



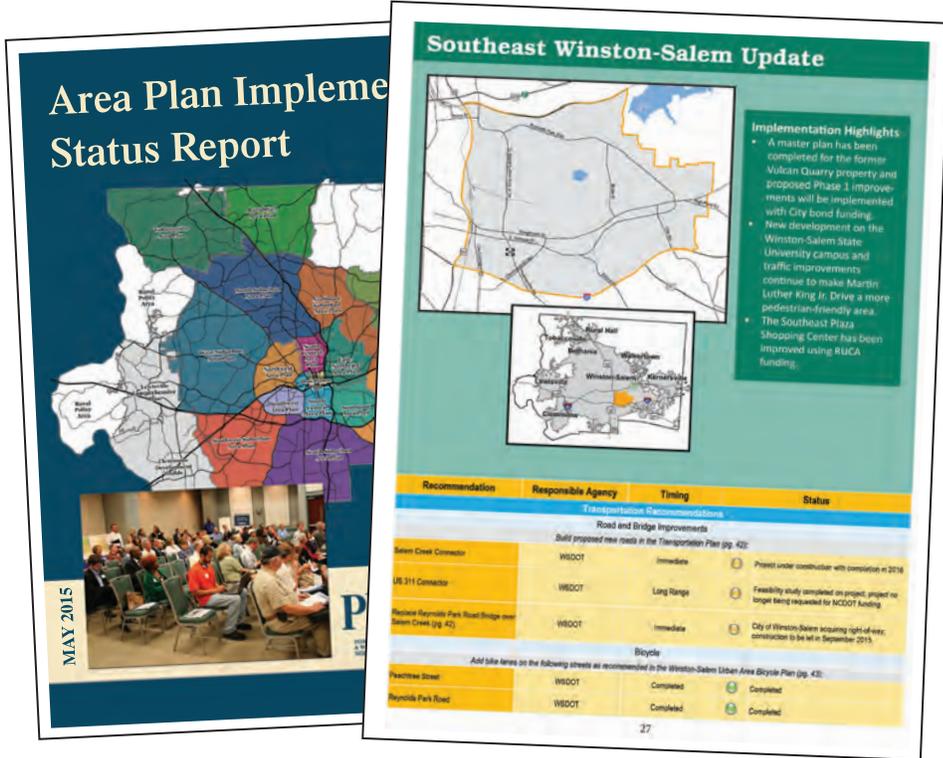
PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

Volume 10, Number 4 July 2015

A Publication of the Forsyth County & Winston-Salem Planning and Development Services Department

Area Plan Implementation Status Report

Every two years, the Planning and Development Services Department prepares an [Area Plan Implementation Status Report](#) to evaluate the status of area plan recommendations. This report acts as a tool to help elected officials, City/County departments, outside organizations and the general public review the status of specific projects, prioritize work program items and budget requests, and establish capital improvement priorities. This year, staff designed the report to be more visually appealing and user friendly, incorporating all area plan recommendations and including graphic indicators that show the status of each recommendation at a glance. The revised report format also includes *Legacy 2030* chapter summaries to provide an overview of the functional elements included in *Legacy* and implemented through area plan recommendations. The 2015 report is available on the Planning Department website at www.cityofws.org/planning.



New Neighborhood Business District



The Planning Board recently recommended approval of a text amendment revising the Neighborhood Business (NB) District regulations to promote neighborhood retail that meets the needs of

area residents in a walkable and inviting environment. The changes help create the low-intensity commercial zoning district recommended in *Legacy 2030* and discussed in all recent area plans. Previously, the NB District was lightly used and had several restrictions that limited its usefulness.

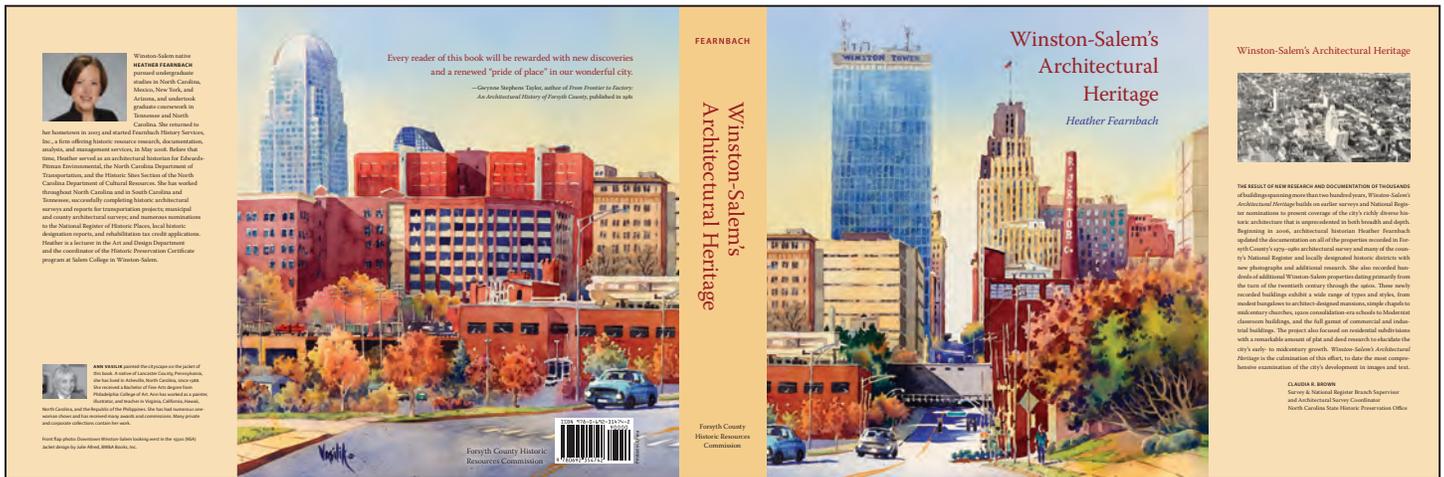
The revised Neighborhood Business District requires pedestrian orientation and a number of design elements intended to protect the character of surrounding residential neighborhoods. These elements include allowing on-street parking and requiring off-street parking to be located to the side or rear of principal structures, as well as landscaping to buffer adjacent residentially-zoned property.

Signage is limited to one freestanding sign; attached signage up to 5% of a building wall on street-facing facades. Building area is limited to 5,000 square feet per floor. Design enhancements required in urban and suburban areas include building entrances facing the street, minimum ground floor transparency requirements and pedestrian-oriented architectural features.

Uses in the revised NB District are limited to protect nearby residences. Prohibited uses in Growth Management Areas (GMAs) 1, 2 and 3 include motor vehicle repair and maintenance, convenience stores, gasoline sales and retail stores specializing in automobile supply. Boarding houses, car washes, drive-through restaurants and clubs are prohibited in all GMAs.

The Winston-Salem City Council will begin considering the text amendment in July; the Forsyth County Commissioners will consider the amendment after City Council adoption. When adopted by the elected bodies, the revised NB District will be a tool for encouraging smart, mixed-use development that protects the character and integrity of neighborhoods. A copy of the [text amendment \(UDO-262\)](#) is available on the Planning Department website at www.cityofws.org/planning.

Winston-Salem's Architectural Heritage Has Arrived and is on Sale Now!



Winston-Salem's Architectural Heritage, written by Winston-Salem native Heather Fearnbach, provides a comprehensive overview of the city's distinctive built environment. The book profiles individual resources ranging from sturdy mid-eighteenth-century dwellings to postmodern skyscrapers as well as the neighborhoods that were constructed into the 1960s.

Copies are now available at the Bryce A. Stuart Municipal Building at 100 E. First Street (at the corner of E. First and S. Church Streets) in Winston-Salem at the revenue counter on the first floor. They accept all forms of payment and have the books available at the counter. The book is on sale for \$60.00. The book can also be purchased online at www.cityofws.org/heritagebook and mailed to you for an additional \$16.00.

Heather Fearnbach, the author, will make presentations throughout Winston-Salem so that every part of the community has an opportunity to hear about their own unique architectural history. Books will be sold at each presentation. A list of the remaining summer presentations is provided below. There will be more presentations in the fall and some smaller events, so keep your eye on our website at www.cityofws.org/heritagebook. If you have questions, please contact Michelle McCullough at 747-7063 or michellem@cityofws.org.

Meet Heather

Winston-Salem's Architectural Heritage
Author Heather Fearnbach will be at these locations for a special presentation.

July 16, 2015	Reynolda House Museum of American Art	12:00 noon	Reynolda House 2250 Reynolda Road
July 21, 2015	East Ward Presentation	6:00 p.m.	Rupert Bell Community Center 1501 Mount Zion Place
July 28, 2015	Southeast Ward Presentation	6:00 p.m.	Sprague Street Community Center 1350 East Sprague Street
August 4, 2015	South Ward Presentation	6:00 p.m.	Southside Library 3185 Buchanan Street
August 18, 2015	Southwest Ward Presentation	6:00 p.m.	Miller Park Recreation Center 400 Leisure Lane

Want more information?

Contact the City-County Planning Board Office
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The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.

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