

City-County PLANNING NEWS

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Planning and Development Services Department



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The Year that Was and the Year Ahead...

As we begin 2014 hopeful that our economic recovery will accelerate, I'd like to briefly review the highlights of the last year from a planning and development standpoint. Much progress has been made on a number of fronts, which should serve our community well as we head into the new year!

Organizationally, July saw the merger of the City-County Planning and City-County Inspections operations. This was done in order to create more efficiency and cost-savings in the management structure, and to realize opportunities for better coordination in the development review and approval process. Already, staffs have been working more closely together to realize greater efficiency in these processes and to identify additional ways that customer service, quality of review, and information sharing can all be enhanced.

Planning highlights include final adoption of the *Legacy 2030 Update* by all the towns in Forsyth County, following similar actions in late 2012 by the Winston-Salem City Council and the Forsyth County Board of Commissioners. The plan itself has been recognized over the last year as the outstanding comprehensive plan by the NC Chapter of the American Planning Association, and was further honored by the National Association of Counties with their Achievement Award for Public Outreach and Involvement. Also, area planning activity has been strong, as per the Planning Board's direction that all previously adopted area plans throughout the county from the last decade should be regularly updated. In 2013, the Tobaccoville, Southeast Forsyth County, and Southeast Winston-Salem Area Plans were all completed and adopted by the respective governing bodies.

The *Downtown Plan* was also completed and adopted, and will guide continued revitalization and economic development activities in this very dynamic area of the city and county. Planning staff also assisted Forsyth County by analyzing several possible sites for the new central library



and presented the results of that analysis as well as public comment about the sites to the County Commissioners.

Development wise, building activity in the latter half of 2013 has been up by 32% over the same period in 2012, a hopeful sign that we are starting to climb out of the recession. Rezoning activity has been up also, although the 7% increase has not been as much as construction activity. Bright signs in development have been renovations and adaptive reuse of older commercial and industrial structures, multifamily residential construction, and more interest in commercial construction.

Our department played a significant role in the City's four-day centennial celebration, with Michelle McCullough of our staff heavily involved with the Centennial Committee in planning and carrying out the activities that took place on the actual day of the centennial, May 9. Also, the department took a lead role in hosting the 2013 North Carolina Planning Conference held here in downtown Winston-Salem in September, which drew 450 planners from throughout the state as well as other states.

For 2014, more focus on *Legacy 2030* implementation, more area plan updates, a revamped Trends Report, completion of the Urban Circulator Alternatives Analysis, and continued work on downtown and neighborhood revitalization planning are on the agenda. Also, important work to promote the trend toward local foods and agriculture will be taking place. Together with what we all hope will be an increasing level of economic and building activity, 2014 is a year we look forward to!

Thank you for your interest and participation in planning for our future!

*A. Paul Norby, FAICP
Director of Planning and Development Services*

Two Historic Landmarks Approved

The Winston-Salem City Council recently approved designation of the former YWCA Administration Building and the former Chatham Manufacturing Company Complex as Local Historic Landmarks.



The Winston-Salem and Forsyth County chapter of the YWCA was established in 1908, after wives and daughters of the city's elite businessmen and industrialists saw a need to promote and facilitate women's mental, physical,

and social well-being. Originally, the local YWCA primarily provided support for young women who were seeking employment in growing Winston. Eventually, the YWCA's programming came to include health clinics and training workshops, as well as advocacy, educational, and recreational opportunities. The former Administration Building is nestled on Glade Street in the West End Historic District. It was the home of the organization until it moved to S. Main Street in 2007.

“Electronic Sweepstakes Operation” Use Added to the UDO

At the request of the Community Development, Housing and General Government Committee of the Winston-Salem City Council, the City Attorney's Office, in conjunction with staff from the Planning and Development Services Department, drafted a text amendment (UDO-243) adding the use “Electronic Sweepstakes Operation” to the *Unified Development Ordinances* (UDO). The text amendment was adopted by City Council on December 16, 2013. The Forsyth County Commissioners have not yet decided whether they want to consider the text amendment.

Electronic Sweepstakes Operations (a.k.a. Internet Business Centers) were previously classified as a Services A use in the UDO. This use classification led to these types of operations being located in a wide range of commercial zoning districts, including many neighborhood-oriented districts, where the traffic and 24-hour nature of the operations adversely impacted the surrounding residents. UDO-243 allows Electronic Sweepstakes Operations only in the Highway Business (HB) zoning district. All locations previously permitted in zoning districts other than HB or HB-S must either close or request a rezoning prior to the June 30, 2015 amortization deadline. Moving forward, a petitioner must specifically request the Electronic Sweepstakes Operation use in an HB-S case (they will not be allowed by simply requesting the uses Shopping Center or Shopping Center, Small). Additional standards include a parking requirement of one parking space per machine plus one parking space per employee on the maximum shift and the prohibition of Electronic Sweepstakes Operation machines as an accessory use.

The City Council has further requested that staff investigate including minimum spacing requirements between Electronic Sweepstakes Operations to prevent clustering of the establishments within the HB zoning district.

The Chatham Manufacturing Company Complex began in 1907 and is representative of the prominence, development, and design of industrial complexes throughout Winston-Salem's history. The existing original mill



building is one of the city's oldest. Chatham was a large part of the textile industry in North Carolina, dominating the industry through the first three decades of the 20th century. Between 1943 and 1946, the National Carbon Company owned the complex and used it for the manufacture and testing of submarine batteries and underwater detonators. After 1946, the Western Electric Company took over the complex, which, around that time, employed ten percent of Winston-Salem's workforce. When Western Electric departed in 1966, many local manufacturing operations leased space in the complex until their success necessitated relocation. Presently, the complex encompasses sixteen buildings, a covered passageway, and a coal trestle. It was placed on the National Register of Historic Places in 2011.

Want more information?

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