



# Comprehensive Plan

October 14, 2024



# What is a comprehensive plan?

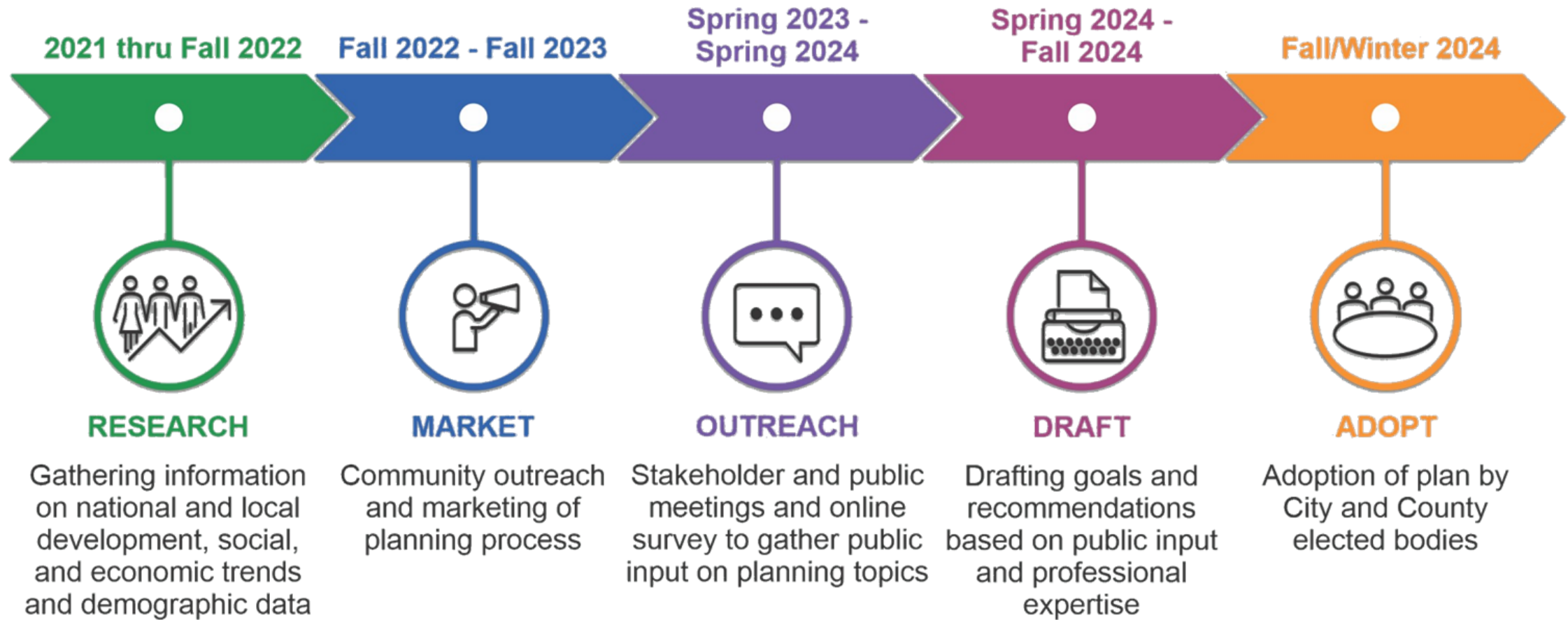
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The official public document used to guide growth and development.

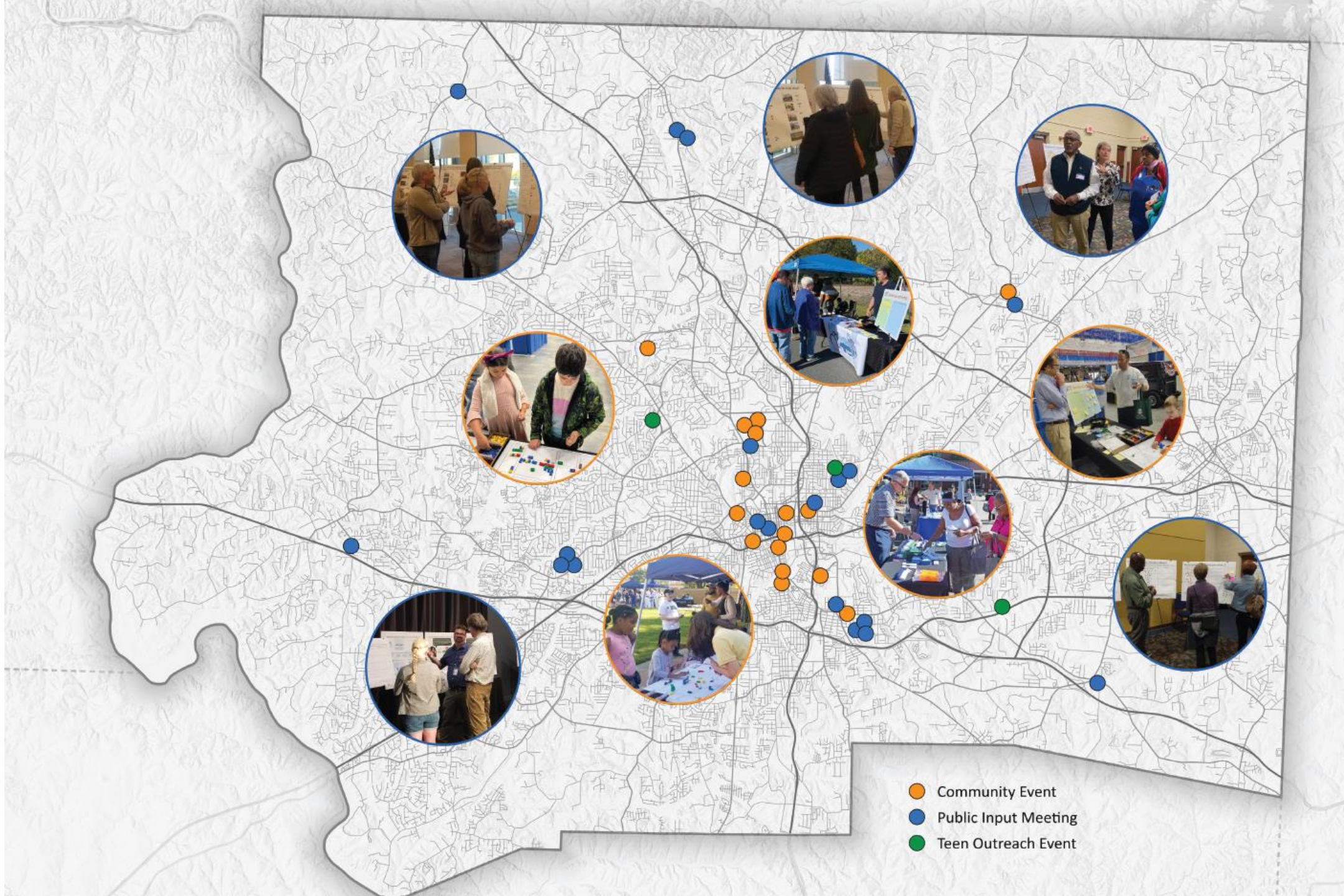
A community-driven vision for our future.

The foundation for area plans, other topic-based plans, policies, and capital expenditures.

State Statute Sec. 160D-501 mandate







- Community Event
- Public Input Meeting
- Teen Outreach Event



# Competing Interests for Land

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Forsyth County is:

- #4 out of 100 NC counties in population
- #60 in land size
- Approximately 75% built out

Ranking of the 3 competing interests :

1. Land Preservation
2. Housing
3. Economic Development



### **Attainable Housing and Stable Neighborhoods**

that provide each resident a safe place to live and grow



### **Strong Economic Opportunities**

that allow residents to rise to their full potential



### **Connected and Accessible Spaces**

for all residents to enjoy amenities and services through multiple safe transportation options



### **a Vibrant Character and Identity**

that celebrates our past and builds a sense of pride among our residents



### **a Sustainable and Healthy Environment**

where residents have access to clean air and water, healthy food options, and improved well-being

## 5 Vision Themes

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In 2045, Forsyth County and Winston-Salem will have:

**Through collective implementation of each of these Themes,  
Forsyth County and Winston-Salem will have:**



### **Managed Growth and Land Use**

that provides for economic opportunities and a growing population while conserving and preserving our resources





### **Equity**

*Forward 2045* seeks to reduce disparities and build an equitable community that provides the opportunity to thrive regardless of a resident's neighborhood, race, ethnicity, income, age, or ability.

*"A place where every individual is valued, honored and cared for."*

*Survey Participant*



### **Livability**

*Forward 2045* seeks to promote livability by creating a safe and vibrant community with great places to live, work, and play. We seek to continue to support our unique sense of place and enhance the quality of life experienced by all members of our community.

*"Be intentional about building communities with access to all amenities and services."*

*Stakeholder Meeting Participant*



### **Resiliency**

*Forward 2045* seeks to promote resiliency by ensuring that our community can withstand, adapt to, and recover from natural disasters, climate change, economic downturns, and technological changes as they affect our day-to-day lives and future.

*"Resiliency, the community lacks resiliency."*

*Survey Participant*

## 3 Guiding Principles

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**Goal 1:** Make housing abundant to ensure housing choice and access to a safe, affordable, and dignified place to live for all residents.

**Goal 2:** Use City and County resources to create and preserve more affordable housing for low- and moderate-income individuals and households.

**Goal 3:** Acknowledge and address historical injustices and inequities that are the result of past policies.

**Goal 4:** Create well-designed neighborhoods that provide access to services for daily living.

**Goal 5:** Minimize the factors that lead to housing insecurity and homelessness.

## Attainable Housing and Stable Neighborhoods

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**Goal 1:** Recruit and retain companies that provide quality job opportunities for City and County residents.

**Goal 2:** Increase the supply of business and industrial park sites to ensure future job growth.

**Goal 3:** Bring economic opportunities to underserved areas in East and Northeast Winston-Salem and Forsyth County.

**Goal 4:** Increase upward economic mobility by improving access to workforce development, training, and educational programs for all residents.

**Goal 5:** Continue to revitalize Downtown Winston-Salem as the center of Forsyth County's economy, recognizing it as a major contributor to our tax base that fosters growth and community prosperity.

**Goal 6:** Promote Winston-Salem's and Forsyth County's local economy as a community of pioneers, innovators, and entrepreneurs.

**Goal 7:** Foster a sustainable and vibrant local agricultural economy.

# Strong Economic Opportunities

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**Goal 1:** Establish a network of sidewalks, greenways, and bike lanes that provides residents with safe and convenient access to services, jobs, and community amenities.

**Goal 2:** Make our transit system an efficient and effective mode of transportation for residents and visitors.

**Goal 3:** Create a built environment where all members of our community, regardless of age or ability, feel safe traveling to and from destinations and enjoying city and county amenities.

**Goal 4:** Ensure all residents, regardless of age, ability, and income have access to public amenities and necessary services such as food providers, medical facilities, employment opportunities, internet, and educational institutions.

**Goal 5:** Ensure land use and transportation decisions are mutually supportive to provide safe transportation for all residents while addressing changing demand and population growth.

**Goal 6:** Create a connected transportation network that allows residents and visitors to easily travel throughout the city and county.

# Connected and Accessible Spaces

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**Goal 1:** Make our public works beautiful. Parks, plazas, libraries, schools, government buildings, roads and streetscapes, bridges, and other public facilities should be designed to be lasting, visually appealing, and make us proud of our community.

**Goal 2:** Maintain clean and attractive neighborhoods and public spaces.

**Goal 3:** Expand our tree canopy and improve the quality of our green spaces in all areas of our community.

**Goal 4:** Safeguard the heritage of Winston-Salem and Forsyth County by preserving those areas and individual properties that reflect our cultural, social, economic, political, and architectural history.

**Goal 5:** Share our community's unique history, culture, and character.

**Goal 6:** Preserve unique and distinctive rural areas while ensuring equitable access to public parklands.

**Goal 7:** Prioritize public art that uplifts our identity and culture and is equitably accessible and distributed throughout our community.

# Vibrant Character and Identity

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**Goal 1:** Support climate change mitigation to minimize the local effects on Winston-Salem and Forsyth County.

**Goal 2:** Ensure equal access to clean air, water, and green spaces for all residents, regardless of their socioeconomic status or geographic location.

**Goal 3:** Develop standards and practices to mitigate the sources of pollution in land use.

**Goal 4:** Connect parks, greenways, and other open space into an integrated green network for people and wildlife.

**Goal 5:** Preserve and protect our local ecology and natural landscapes.

**Goal 6:** Develop and support our local food economy.

# Sustainable and Healthy Environment

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**Goal 1:** Preserve our rural areas for agricultural uses and natural landscapes.

**Goal 2:** Prioritize development where infrastructure already exists.

**Goal 3:** Strategically expand Winston-Salem's and Forsyth County's developable land area to best accommodate future population growth, preserve rural areas, and strengthen municipal finances.

**Goal 4:** Create compatible transitions between land uses.

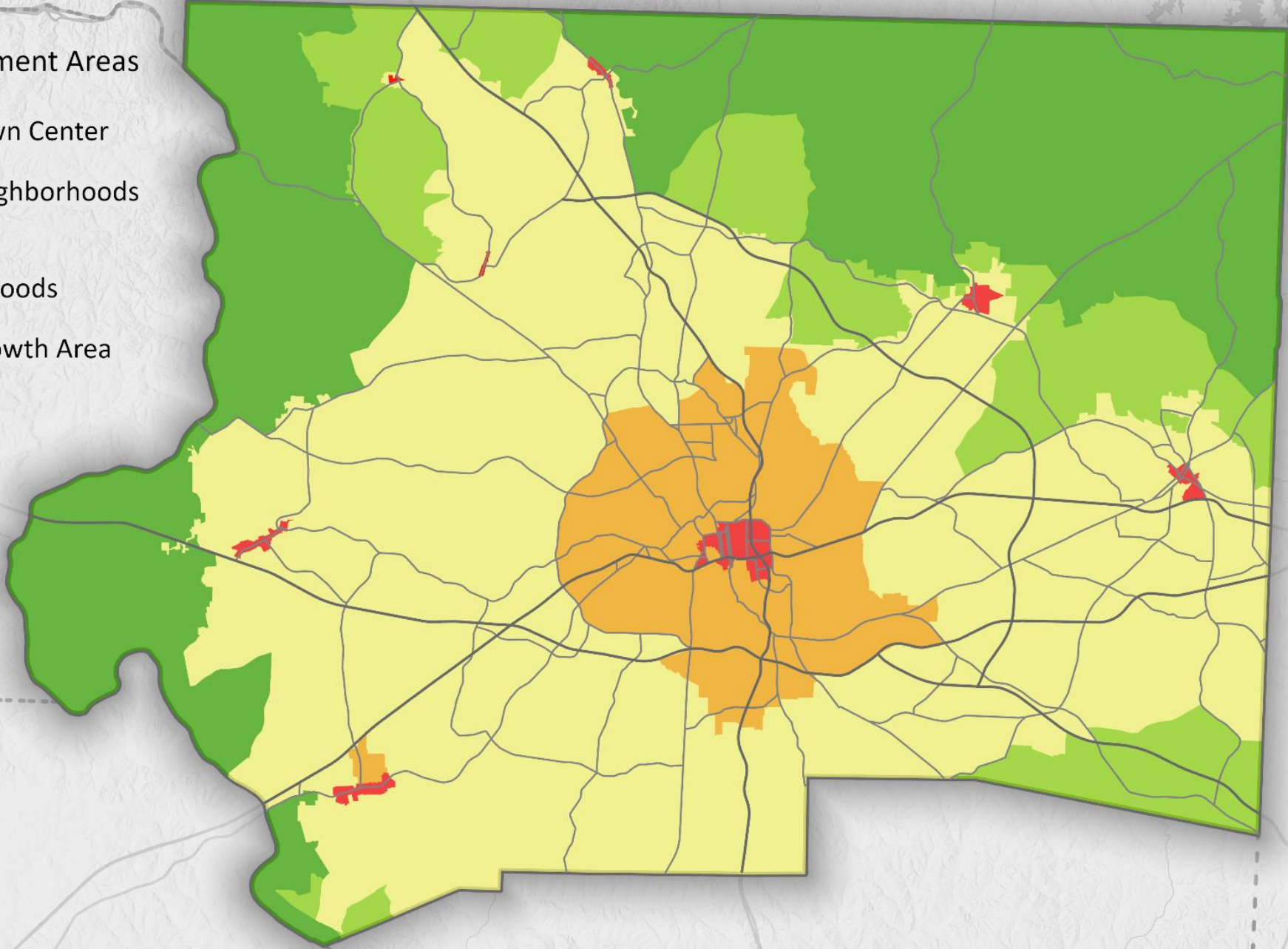
# Managed Growth and Land Use

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Growth Management Areas

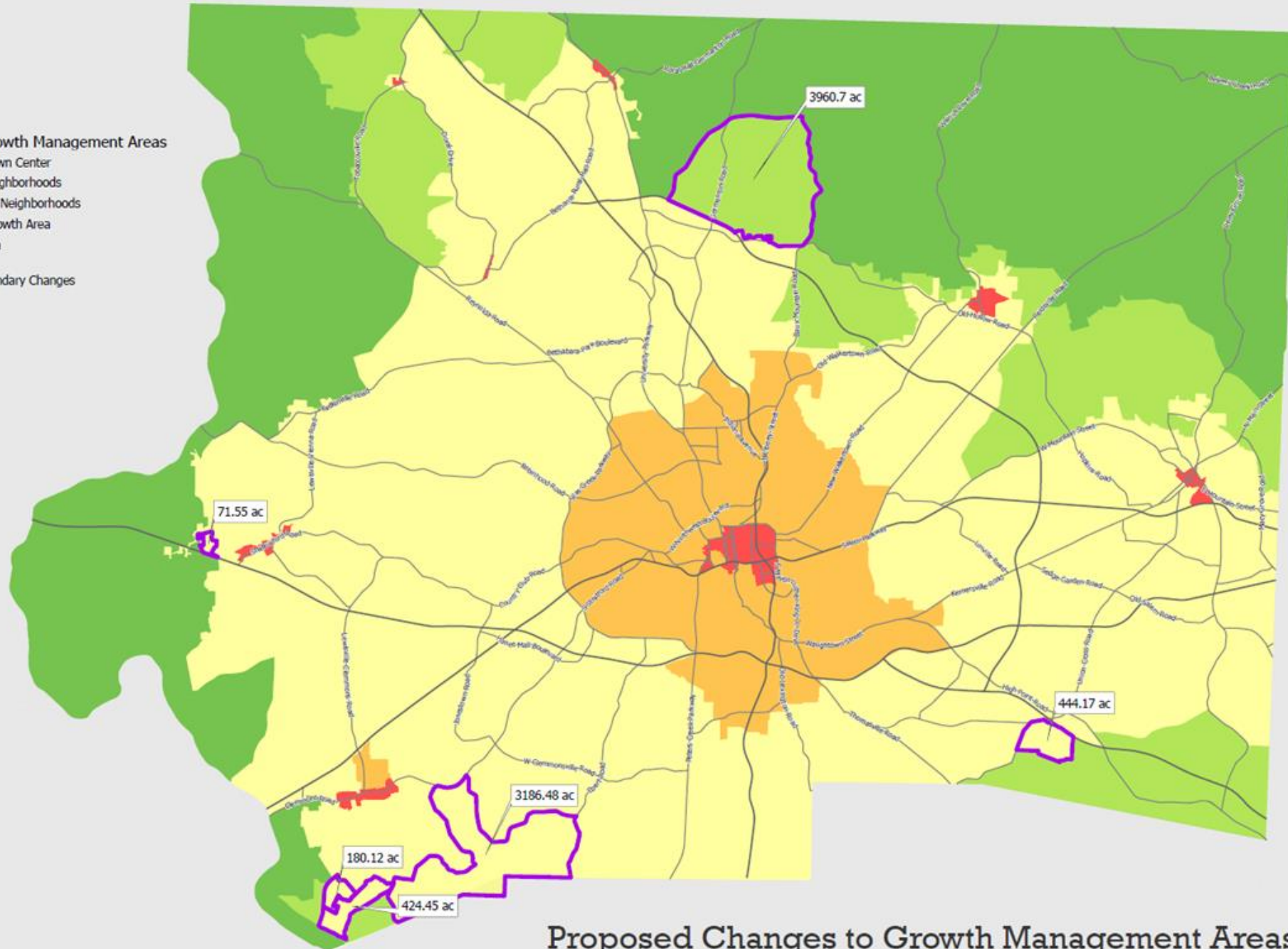
- City or Town Center
- Urban Neighborhoods
- Suburban Neighborhoods
- Future Growth Area
- Rural Area



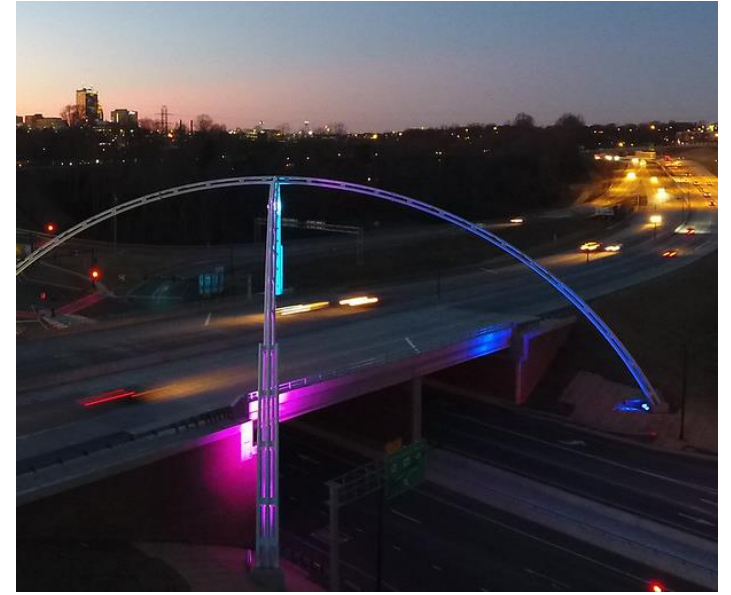
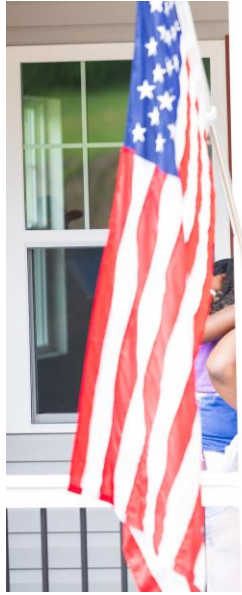


Proposed Growth Management Areas

- City or Town Center
- Urban Neighborhoods
- Suburban Neighborhoods
- Future Growth Area
- Rural Area
- GMA Boundary Changes

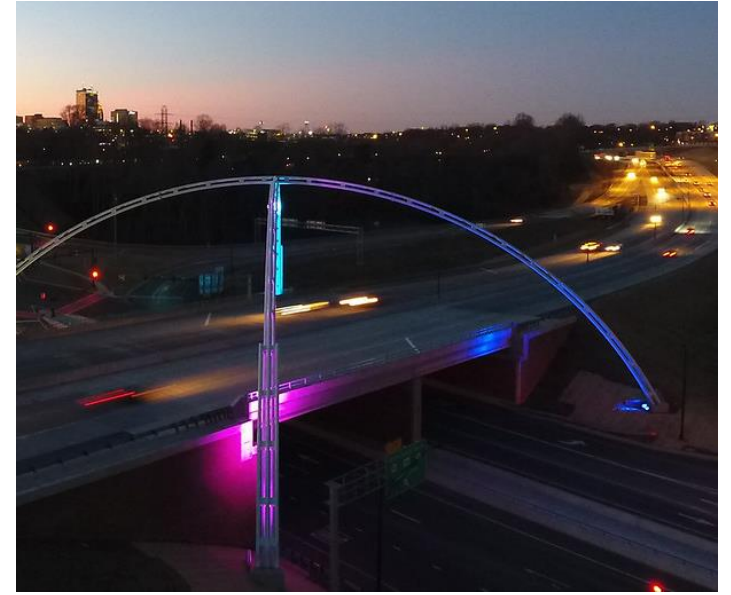
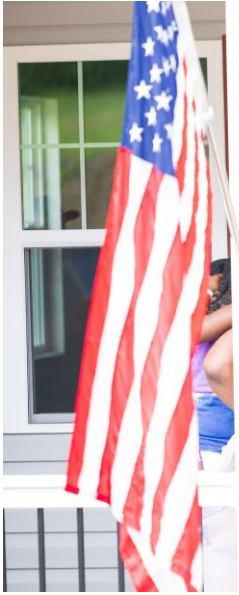


Proposed Changes to Growth Management Areas



# Implementation

- Not exhaustive
- Organized by theme and goal
- Flexibility
- No timeline for completion



- Planning Board adopted the Plan during its September 12 meeting.
- Request public hearing be set for November.