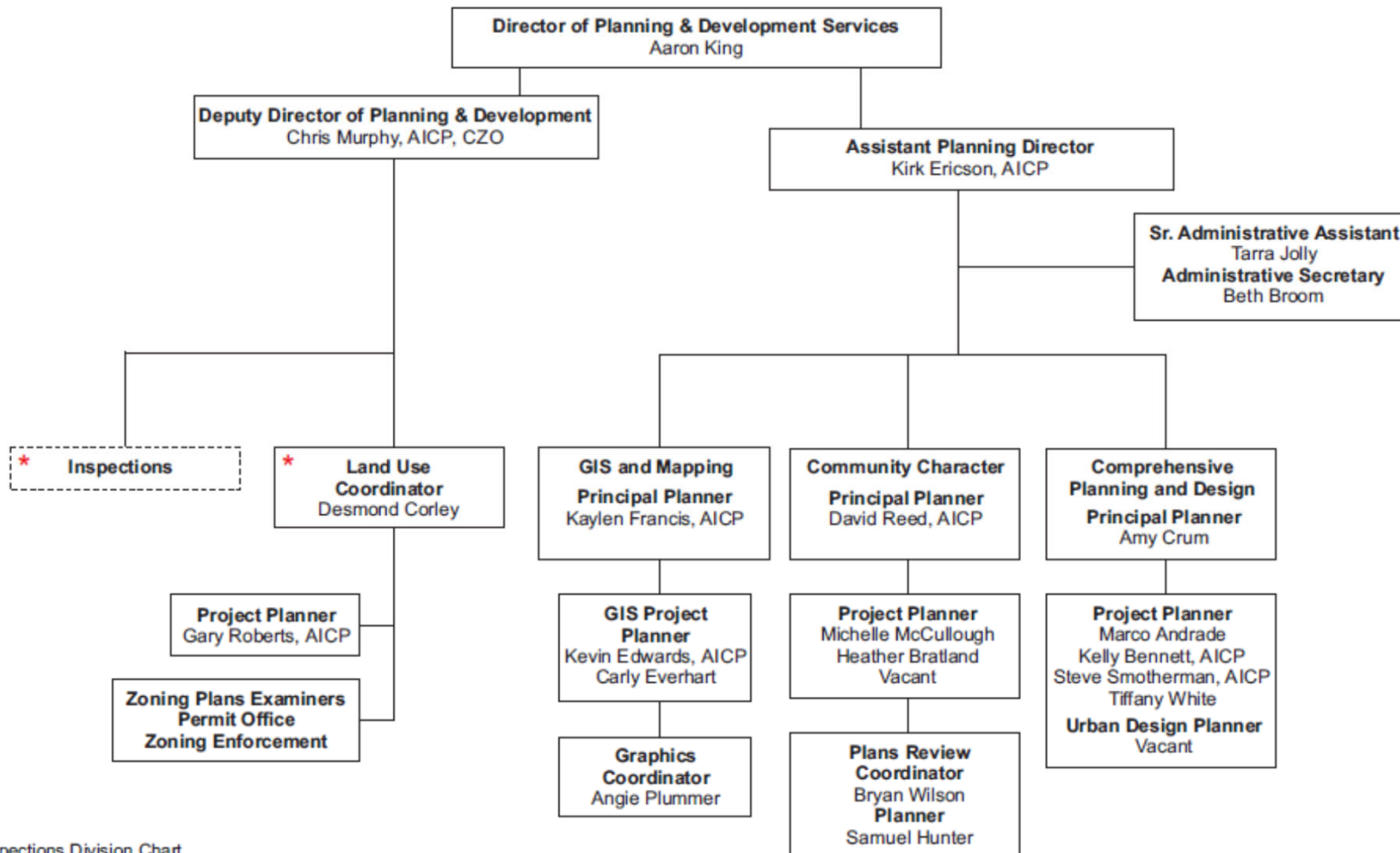


Planning & Development Services

- 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

PLANNING & DEVELOPMENT SERVICES PLANNING DIVISION



* See Inspections Division Chart



.....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.

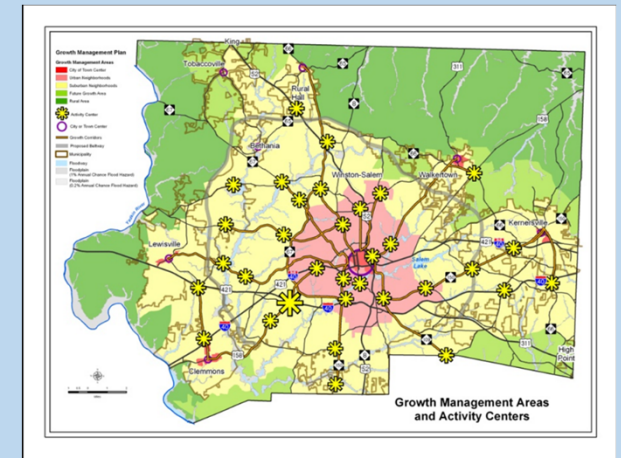
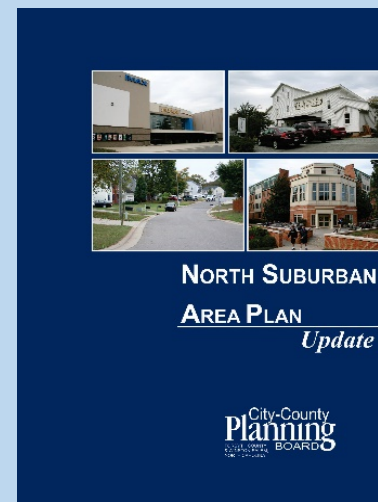
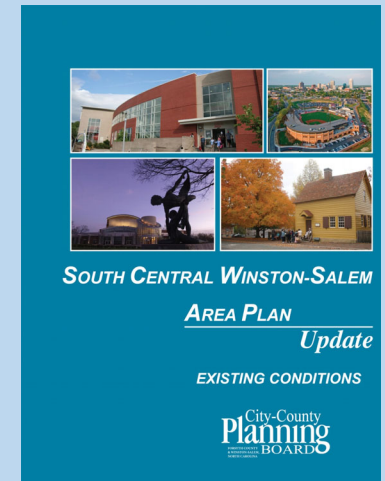
City-County Planning Board

- 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)



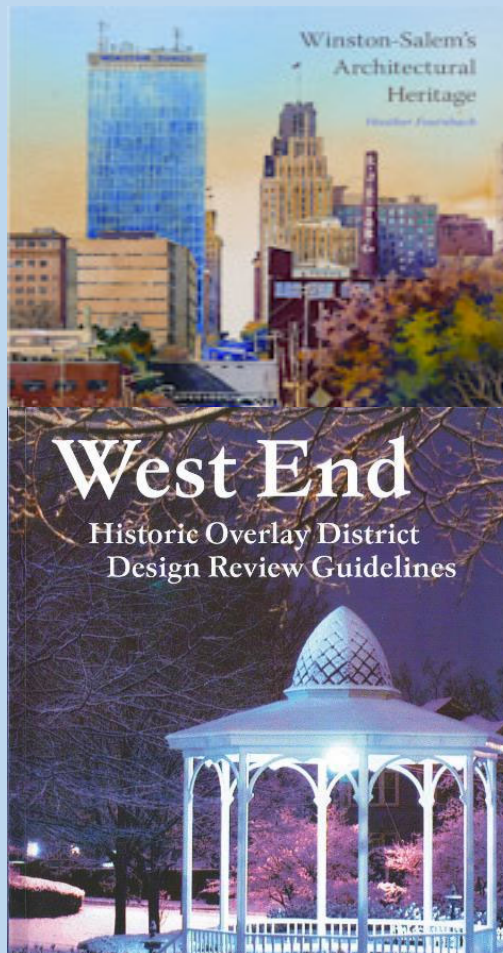
Legacy 2030 – Comprehensive Plan

- *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

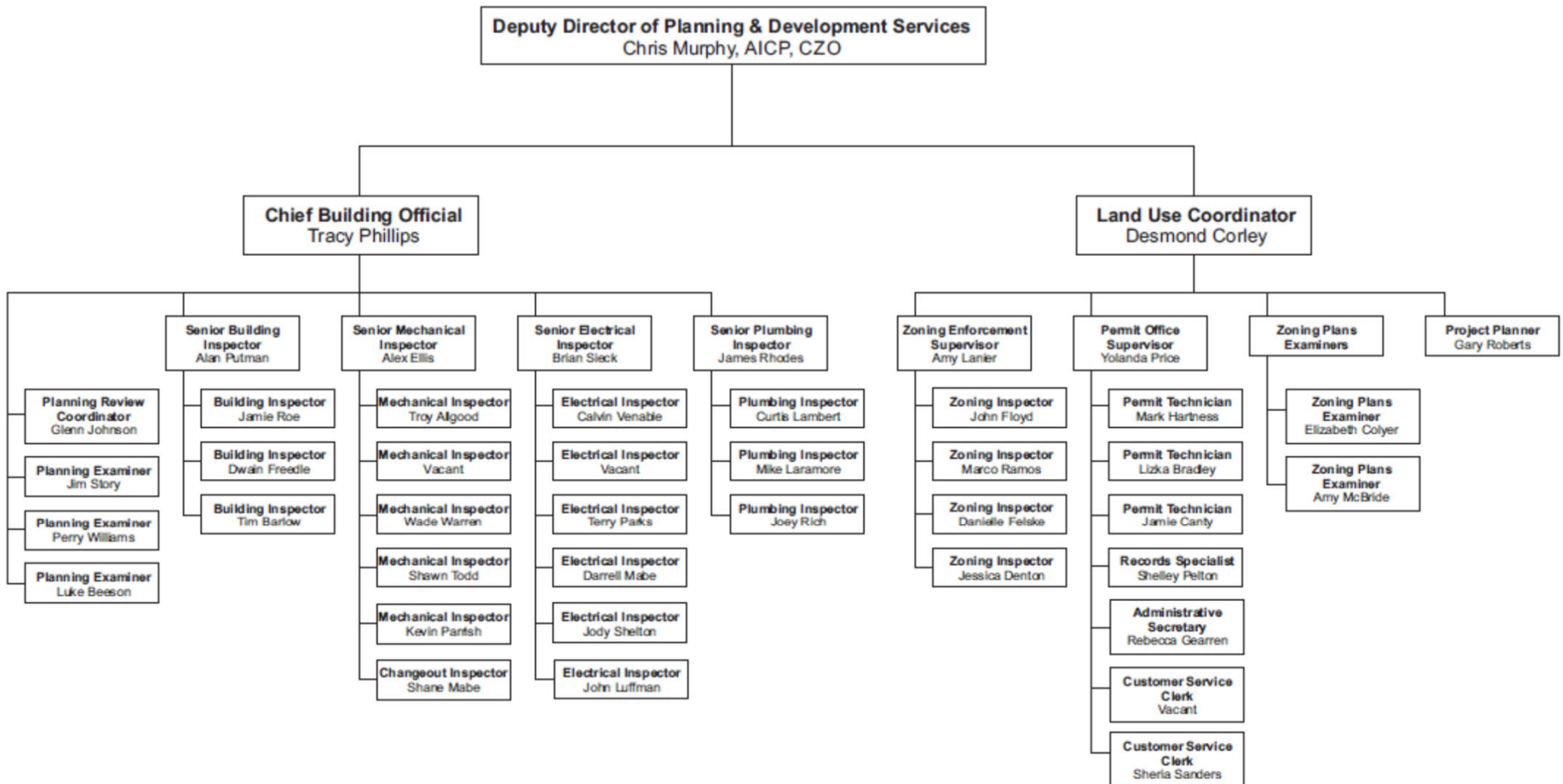
- UDO ClearCode (our local development ordinance)
 - 35 zoning districts; 158 land uses
 - Contains regulations regarding: parking, signage, setbacks, landscaping, building height, etc.
- Subdivision regulations are part of UDO
- Environmental regulations (floodplain, watersheds, erosion control)
- Planning 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



PLANNING & DEVELOPMENT SERVICES INSPECTIONS DIVISION



August, 2021

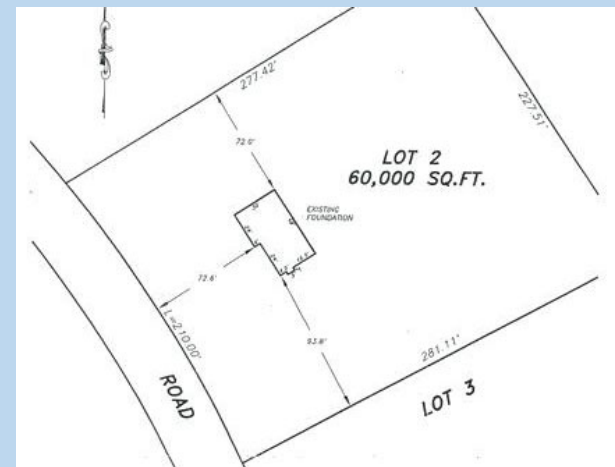
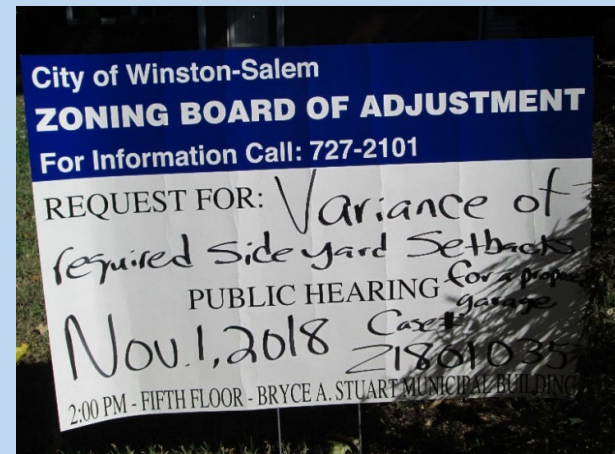
Inspections Division

- 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 – 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





Winston-Salem/Forsyth County

PLANNING & DEVELOPMENT SERVICES

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