

Partners in Housing

HBAWS & WSRAR Joint Governmental Affairs

UPDATE

August 17, 2010

<u>Contents</u>	<u>Page</u>
<i>The Latest Govt. Affairs News</i>	<i>1</i>
<i>State and National News</i>	<i>1</i>
<i>Winston-Salem and Forsyth County News</i>	<i>1</i>
<i>Other Communities and Counties News</i>	<i>2</i>

(** - indicates an item that has changed or is new since the previous UPDATE)

THE LATEST NEWS

****Lewisville's New Town Hall.** There will be an Open House at Lewisville's new town hall on Sunday, Aug. 29 from 3 to 5 p.m. Residents are invited to come by for a tour of the new facility.

Heart of the Triad Plan Adopted. On June 30, 2010 the Strategic Planning Committee and unanimously adopted the Heart of the Triad: A Collaborative Plan for Economic Vitality and Quality of Life. ([View adopted resolution.](#)) The Committee praised the Stakeholder Committee and the technical staff for their diligence and the quality of the plan. The next step will be for each of the participating jurisdictions to endorse the plan and take action to incorporate the plan's recommendations into the local land use plans and development ordinances. For more detail go to <http://www.partnc.org/index.htm>.

Your Support Needed on Transportation. (From the W-S Chamber of Commerce). There is still time to [sign the Transportation Is Business Coalition letter](#). Please join many other businesses and individuals and consider [signing the coalition letter here](#), and provide vital community support to this project and other transportation related opportunities and let our elected leaders know that Transportation is Business! (Click on either link to read the letter – contact Jake Cashion at jcashion@winstonsalem.com to add your name.

Special Joint Meeting in August Mark your calendars for the upcoming annual Joint Political Mixer to be held at Bridger Field House on Tuesday, August 24th, 6PM sharp. Please make a special effort to attend this yummy, fun and important event. This is our opportunity to show the local and state candidates how large our numbers are and how very important our issues are to a successful race. It is also your opportunity to share with them what's important to you and tell them how they can help. (Talking Points will be available). If you want attend: REALTORS(s) should contact Frances Gough at wsrar@wsrar.com and Home Builders should contact Megan Parks at meganp@hbaws.org

Green Development Incentives Group Representatives from several citizen groups, including WSRAR and HBAWS are forming a small taskforce to develop several incentives to promote green development. Our plans are to begin meeting in September and within a few months have a list of incentives that we ask local governments to consider adopting. If you are interested in serving on this taskforce, contact Nancy Gould at ngould@wsrar.com

STATE AND NATIONAL NEWS

Much is Always Happening. Don't forget to check-out the NCAR, NCHBA, NAR and NAHB websites for the latest in what is going on in Raleigh and in Washington that affects us here locally. Especially these days, what's happening there is vital to your future. **And, please don't pass by those "Calls for Action" you**

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receive on occasion. Our State and National Associations can only help us if we do our part by responding quickly to their “Calls for Actions.” http://www.realtor.org/government_affairs

WINSTON-SALEM & FORSYTH COUNTY NEWS

UDO Text Amendment to Consolidate Uses. One of the major achievements of the Change-of-Use Taskforce, lead by RCA member Charles Miller, is the consolidation of some of the many Permitted Uses found in the Unified Development Ordinance of Winston-Salem and Forsyth County. UDO 217 is the second of, hopefully, a series of amendments that will continue to consolidate uses, making the UDO much easier to understand and use, and also reduce the need for some Change-of-Use Permits. UDO 217 was approved by the W-S City Council on August 2nd. The Forsyth County Commissioners should have it on their calendar soon. A copy of the proposed text amendment can be found on the City of Winston Salem’s website under the Planning Department. You may also contact Kirk Ericson with the CCPB at 727-2087 or kirke@cityofws.org.

Proposed Changes to W-S Stormwater Controls Maintenance Surety The City of Winston-Salem is looking into adding more options available to landowners/developers for making sure there will be adequate funds available should repairs be needed to stormwater controls located in new developments. An informal group of HBAWS and WSRAR members are now working on recommendations to City staff and elected officials on this issue. Please email: ngould@wsrar.com if you would like to participate.

Northeast Suburban Area Plan The Planning Board will hold a Public Hearing on the draft *Northeast Suburban Area Plan* on August 12, 2010, at 4:30 p.m., in the Public Meeting Room, located on the 5th floor of the Bryce A. Stuart Municipal Building. Citizens are invited to attend and speak at the Public Hearing. To learn more about the plan and download a copy of the draft plan, go to: www.cityofws.org/planning. Look under **Area Plans**.

South Suburban Area Plan. The City-County Planning Board has tentatively scheduled a public hearing on the draft *South Suburban Area Plan* for **September 9 at or after 4:30 p.m.** in the Public Meeting Room, 5th Floor, Bryce A. Stuart Municipal Building, 100 E. First Street, Winston-Salem. To access the draft plan go to: www.cityofws.org/planning. Look under **Area Plans**. If you have any questions or concerns you may contact Marylin Jon at 747-7059 or Kirk Ericson at 747-7045 or kirke@cityofws.org.

W-S Nonresidential Building and Maintenance Code We will continue to monitor.

OTHER COMMUNITIES AND COUNTIES

C-UDO-53, Important Proposed New Regulations in Clemmons If passed as currently proposed, this amendment would require all new subdivisions to set aside land for recreation or make a payment equal to the improved value of the land to the Village. It would also require minimum 8 ft. wide tree planning areas along both sides of all new subdivision streets.

Lewisville, Tobacoville, Clemmons and Yadkin River areas. These three towns are in the process now of adopting a resolution they will also ask the Forsyth County Commissioners to adopt. The resolution calls for a planning initiative to help better preserve the rural character of the western Forsyth County/Yakin River area that is west of these three incorporated town. Property owners and interested citizens in these areas should get involved in these efforts early on.

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Clemmons Citizens Tree Ordinance The Clemmons Tree Committee is taking a break while the Village Planning Director prepares a draft Tree Ordinance for the Committee's review in November.

Clemmons Residents – Read Your Plan! Clemmons has just adopted its first Comprehensive Plan, The Community Compass. The draft plan is available on the Village of Clemmons's website on the Planning Department's page.

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