

City of Winston-Salem  
**2026 NCGA Short Session**  
Eligible Carryover Agenda



## Strategic Plan Focus Area: Good Government

### Local Authority and Revenue

Fiscal Autonomy/Planning and Zoning Control

#### **Amendment to Prohibit Double Compensation for Nonconforming Signs**

The City seeks to amend 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.

Planning and Zoning Control

#### **Repeal of Downzoning Restriction in Nonresidential Areas**

The City supports 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.



## Strategic Plan Focus Area: Economic Prosperity

### Affordable Housing

Housing Development

#### **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.