

**RESOLUTION ADOPTING THE CITY OF WINSTON-SALEM'S  
LEGISLATIVE PRIORITIES FOR THE 2026 LEGISLATIVE SESSION**

**WHEREAS**, the 2026 Session of the North Carolina General Assembly will formally convene on or about April 21, 2026; and

**WHEREAS**, the Winston-Salem City Council has identified the need for the enactment of the following bill and has approved submission of the same to the Forsyth County Legislative Delegation for introduction, support, and ratification by the General Assembly during its 2026 Legislative Session:

**1. Exemption from System Development Fees for Affordable Housing Projects.**

The City seeks the passage of a bill to be entitled an Act Granting Additional Authority to Local Governments to Assist or Incentivize Developers of Affordable Housing. The bill would allow cities to exempt or reduce System Development Fees (SDFs) for affordable housing projects. SDFs are one-time charges on new development that fund stormwater and water facility debt service or expansion, based on financial studies updated every five years.

**WHEREAS**, the package also includes two resolutions; and

**WHEREAS**, the first resolution seeks the amendment of Section 160D-912.1 enacted by Senate Bill 607, which would require the city to compensate, *twice*, sign owners for signs that must be removed in accordance with the sign ordinance adopted by the Winston-Salem City Council in 2007, although the City, through the 17-year amortization period, has allowed such owners to recoup their investment. Such an emolument is prohibited by the NC Constitution.; and

**WHEREAS**, the second resolution seeks the repeal of language recently added to Section 160D-601(d), via Senate Bill 382, regarding downzoning in nonresidential areas which essentially removes any future zoning authority in such areas. As a result of SB 382, the City will no longer be allowed to amend an ordinance in such a manner that would create nonconformities, except in the event it receives every single affected property owner's

consent. This restriction effectively locks existing conditions in place in perpetuity and severely limits future local zoning authority.; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Winston-Salem City Council hereby approve the submission of the bill and resolutions attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED** that the Mayor and Winston-Salem City Council hereby authorize City staff to work cooperatively with the North Carolina Metropolitan Mayors' Coalition and the North Carolina League of Municipalities on their duly adopted advocacy agendas, to the extent that the issues and goals identified therein are consistent with the interests of the City.

This Resolution shall become effective upon adoption.