

Past and Future Forsyth County Trends and Development Patterns Quiz and Update

8/11/2011



Presentation Topics

Pop Quiz—5 multiple choice questions

Past Trends/Development Patterns

Legacy 2030 Update--Future Trends/
Development Issues

1. What are the most recent estimated Winston-Salem and Forsyth County populations?

Winston-Salem/Forsyth County

- A. 186,000 / 306,000
- B. 230,000 / 351,000
- C. 343,000 / 452,000

Correct Answer:

B. 230,000 population for Winston-Salem and **351,000** population for Forsyth County.

(Both 4th largest in the state of N.C.)

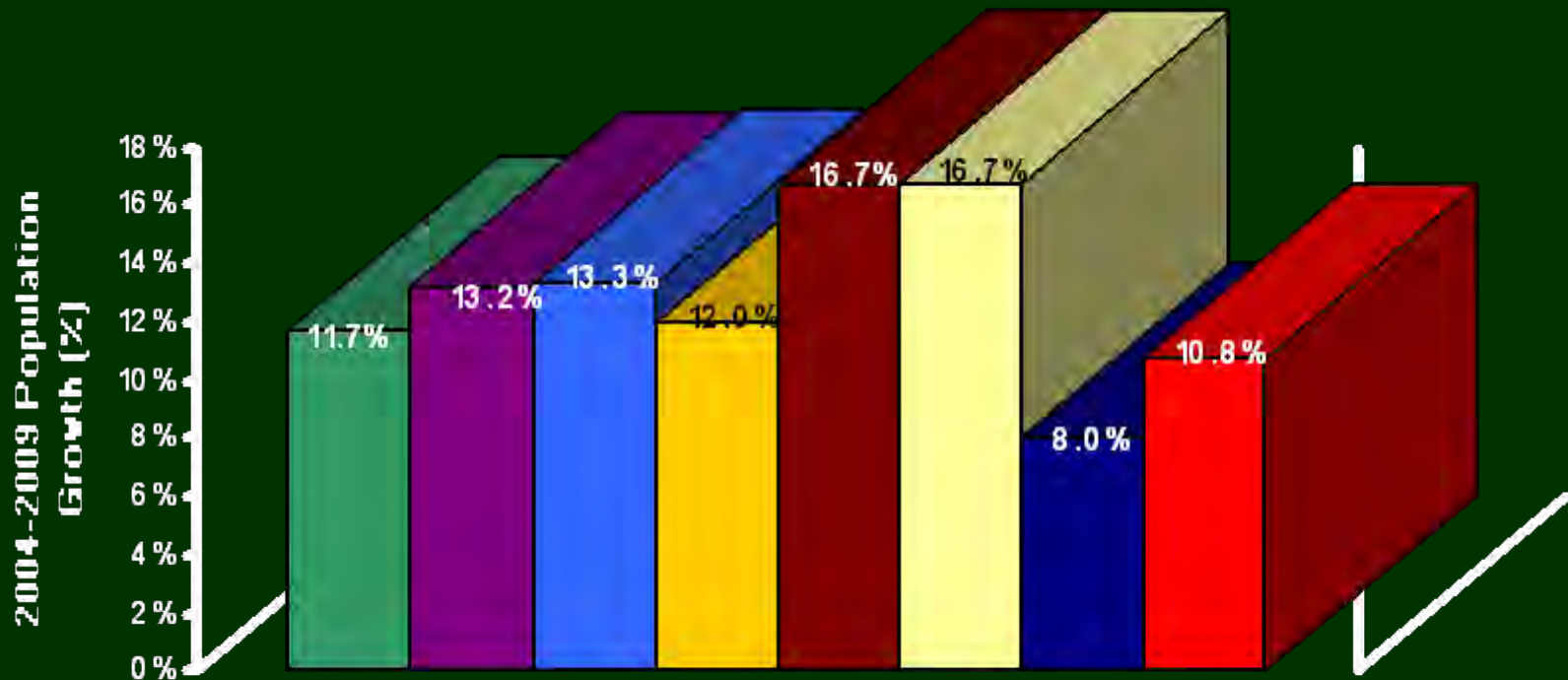
2. Which Forsyth County Community had the highest population growth rate between 2004 and 2009?

- A. Kernersville**
- B. Lewisville**
- C. Tobaccoville**
- D. Walkertown**

Correct Answer:

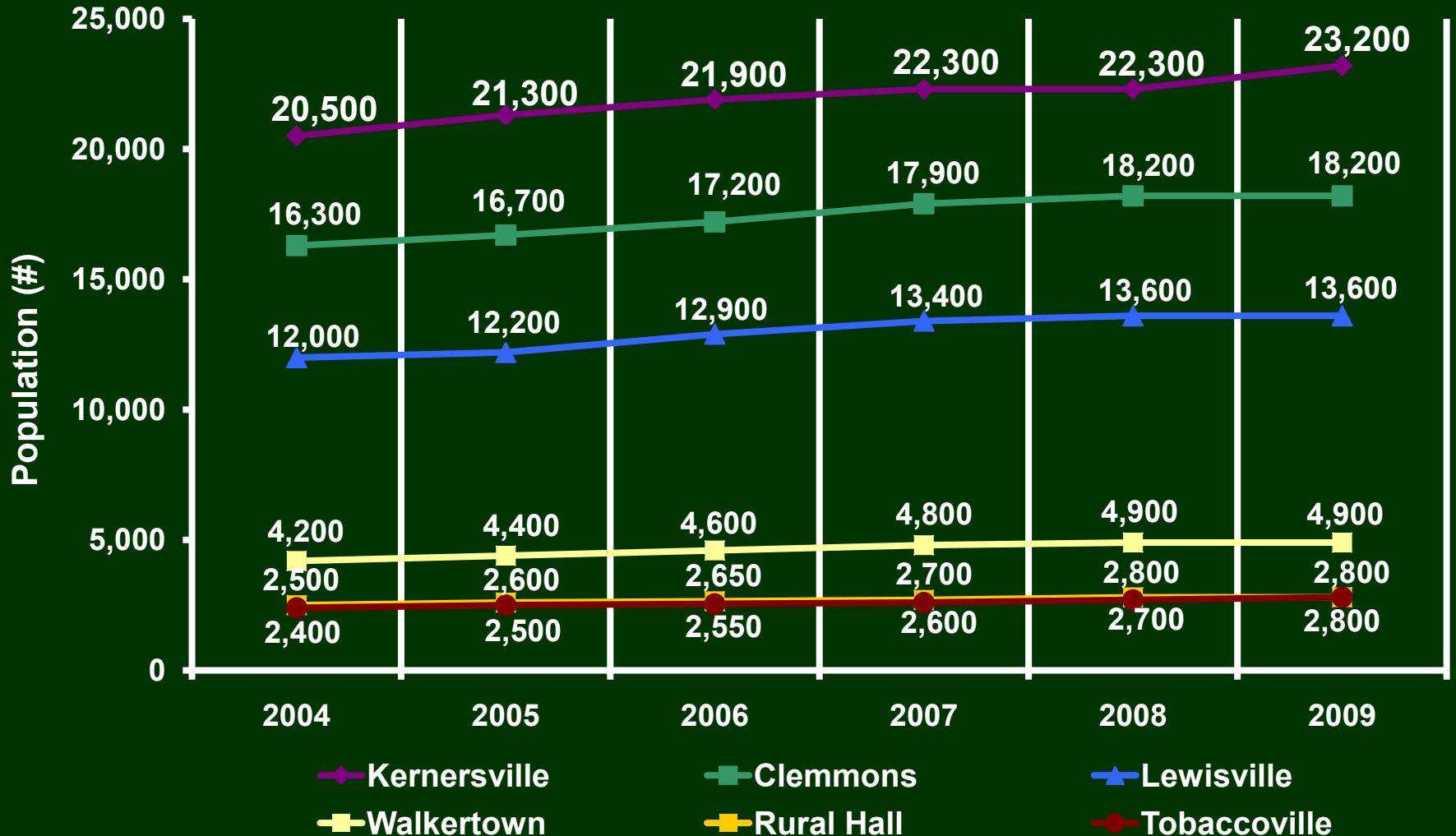
**C. Tobaccoville or D. Walkertown
at 16.7% each.**

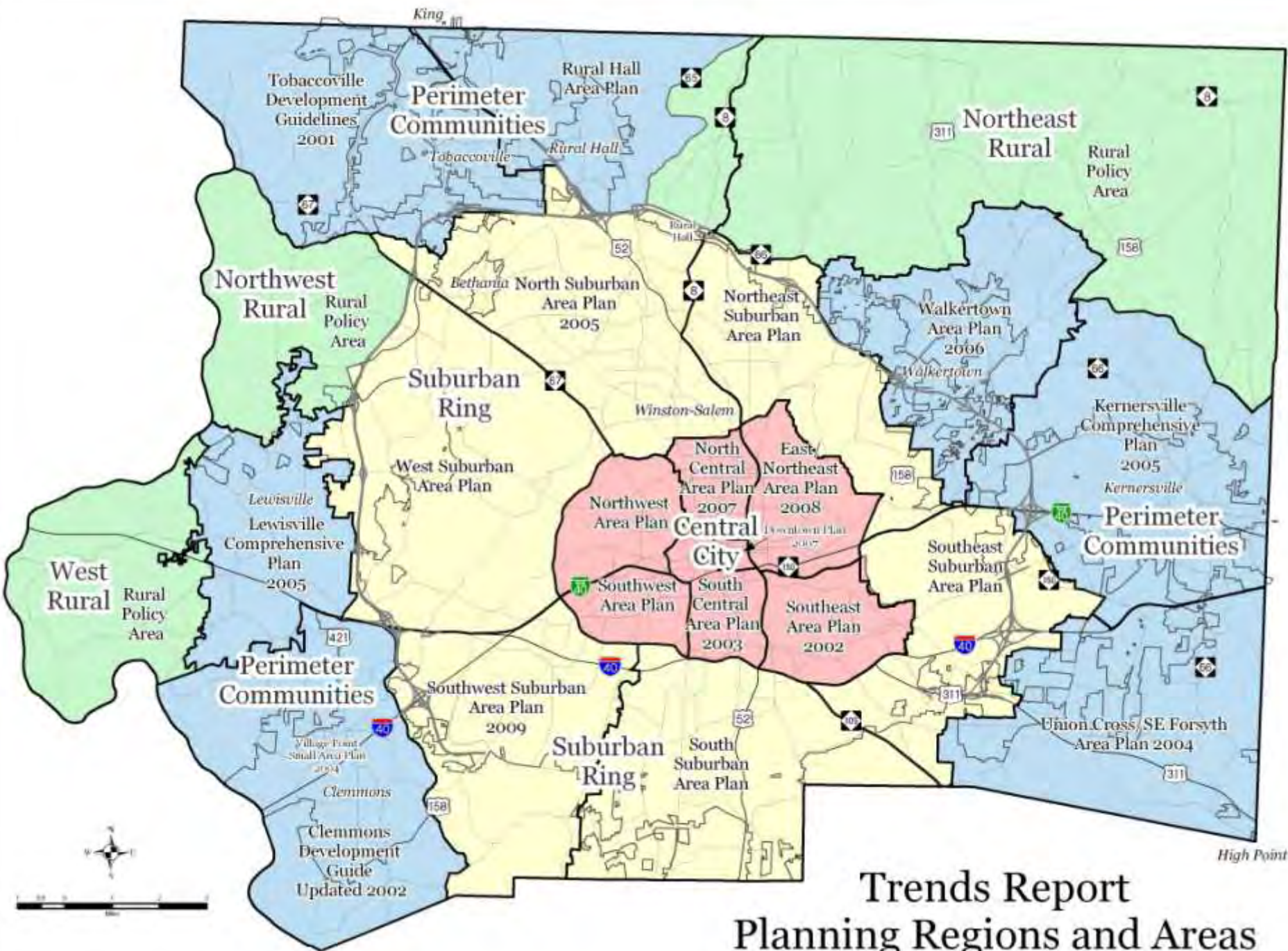
2004-2009 Population Growth Rates



■ Clemmons	■ Kernersville	■ Lewisville	■ Rural Hall
■ Tobaccoville	■ Walkertown	■ Winston-Salem	■ Forsyth County

2004-2009 Forsyth County Perimeter Community Populations





Trends Report Planning Regions and Areas

High Point

Forsyth County Municipality Rankings by Population

Community State Rank	2004 Population Rank	2009 Population Rank	Change
Winston-Salem	4	4	--
Kernersville	38	36	+2
Clemmons	48	49	-1
Lewisville	62	63	-1
Walkertown	137	130	+7
Rural Hall	207	200	+7
Tobaccoville	213	201	+12
Bethania	457	449	+8

3. Which Forsyth County municipality has the highest tax rate ?

- A. Kernersville**
- B. Lewisville**
- C. Walkertown**
- D. Winston-Salem**

Correct Answer:

A. Kernersville at \$0.50 per \$100 valuation.

Winston-Salem is 2nd at \$0.48 per \$100 valuation.

Which community has the **lowest tax rate?**

2004 -2011 Property Tax Rates by Community



4. In what year was Institutional Uses the highest category for Commercial Permit Values?

- A. 2005**
- B. 2007**
- C. 2008**
- D. 2009**

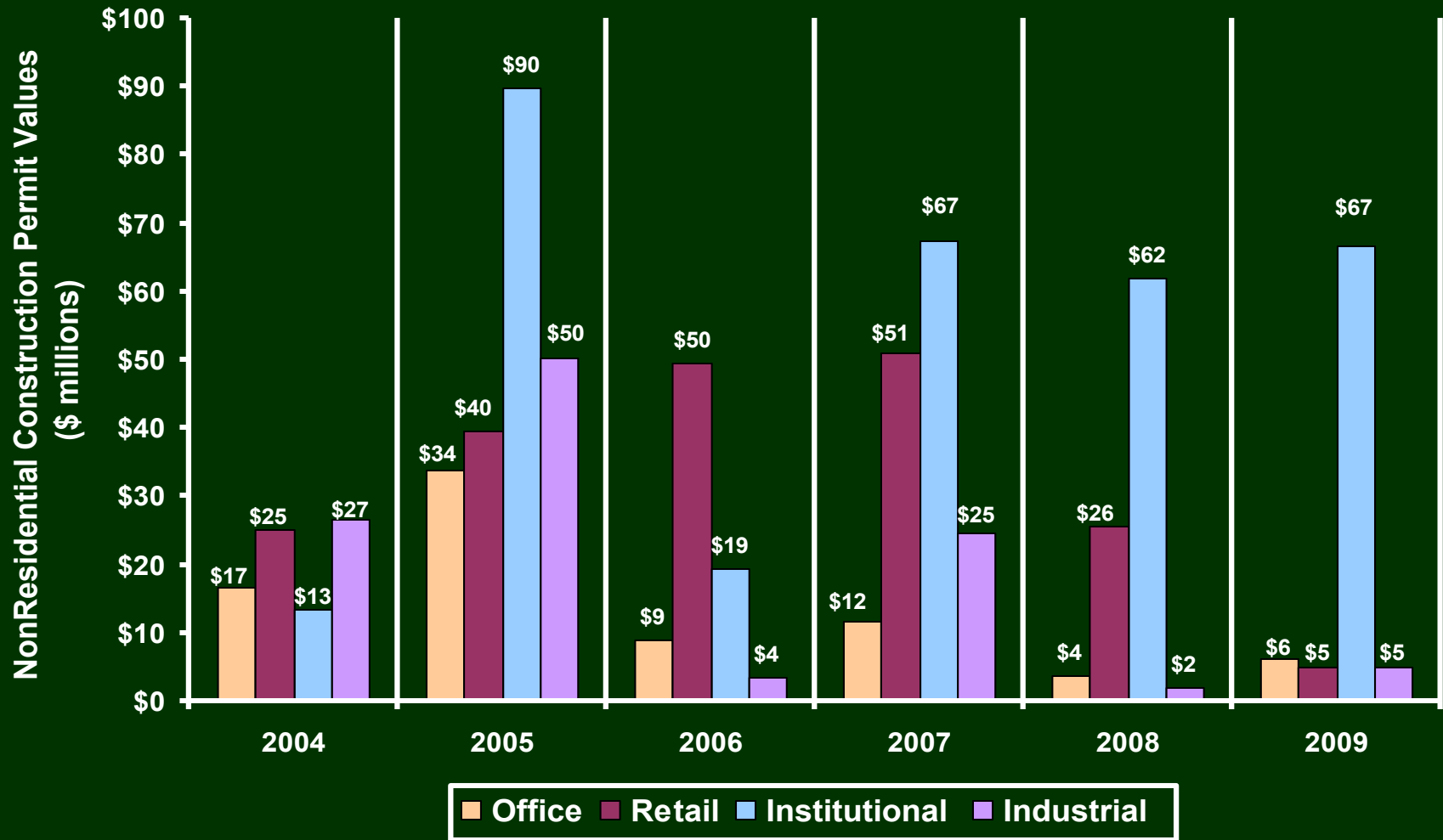
Correct Answer:

Trick Question

E. All of the above

Institutional Uses have led in commercial permit values issued primarily due to school and hospital facilities construction. Only in 2006 did the Retail category exceed the Institutional category in commercial permit values.

2004-2009 Nonresidential Construction Values by Land Use



5. How many single-family subdivision lots and multifamily dwelling units were approved by City-County Planning Board (CCPB) from 2004 through 2009?

- A. 11,000**
- B. 14,000**
- C. 17,000**
- D. 20,000**

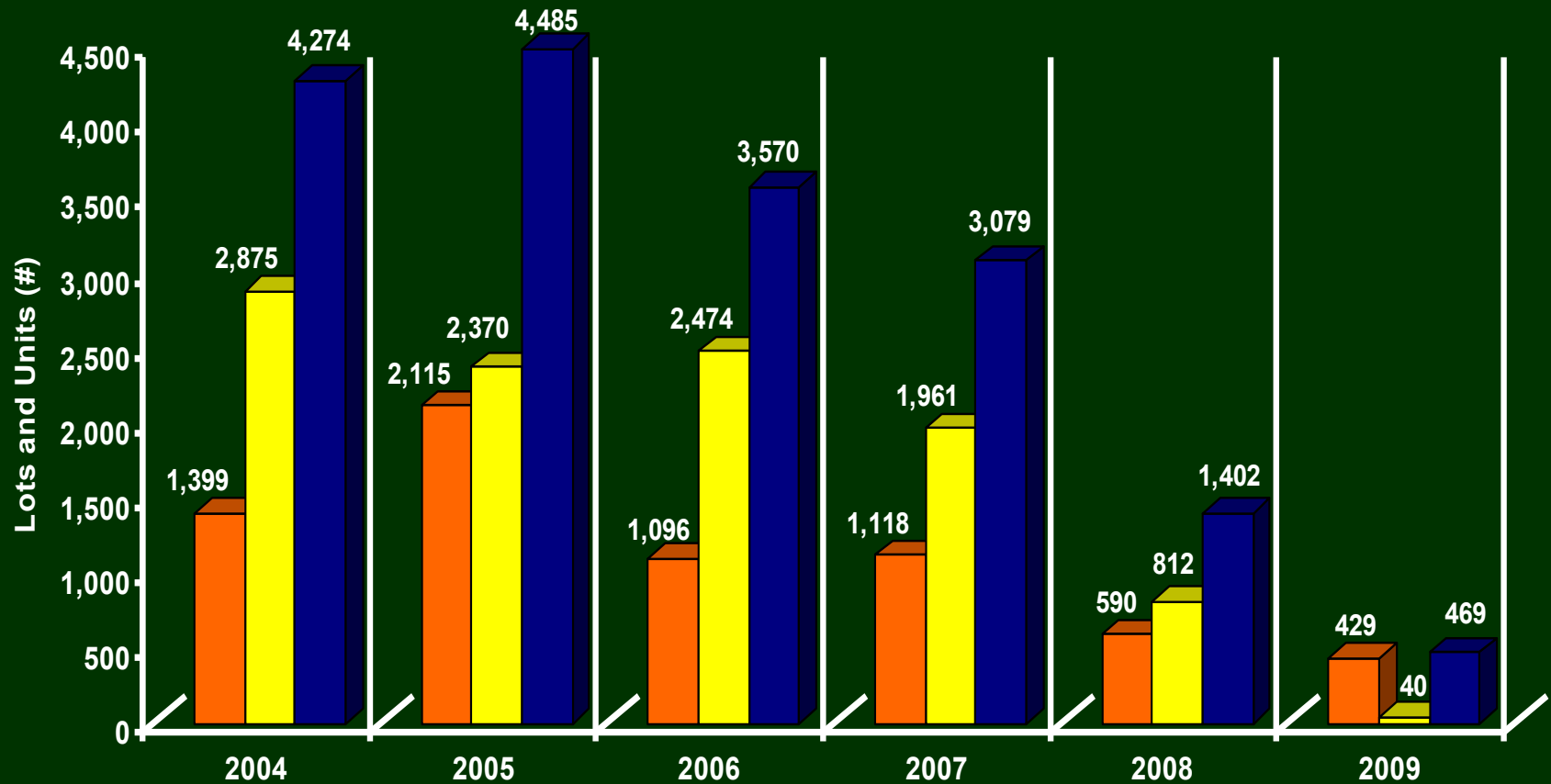
Correct Answer:

C. 17,000

10,000 single-family lots and **7,000** multifamily dwelling units were approved by CCPB.

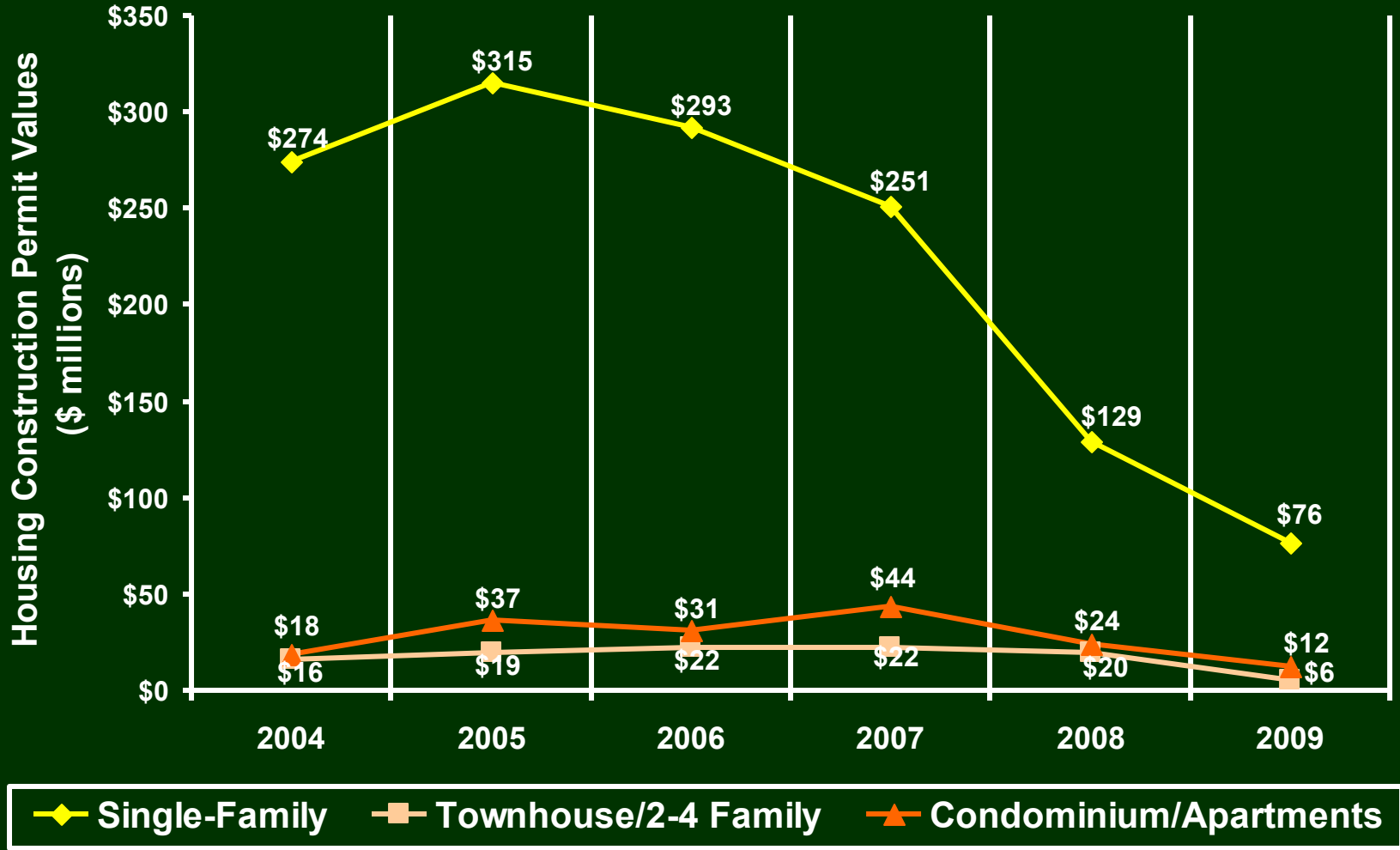
Building permits were obtained for 9,000 single-family lots and 5,000 multifamily dwelling units for a total of **14,000** dwelling units.

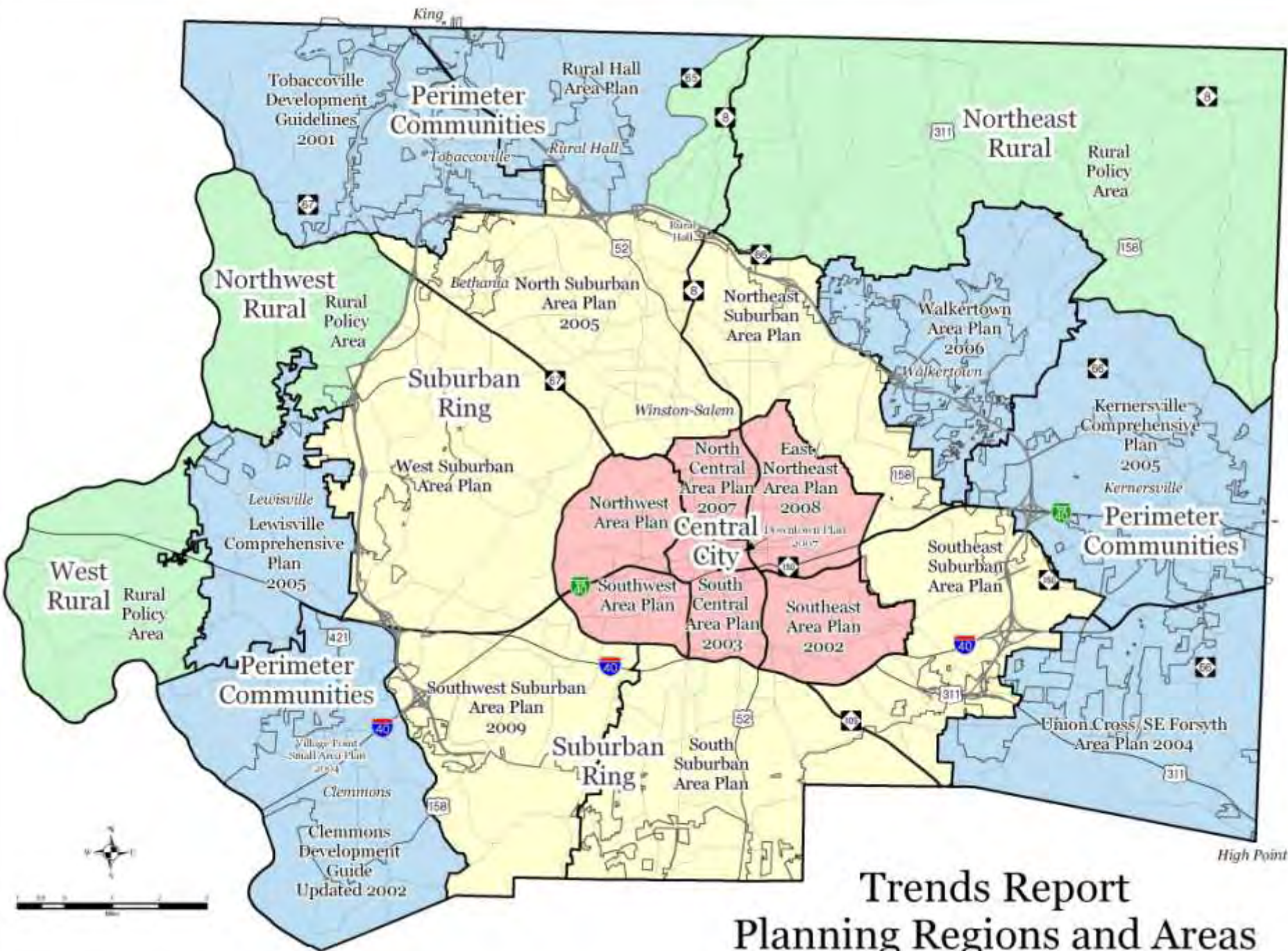
2004-2009 Forsyth County Lots & Dwelling Units



- Multifamily Dwellings
- Single-Family Lots
- Total Lots/Units

2004-2009 Residential Construction Permit Values

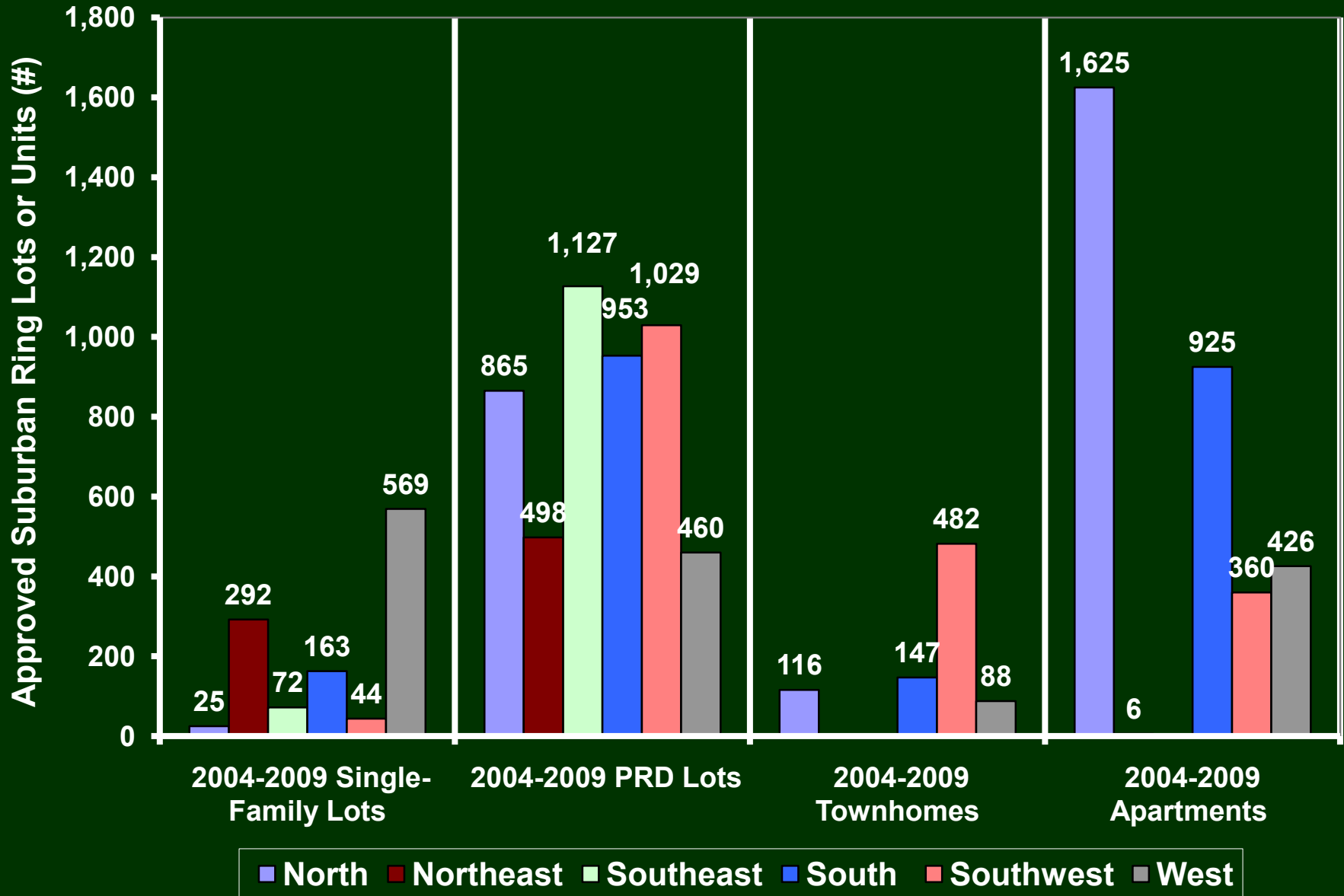




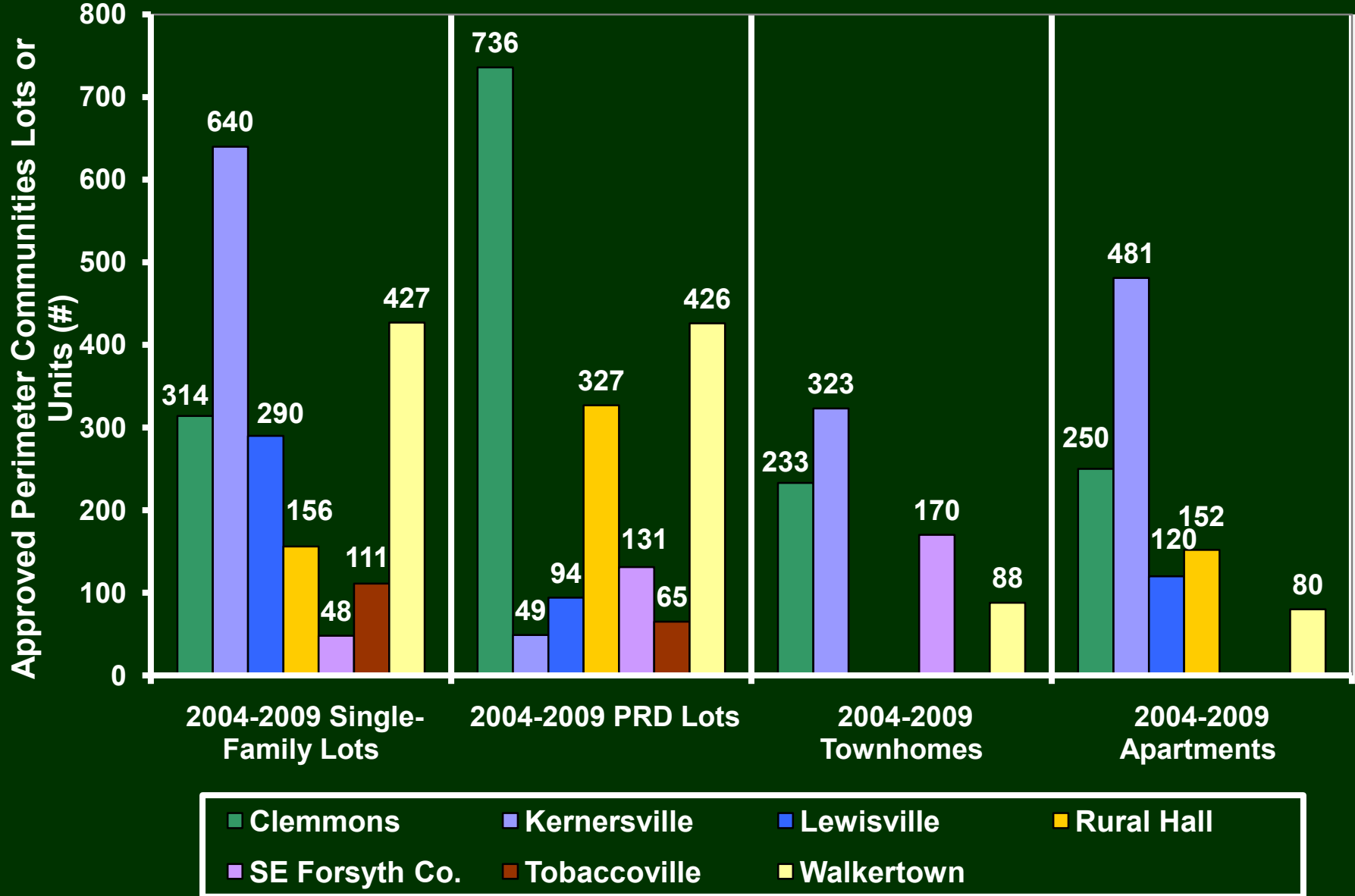
Trends Report Planning Regions and Areas

High Point

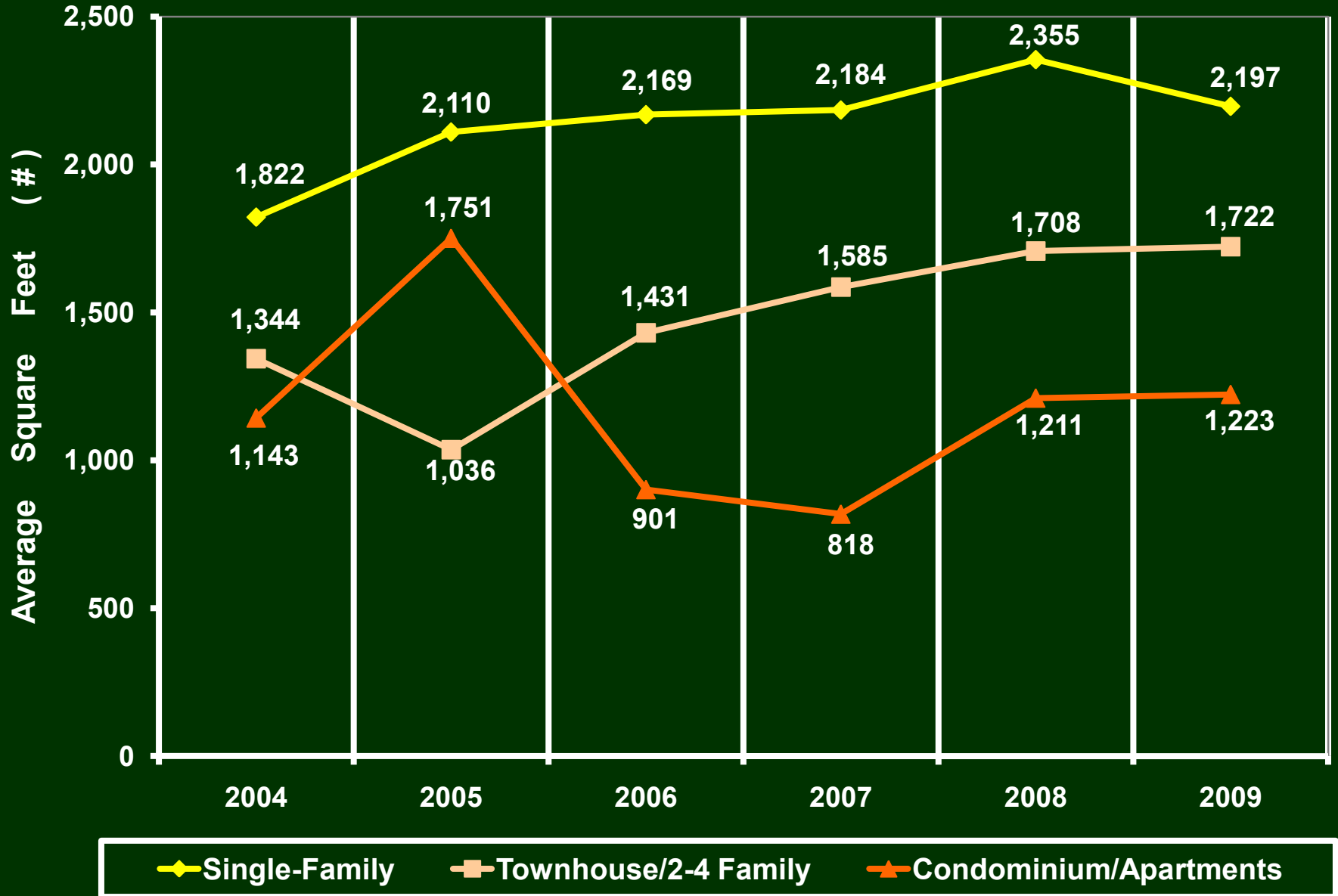
Housing Type by Winston-Salem Suburban Ring Location



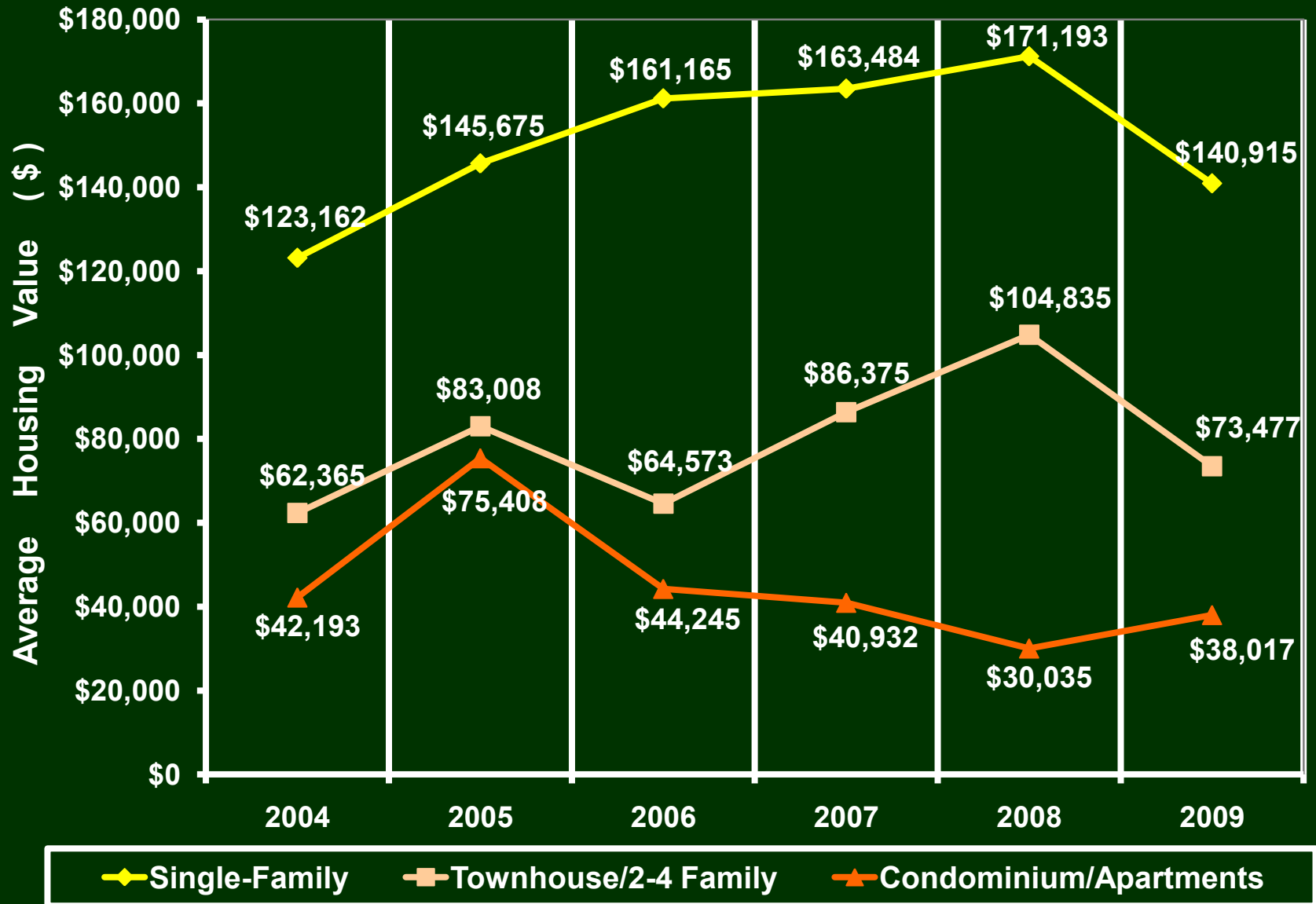
Housing Type by Forsyth County Perimeter Communities



Average Size by Housing Type



Average Value by Housing Type



Full 2009 Forsyth County Trends Report can be found on-line at:

www.cityofws.org/planning

WINSTON-SALEM *North Carolina*
and FORSYTH COUNTY

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FORSYTH COUNTY & WINSTON-SALEM
NORTH CAROLINA

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- Director's Welcome
- Kids In Planning Program
- Need a Speaker



City-County Planning Board

The City-County Planning Board is a joint City-County agency serving Winston-Salem and unincorporated Forsyth County as well as the smaller municipalities of Bethania, Clemmons, Lewisville, Tobaccoville, Rural Hall and Walkertown. The Board is

Welcome!



Paul Norby, FAICP
Director

CityLink
727-8000
citylink@cityofws.org

13 WSTV
Simply local

WSTV 13 Broadcast
Planning Board meetings are played on WSTV 13 at 10:00 a.m. on the 2nd Friday and at



LEGACY

2030 Update

Now More Than Ever

What is *Legacy*?

- The *Legacy Development Guide* is the current Comprehensive Plan for Forsyth County and Winston-Salem
- *Legacy* was adopted in 2001 by Forsyth County and its 8 municipalities
- *Legacy* focuses on general policies concerning the physical growth and development of the community



1. Most Action Items completed
2. Many new trends and issues
3. **120,000 more people by 2030**

Why Legacy Update?



120,000
New
People
by 2030

HOW
will we live as our
community **GROWS?**



LEGACY 2030 Update
www.legacy2030.com

Community's Guide for:

- Development Ordinance amendments
- Zoning changes
- Area Plan recommendations
- Governmental capital improvements

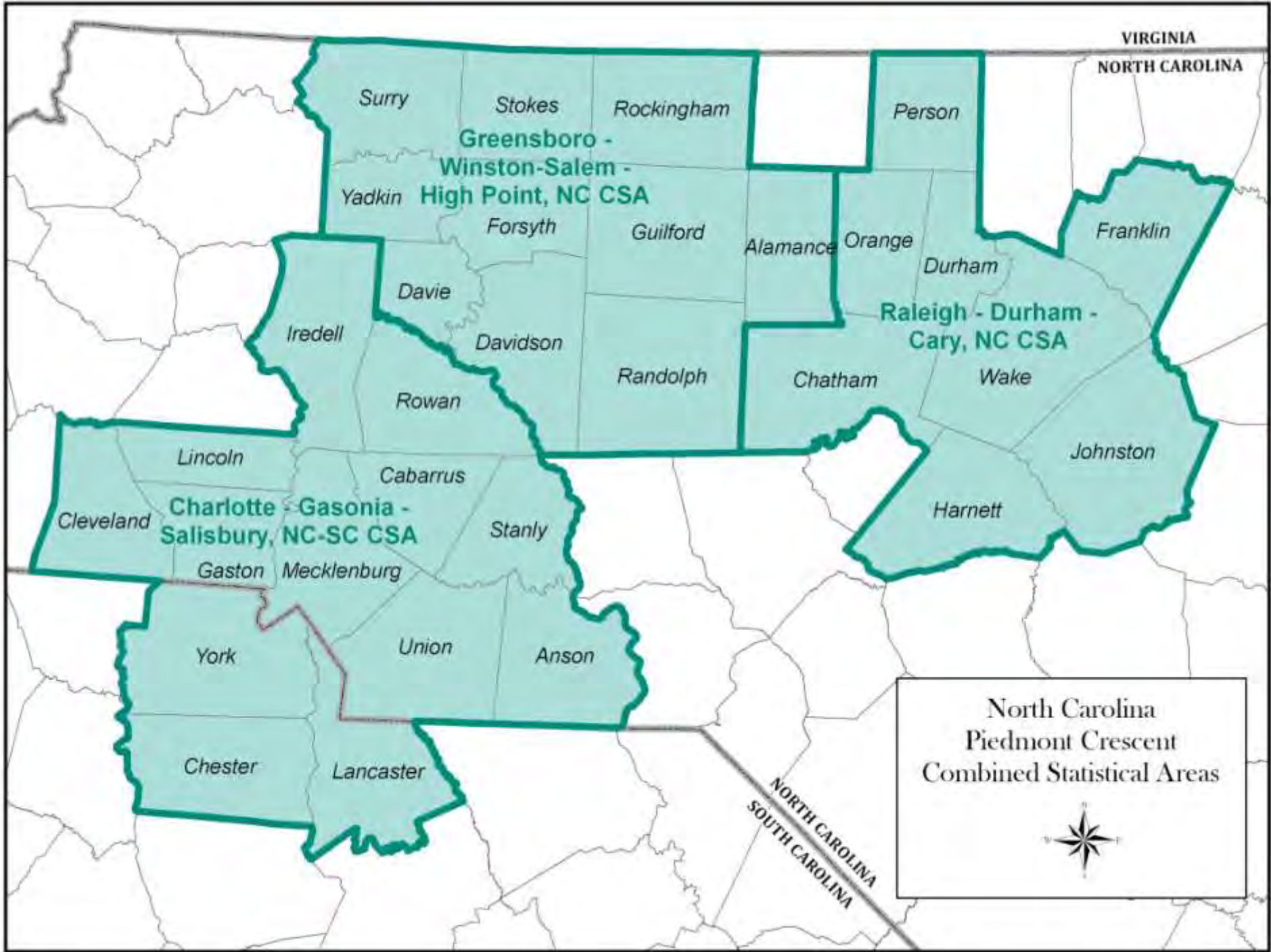
**Legacy
Applied**

THE LEGACY
Update



New Trends

- State Demographer says that North Carolina, the Piedmont Crescent, the Triad and Forsyth County are growing faster than previously projected;
- Considering the projected increase in population and the very low density development trends of the last several decades, Forsyth County could reach “build-out” on its serviceable land in 25 yrs;
- Future employment growth will most likely occur in the service and knowledge-based sectors with higher-paying jobs requiring higher levels of education; and
- Population diversity is increasing racially, ethnically and generationally, yet social and economic disparities remain.



VIRGINIA
NORTH CAROLINA

**Greensboro -
Winston-Salem -
High Point, NC CSA**

**Raleigh - Durham -
Cary, NC CSA**

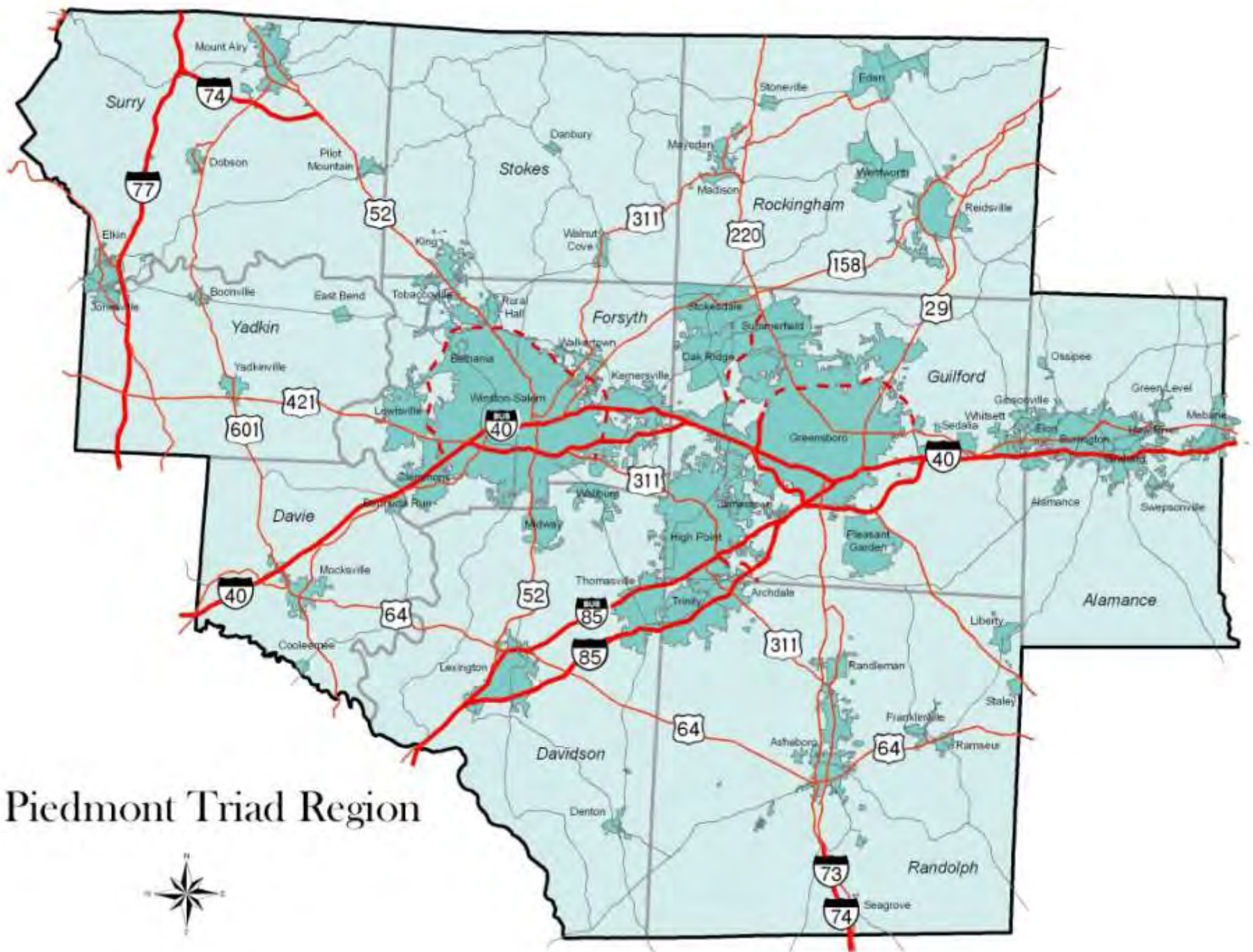
**Charlotte - Salisbury,
NC-SC CSA**

**Charlotte - Gastonia -
Salisbury, NC-SC CSA**

North Carolina
Piedmont Crescent
Combined Statistical Areas



NORTH CAROLINA
SOUTH CAROLINA



Piedmont Triad Region



Regional Context (Top 5 Counties)

<u>County</u>	<u>2010 Population</u>	<u>2010 Est. Employment</u>	<u>Acreage</u>
Piedmont Triad (10-Counties)	1,581,000	963,000	3,192,000
Guilford	488,406	361,000	416,000
<u>Forsyth</u>	<u>350,670</u>	<u>243,000</u>	<u>264,000</u>
Davidson	162,878	77,000	353,000
Alamance	151,131	83,000	275,000
Randolph	141,752	68,000	504,000

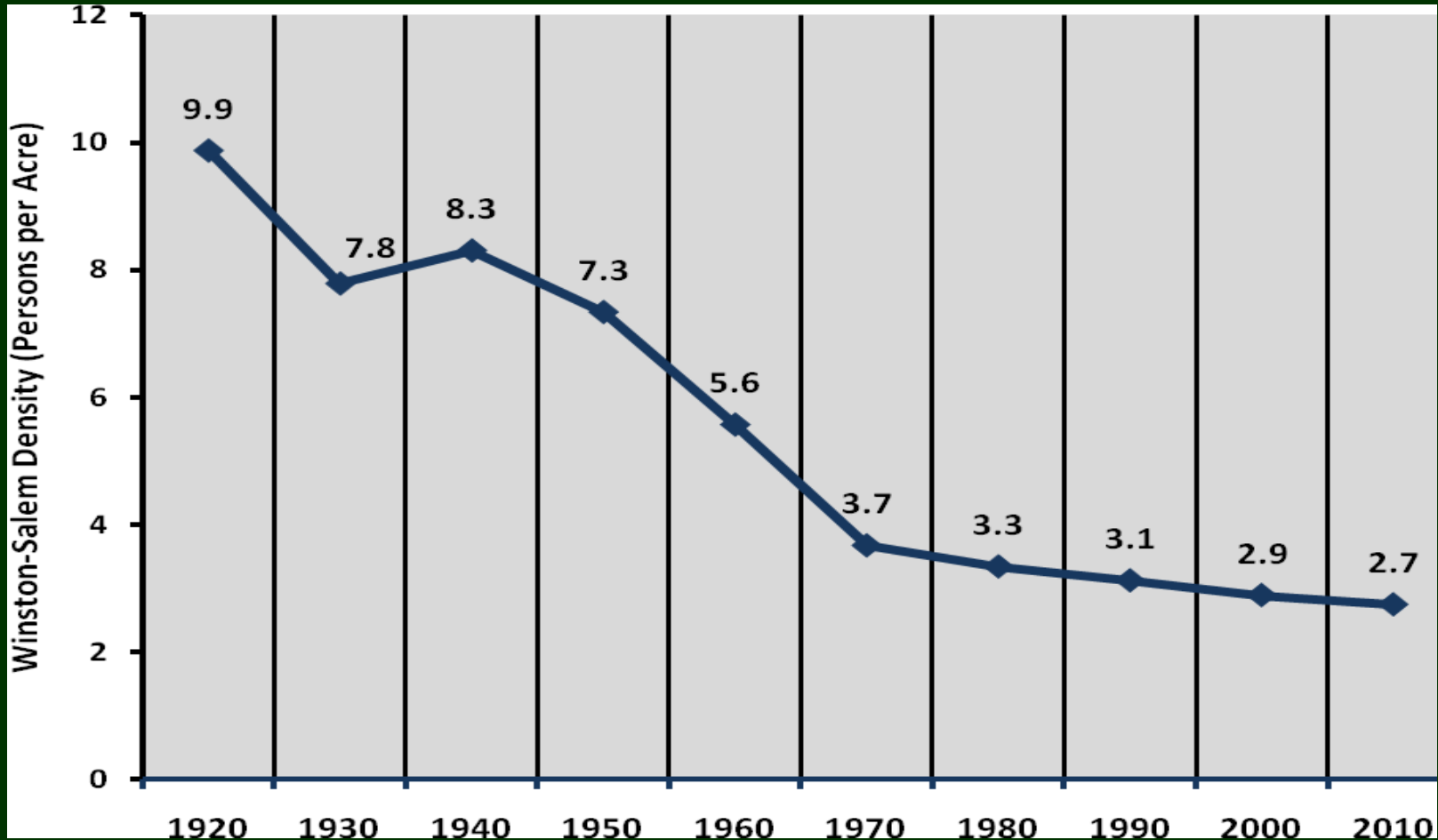
• **Forsyth County 2nd in Population & Employment, smallest in size**

Growth Patterns and Impacts

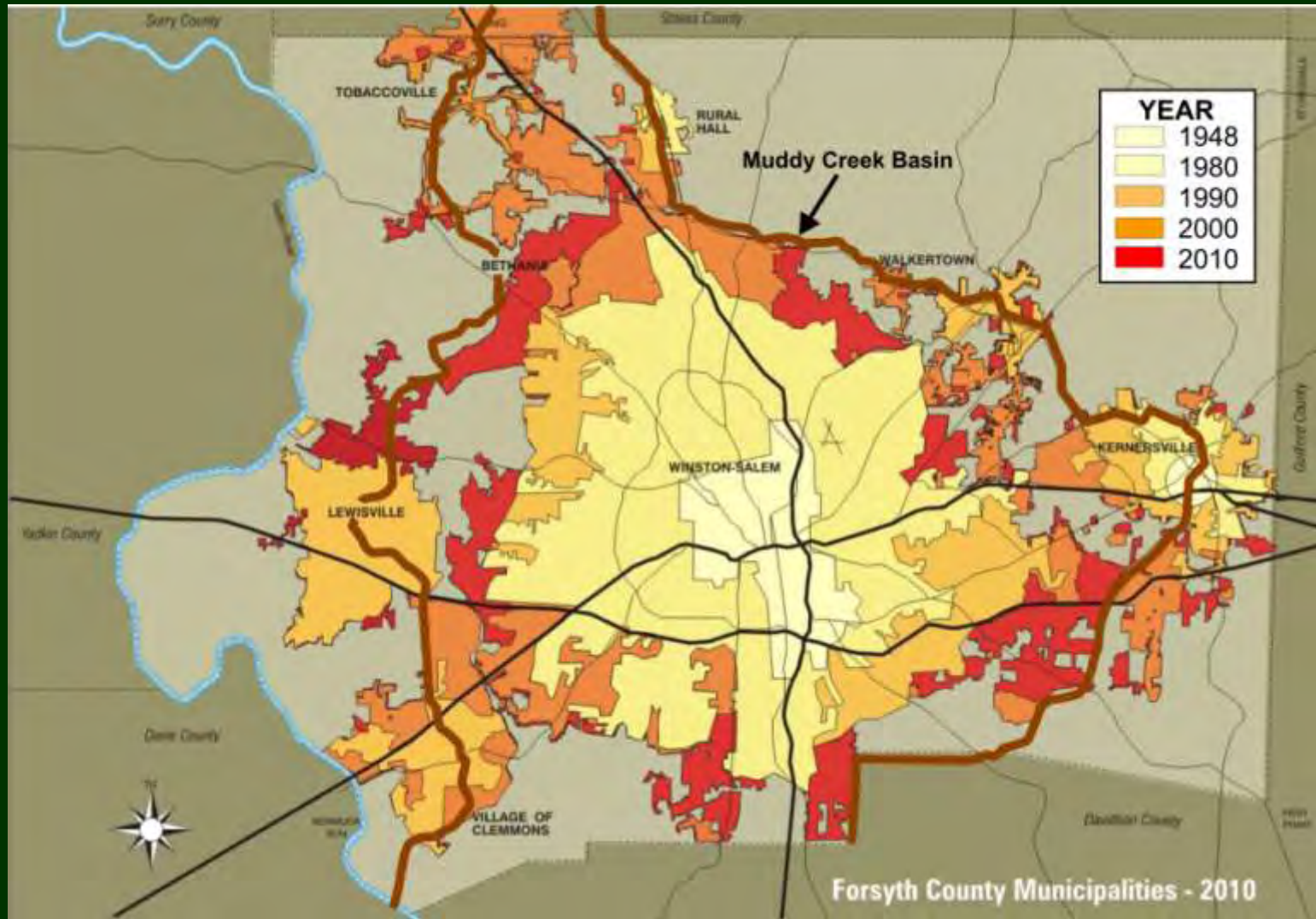
- Growth in last few decades primarily suburban
- Our suburban growth consumes land at 1.5 times population growth, with a 4-fold increase in Vehicle Miles Traveled and a 5-fold increase in Vehicle Hours Traveled
- Lack of street connectivity limits our growth potential

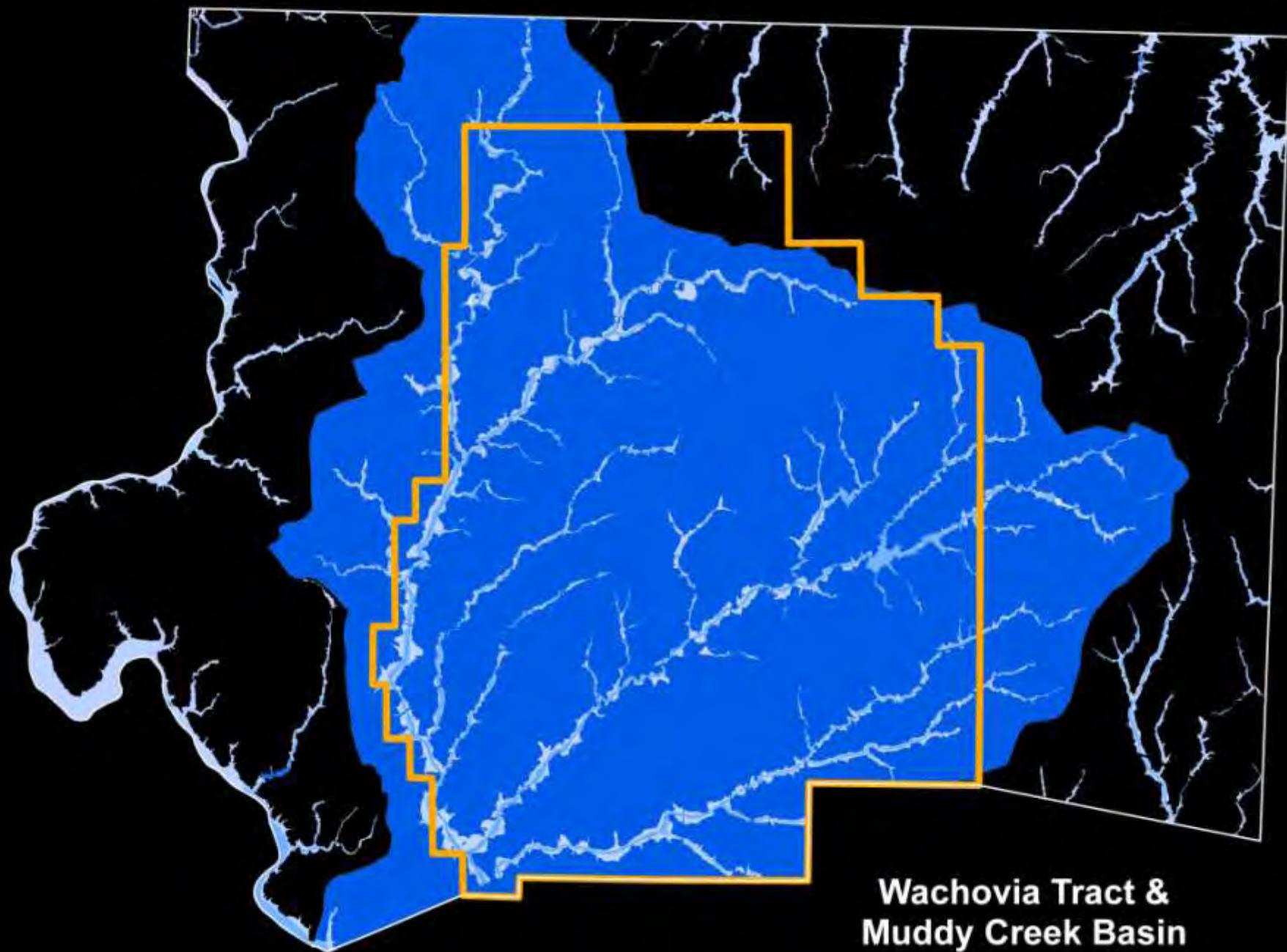


1920-2010 Winston-Salem Population Density by Decade (persons per acre)

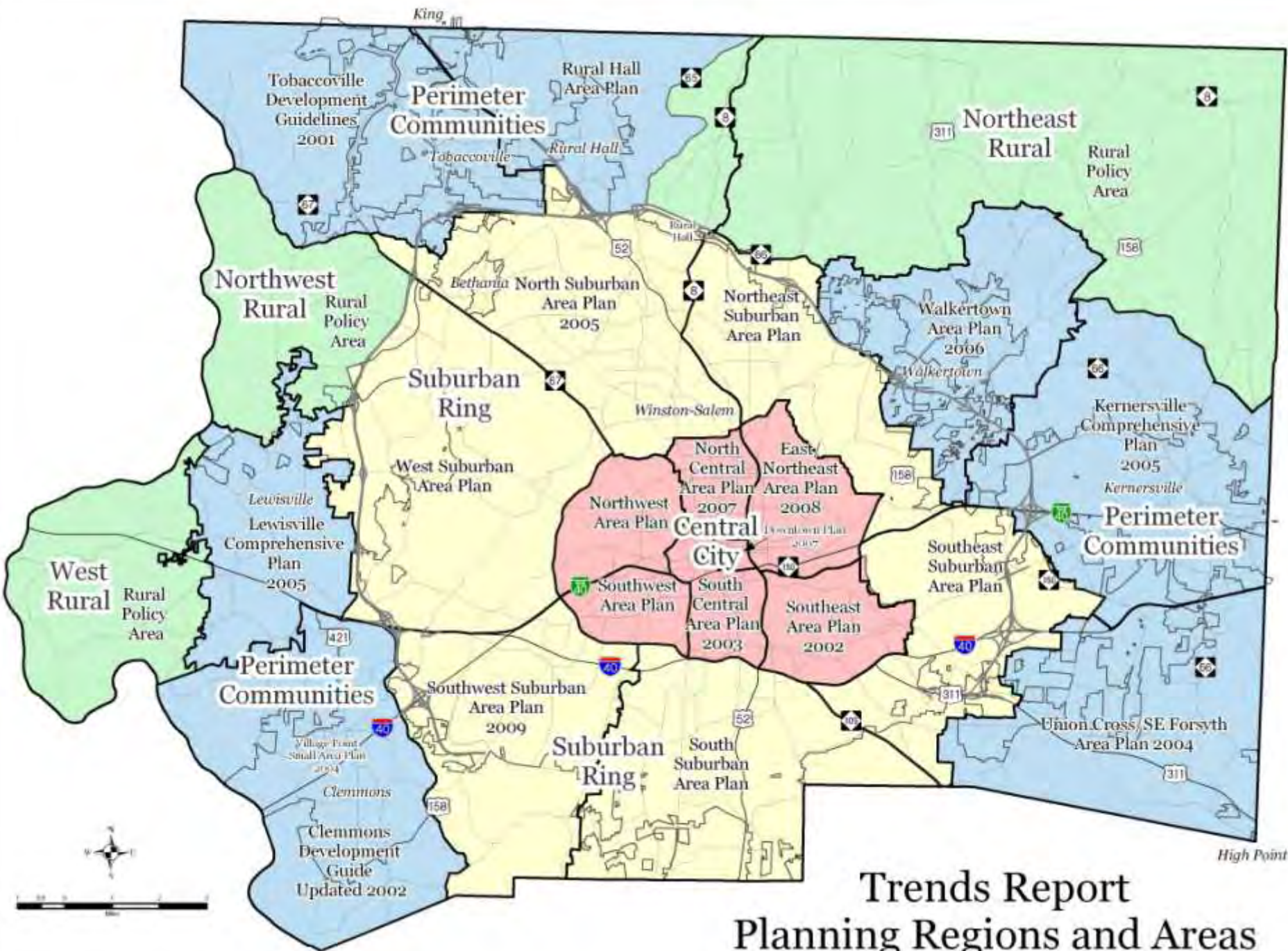


Developed Land Area is Expanding Faster Than the Rate of Population Growth



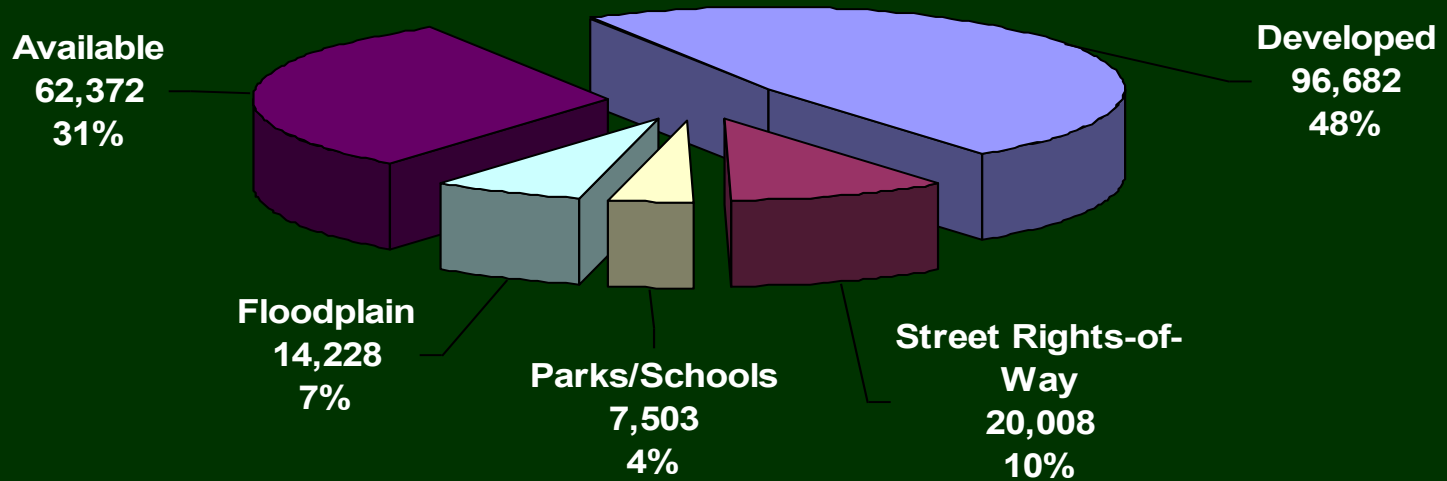


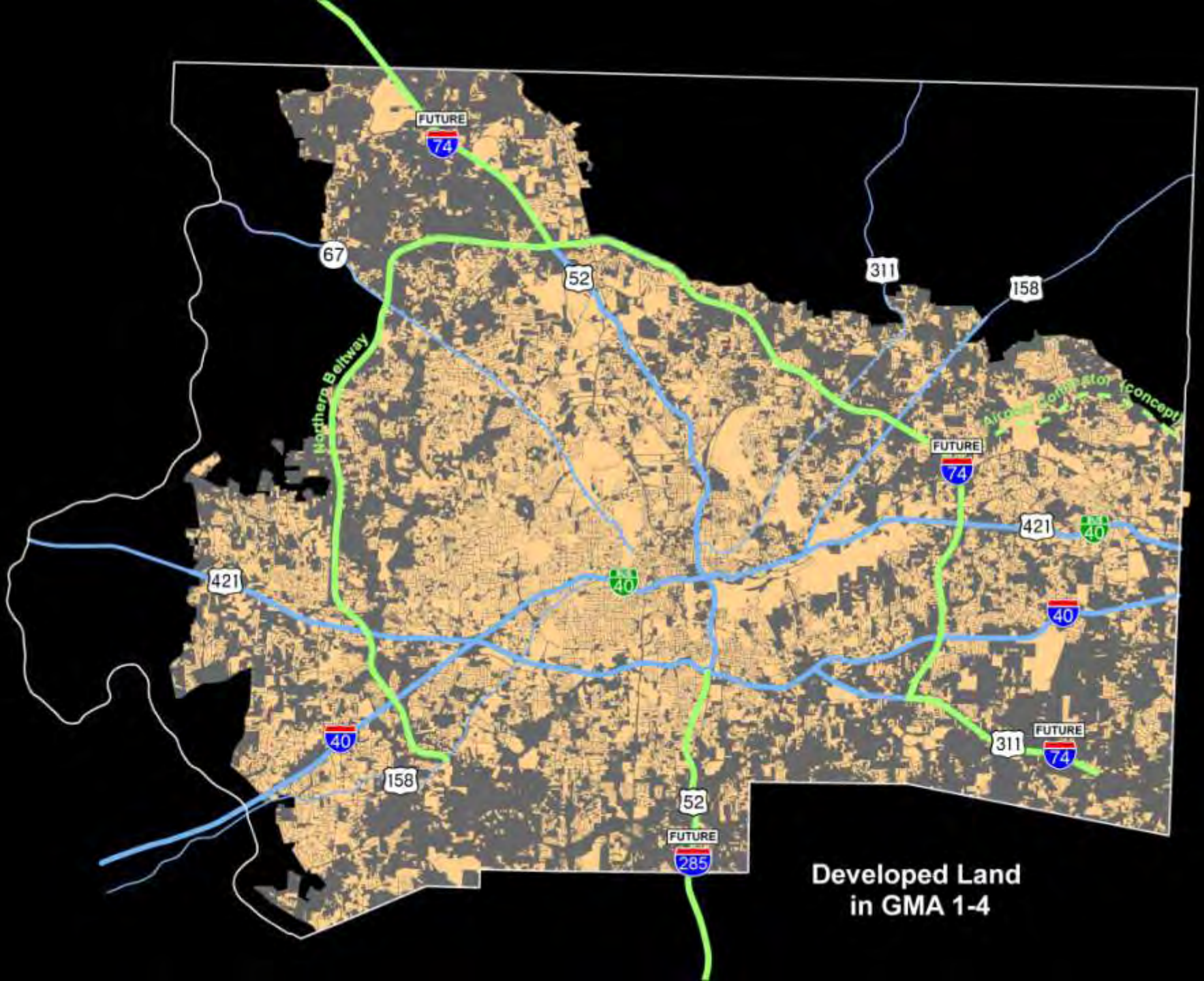
**Wachovia Tract &
Muddy Creek Basin**



Trends Report Planning Regions and Areas

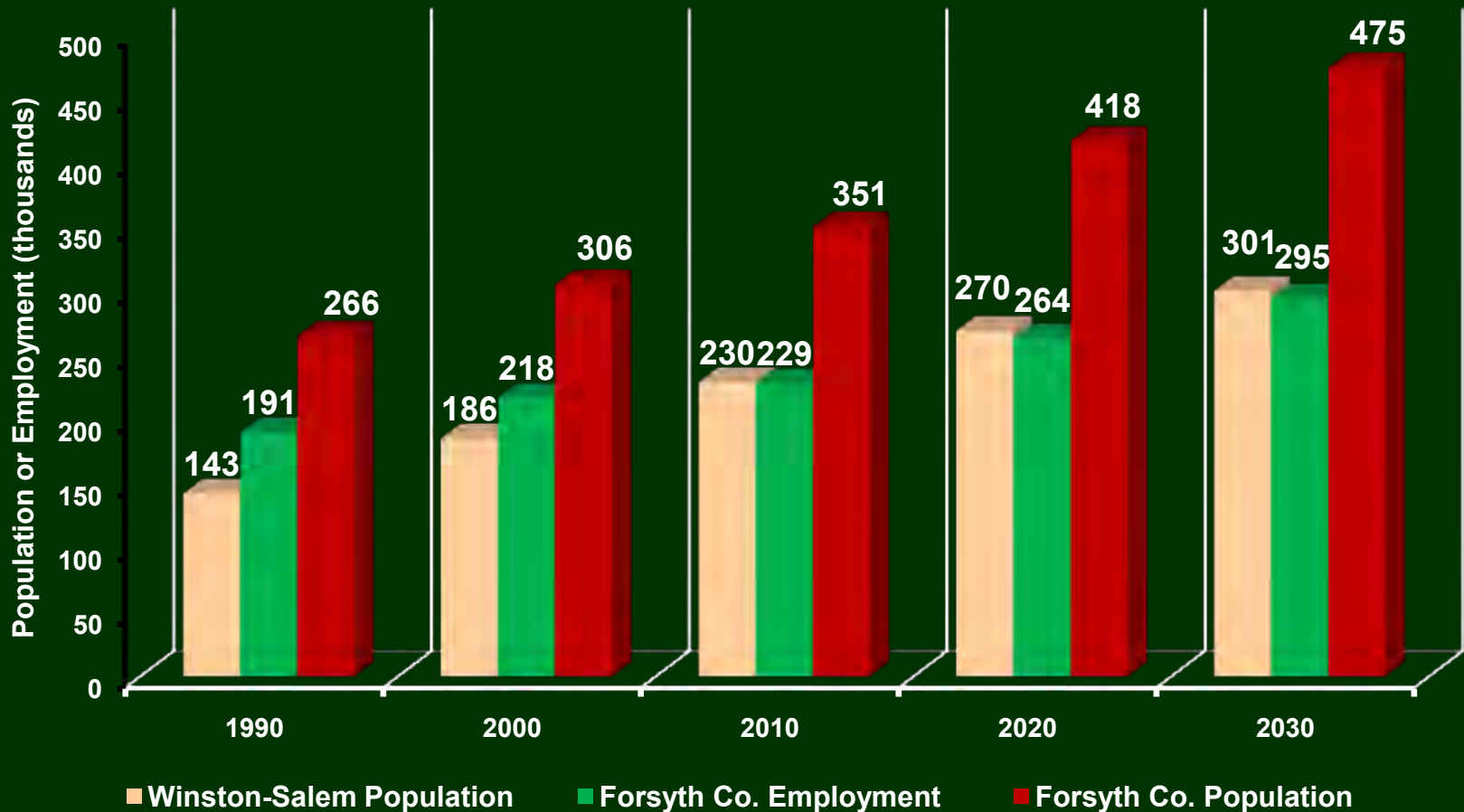
2010 Forsyth County Acreage by Land Use





Developed Land
in GMA 1-4

1990-2030 Winston-Salem/Forsyth County Population & Employment



Forsyth County

Winston-Salem



LEGACY 2030 Update

Forsyth County

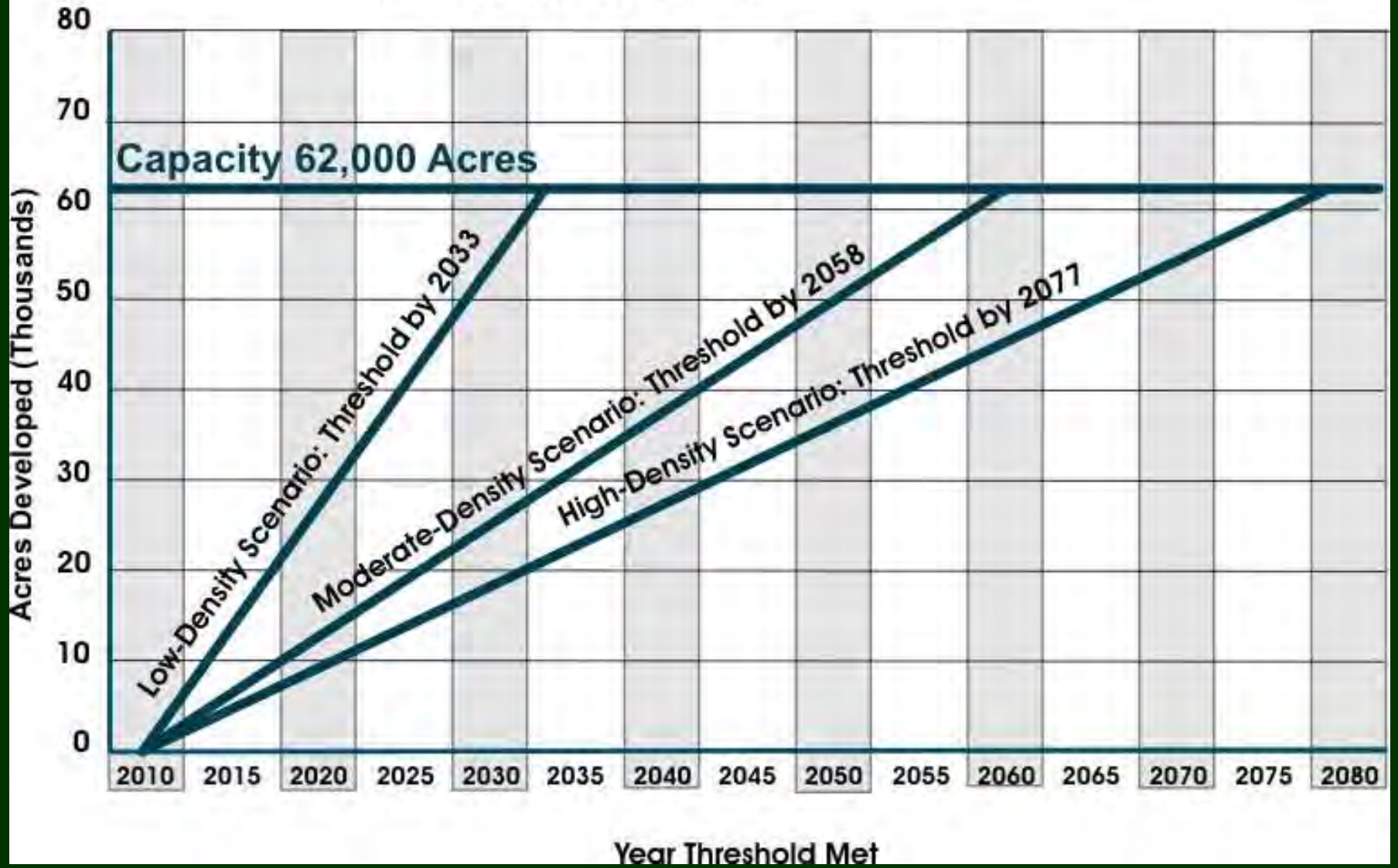
Winston-Salem

High Point



LEGACY 2030 Update

Future Land Development



More Diverse, with Income and Educational Disparities

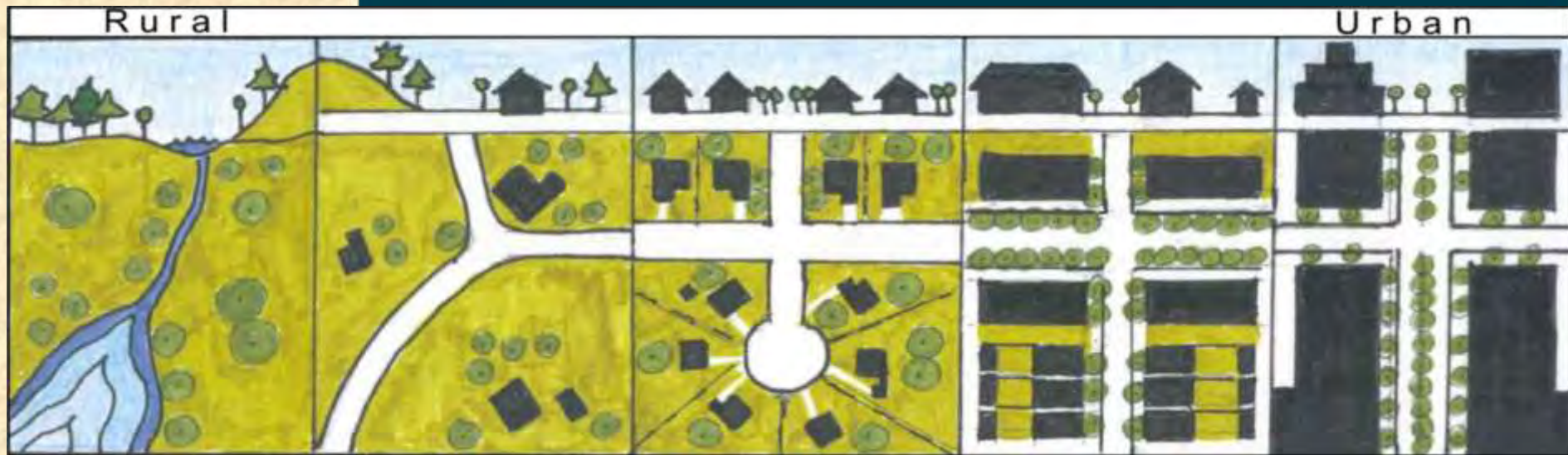
Forsyth County Selected Demographics	Hispanic	African-American	White	Asian	Overall
1990 Percent of Forsyth County Population	0.8%	24.8%	73.6%	0.6%	
2010 Percent of Forsyth County Population	11.9%	25.5%	58.7%	1.8%	
1990-2010 Percent of Forsyth County Population Growth	46.8%	27.9%	12.1%	5.6%	
2009 Median Age	24.1	33.4	42.1	33.6	37.1
2000-2009 Pre-Seniors Growth (55-64 years old)	133.3%	53.6%	34.8%	159%	41.1%
2009 Median Household Income	\$32,240	\$33,502	\$55,492	\$64,819	\$47,438
2009 Percent Owner-Occupied Housing	35%	47.5%	77.4%	54.3%	66.9%
2009 Percent with High School Degree	52.4%	85.2%	90.2%	92.1%	86.3%
2009 Percent with Bachelor's Degree	12.5%	21.7%	35.2%	61.2%	30.8%
2009 Percent Living Below Poverty Level	36.2%	24.3%	7.4%	6.4%	14.6%

Implications of Demographic Changes for Future Planning

- Increasing diversity introduces needs for more diverse residential options with better accessibility to jobs
- Aging population will demand more walkable, mixed use environments
- Dispersed, low-density residential pattern makes it difficult and costly to provide transportation options for older populations, single-parent households, households sensitive to gas prices
- Growth in knowledge-based economy creates demands for more vibrant urban living options for “Gen-X” workers
- Starting to see new trends in net increase in college-educated workers, and more urban living

Growth Management Areas Defined

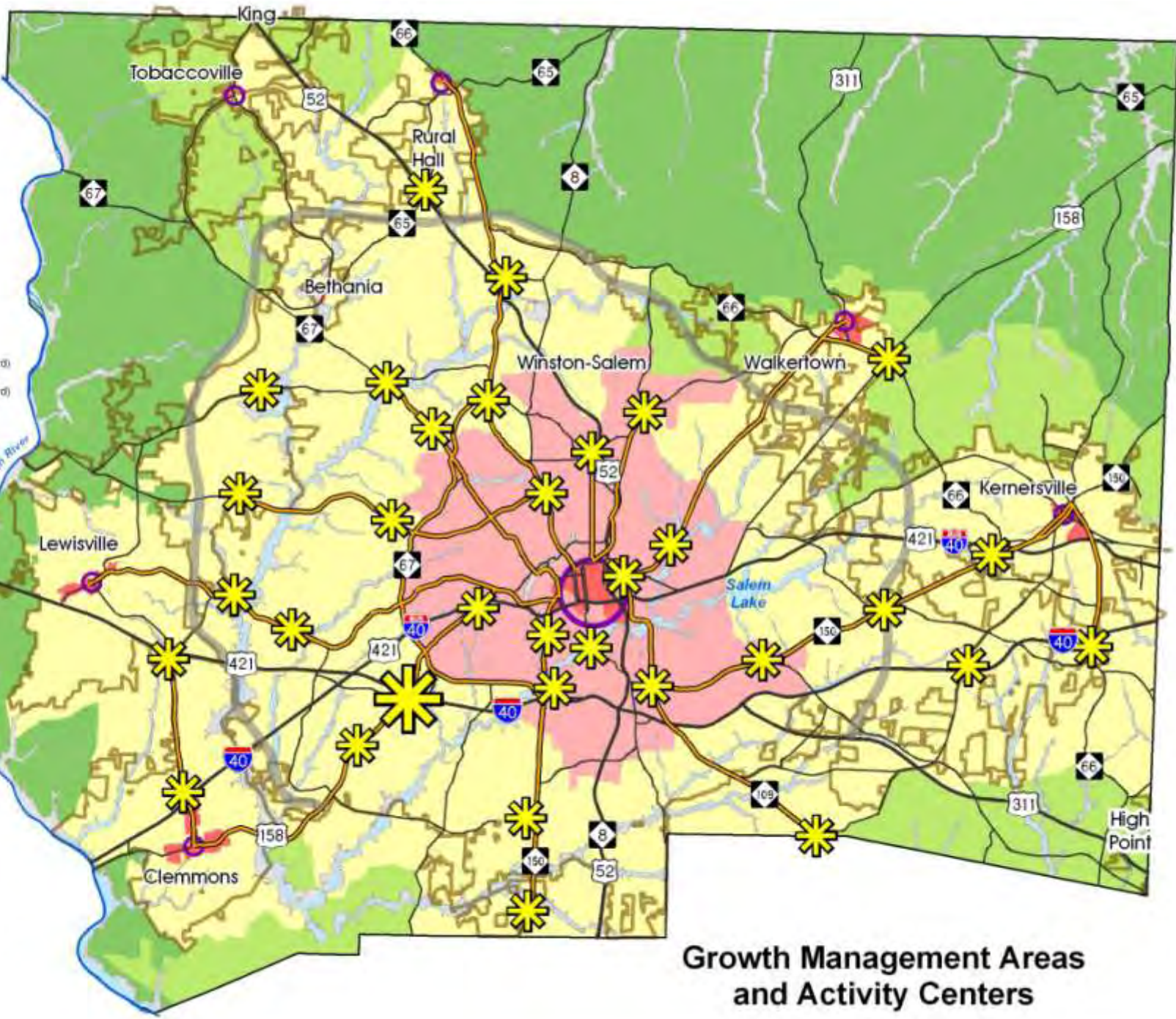
- Our current Growth Management Plan follows the urban to rural continuum and has 5 zones:
 - Rural Area (Green)
 - Future Growth Area (Light Green)
 - Suburban Neighborhoods (Yellow)
 - Urban Neighborhoods (Pink)
 - Urban Downtown (Red/Purple Circle)



Growth Management Plan

Growth Management Areas

- City of Town Center
- Urban Neighborhoods
- Suburban Neighborhoods
- Future Growth Area
- Rural Area
- Activity Center
- City or Town Center
- Growth Corridors
- Proposed Beltway
- Municipality
- Floodway
- Floodplain (0.1% Annual Chance Flood Hazard)
- Floodplain (0.2% Annual Chance Flood Hazard)



Growth Management Areas and Activity Centers

Will we run out of land for growth?

- **Many factors will affect the rate of growth and the ultimate build-out population including:**
 - Availability of land suitable and feasible for development (and is it for sale?)
 - Economic Growth
 - Resistance to rezoning as land supply dwindles
 - Future development densities, etc.
 - Promotion of redevelopment vs new development

Why does how we grow matter?

Dispersed development patterns:

- Require much more public cost for infrastructure such as roads, utilities, and public facilities
- Increase costs for delivery of services such as sanitation, emergency services
- Increase traffic congestion, travel time and air pollution
- Result in a loss of prime industrial sites, sites for larger mixed-use development, agricultural land and open space



Growth Choices and Impacts



**Segregated
and
Inefficient**

**Integrated,
Interactive, and
Efficient**

Visual Images--Higher Density Housing



← 1920s



1960s →



← Today

Visual Images—Gentler Density Housing



← 1920s

1960s →



← Today

Legacy Update Chapter Outline

- **Introduction**
- **Legacy Vision and Goals**
- **Updated Trends**
- **Growth Management Plan**
- **Land Use**
- **Transportation**
- **Economic Development**
- **Environmental Quality and Sustainability**
- **Healthy Living**
- **Community Character**
- **Downtown and the Center City**
- **Neighborhoods**
- **Rural Policy**
- **Land Use Regulations**
- **Area Plans**
- **Key Public Investments**

Public Input Sessions

- **April 26---Sawtooth Center**
 - Intro and first 3 “Foundational” Chapters
- **June 7—Anderson Center at WSSU**
 - Special Subject Chapters
 - Land Use, Transportation, Economic Development, Environmental Quality and Sustainability, Healthy Living, Community Character
- **September 20—Lawrence Joel Coliseum**
 - Geographic Chapters
 - Downtown and Center City, Neighborhoods & Small Towns, Rural Area
- **November—TBA**
 - Implementation Chapters
 - Land Use/Zoning Implementation, Area Plans, Key Public Investments
- **Early 2012—Entire Draft**