing potential funding of a companion publication focusing on the architectural resources of Forsyth County and its small towns with Forsyth County staff.

### *HRC Retreat*

The Forsyth County Historic Resources Commission held a retreat in December 2014. The Commission requested staff to initiate several changes to the historic resource provisions of the Unified Development Ordinances (UDO) to clarify several issues, to incorporate after-the-fact Certificates of Appropriateness (COAs), and to extend the expiration timeframe for COAs from one to three years. The resulting text amendment, UDO-259, was recommended for approval by the City-County Planning Board in May 2015. The Commission also established follow-up procedures to assure COA work was

completed correctly and directed staff to update the application processes and guidelines for Historic Markers and Local Historic Landmarks.

## COMMUNITY APPEARANCE

### *Roots Day*

The Community Appearance Commission (CAC), in collaboration with the Vegetation Management Department and Keep Winston-Salem Beautiful, organized and held a successful Community Roots Day in October 2014 in the Belview neighborhood. This year marked the 22nd Anniversary of the event that began in 1993 in the Boston-Thurmond neighborhood.



Volunteers planted approximately 370 trees, of eight different varieties, throughout the neighborhood during the event. Since the inaugural event, over 7,500 trees have been planted throughout the City of Winston-Salem.

Winston-Salem City Council Members James Taylor Jr. and Denise Adams welcomed the crowd of volunteers during the opening ceremony. Winston-Salem City Manager Lee Garrity and Planning Board member Paul Mullican were also in attendance at the event. Pastor Bishop of the First Waughtown Baptist Church provided the invocation.





**Biennial CAC Work Program**

The CAC held its biennial retreat in November 2014 at the Fred Salva Pavilion, Truliant Federal Credit Union to develop the 2015-2016 work program. During the retreat, members discussed, with the help of facilitator Kristy Eske-Balard, the overall goals for the Commission and work items for the next two years. Three overarching goals – to promote, to educate, and to award – were identified as being the focus of the Commission's work. With these goals in mind, the members decided that in addition to their current and on-going tasks, the expansion of the education seminar program and awards program will be included on the 2015-16 work program.

**Public Project Review**

During 2014-2015, the Technical Advisory and Project Review Committee of the CAC reviewed five publicly funded projects: the renovation of the Lowery Building; improvements to the Special Operations Response Team (SORT) Building; a new shade structure for the Winston-Salem Recreation and Parks Department; District Two Police Station renovation; and the Forsyth County Central Library.



**Community Appearance Award Signage Program**

As part of the 2014 Community Appearance Awards program held in June 2014, a new signage program was initiated by the CAC. Winners of an award had a sign placed on the winning property for a period of two months to publicly recognize their achievement. Two winners were showcased every two months between July 2014 and June 2015.

**OTHER SPECIALIZED PLANNING EFFORTS**

**Local Foods**

The Healthy Communities chapter of *Legacy 2030* includes recommendations related to food access and urban agriculture. Planning staff has continued to participate in the efforts of the Forsyth Community Food Consortium to expand access to healthy, affordable food for all residents. During 2014-15, a text amendment which allows agriculture as a stand-alone use in the City of Winston-Salem was developed with the assistance and support of the Forsyth Community Food Consortium (see *Legacy*-related Text Amendments section.)



**Forsyth County Central Library**

Forsyth County sent out a Request for Proposals for interested firms to submit qualifications to be considered for the design and construction of the new Forsyth County Central Library. Planning staff assisted County officials in reviewing these proposals and suggested the top firms to be interviewed.

**Transportation Planning**

According to an arrangement that has been in place for several years, Planning staff provides assistance and support to the transportation planning efforts of the Winston-Salem Department of Transportation (WSDOT). Together, they provide the primary staffing for the Winston-Salem Urban Area Metropolitan Planning Organization (MPO).

During 2014-15, Planning staff continued to provide administrative support to the Technical Coordinating and Transportation Advisory Committees of the MPO, assist with transportation planning efforts, and serve on various transportation-related committees. In late summer 2014, Planning staff worked with WSDOT and staff from communities in Forsyth and surrounding counties on population, housing unit and employ-

ment projections out to the year 2040 to be used in the Triad Regional Transportation Model. Planning staff used *Legacy 2030* and area plan recommendations, along with subdivision and development approvals, as the basis for their growth projections.

**Environmental Review**

Planning staff is responsible for making sure that the City and County comply with the National Environmental Policy Act when using federal funds for projects undertaken by the City's Community and Business Development Department and the County's Housing Department. In 2014-15, Planning staff completed an environmental assessment

of a multifamily construction project as well as reviews of more than 150 individual housing rehab projects. Of those projects, 84 were reviewed by the Planning Division's historic preservation staff as part of the National Historic Preservation Act.

**Rolling Hills Workgroup**

Forsyth County became sole owner of the Rolling Hills property (located in Tobaccoville) which was initially targeted for a joint City-County firearms training facility. As a result of that, the County Manager formed a workgroup that included Planning staff to discuss potential use of the property with the goal of making recommendations to the County Commissioners. The Commissioners heard a presentation about the proposed land uses for the property and are expected to make a determination in late summer 2015.



**Regional Planning**

Planning staff continued to be involved in the regional sustainable communities planning project, Piedmont Together. The planning phase of the project concluded in spring 2014 and efforts are now focusing on adoption and implementation.

## TEXT AMMENDMENTS

In 2014-15, Planning staff processed 13 Unified Development Ordinances (UDO) text amendments. *Legacy*-related text amendments (urban agriculture, low-intensity commercial zoning district, and parking standards) are discussed in the *Legacy 2030* Implementation section of this annual report. An amendment related to Certificates of Appropriateness is discussed in the Historic Preservation. Planning section. Other significant text amendments in 2014-15 were:

### *Communications Towers*

Two text amendments revising recently adopted communication tower standards were adopted in 2014-15. The first of these, UDO-250, required trees to be preserved near new communications towers within a radius equal to the height of the proposed tower. The second, UDO-254, was proposed by the Winston-Salem City Council to limit the height of communications towers in residential areas to 150' (from a previous maximum of 199'). This amendment also added regulations limiting which types of towers could be constructed in stands of deciduous or evergreen trees.



### *View Corridor*

Staff developed a text amendment, UDO-258, which will expand the highway corridors protected by view corridor standards to include: the entirety of Business 40 through Downtown; the area adjacent to US 52 affected by the new Salem Creek Connector; and, the Eastern Leg of the Northern Beltway. If adopted, new billboards will be prohibited in these areas. The Planning Board recommended approval of the text amendment in May 2015 and the amendment is pending consideration by the Winston-Salem City Council and Forsyth County Commissioners.

## DEVELOPMENT REVIEW ACTIVITIES

The table below summarizes development review activities processed and coordinated by the Planning Board staff for the 2013-14 and 2014-15 fiscal years.

|  | 2013-14 | 2014-15 |
|--|---------|---------|
| Preliminary subdivision plans approved   | 2       | 3       |
| Final plats approved   | 84      | 87      |
| Site plans approved through Planning Board Review                                  | 11      | 8       |
| Minor subdivisions approved  | 91      | 69      |
| <b>Zoning Caseload</b>   |         |         |
| General Use rezoning requests  | 9       | 7       |
| Special Use Limited rezoning requests  | 12      | 21      |
| Special Use rezoning requests  | 23      | 15      |
| Special Use Permits  | 0       | 2       |
| Final Development Plans  | 5       | 10      |
| Site Plan Amendments   | 3       | 1       |
| <b>Total Zoning Cases</b>  | 52      | 56      |
| Staff approved minor site plan changes to approved special use district site plans | 11      | 3       |
| UDO Text amendments processed  | 10      | 13      |

The development caseload numbers for 2014-15 are generally comparable with those of 2013-14. While the overall zoning caseload mirrored last year's total, the composition was slightly different. The caseload for 2014-15 contained an increase in the number of Final Development Plans (FDPs) processed. This is a reflection of the Pavilion Development located on the north side of Hanes Mall Boulevard, just east of Hanes Mall Boulevard bridge over I-40. As this site developed over the past year, Planning staff reviewed six FDPs for various retail establishments.

The development review activity summarized above is an indicator of future development. However, the best indicator of current activity is building permits. During 2014-15, the Inspections Division issued building permits tallying almost \$500 million in construction value, a 33% increase over the prior fiscal year. Most of the increase was due to nonresidential construction value which increased 83%, while residential construction value increased about 5%.

### City-County Building Permits

|                | 2013-14 |               | 2014-15 |               |
|----------------|---------|---------------|---------|---------------|
|                | Number  | Value         | Number  | Value         |
| Residential    | 2490    | \$235,909,305 | 2749    | \$248,833,791 |
| Nonresidential | 1231    | \$129,932,840 | 1287    | \$238,212,659 |
| <b>Total</b>   | 3721    | \$365,842,145 | 4036    | \$487,046,450 |

## ADMINISTRATIVE MATTERS

### *Staffing and Budget*

In 2013, the City-County Planning Department and the City-County Inspections Division were merged into one department, Planning and Development Services. During 2014-15, the Planning and Inspections divisions continued to work to merge their operations to better serve the community.

The Planning Division started and concluded the 2014-15 fiscal year with twenty-three staff positions. Effective July 1, 2015, one position, the address coordinator, was moved to MapForsyth (a joint City-County office administered through Forsyth

County), reducing the number of staff positions to twenty-two. The office of the address coordinator continues to be physically located in the Stuart Municipal Building.

For the upcoming 2015-16 fiscal year, the City and County allocated \$2,472,377 to the City-County Planning operation, a 5% decrease from the 2014-15 allocation of \$2,612,980. The 2015-16 budget reflects a decrease in personnel costs associated with the reduction in staff and a significant decrease in building rent, due to a change in the way in which rent is charged to the departments.

## LOOKING AHEAD TO 2015-2016

In June 2015, the Planning Board adopted a new work program to guide the work of the Planning staff in the upcoming fiscal year. The major emphasis of the 2015-16 work program is the continued implementation of *Legacy 2030*, including UDO text amendments, three area plan updates, an urban food access report and the Community Appearance Commission awards. A highlight of the summer and

early fall will be presentations throughout the community on the recently released publication, *Winston-Salem's Architectural Heritage*.

With the *Legacy 2030* comprehensive plan as our guide, the Planning Board and staff look forward to the challenges and opportunities during 2015-16 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.**”

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## September 2015 City-County Planning Board

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**Allan Younger**  
Vice Chair

**George M. Bryan, Jr.**  
**Melynda Dunigan**  
**Tommy Hicks**  
**Clarence R. Lambe Jr.**

**Darryl Little**  
**Paul W. Mullican**  
**Brenda J. Smith**

**A. Paul Norby, FAICP, 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**

### City Council Members

**Vivian H. Burke**  
Mayor Pro Tempore, Northeast Ward  
**Denise D. Adams**  
North Ward  
**Dan Besse**  
Southwest Ward

**Robert C. Clark**  
West Ward  
**Molly Leight**  
South Ward

**Jeff MacIntosh**  
Northwest Ward  
**Derwin L. Montgomery**  
East Ward  
**James Taylor Jr.**  
Southeast Ward

**Lee Garrity, City Manager**

## Forsyth County Board of Commissioners

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Chairman  
**Don Martin**  
Vice Chair

**Richard V. Linville**  
**Ted Kaplan**

**Walter Marshall**  
**Gloria D. Whisenhunt**  
**Everette Witherspoon**

**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