



PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

Volume 10, Number 4 September 2015

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

East-Northeast Winston-Salem Area Plan Update

Planning and Development Services staff recently completed a draft of the *East-Northeast Winston-Salem Area Plan Update*. The general plan area is located south of Akron Drive, west of US 52, north of Business 40, and east of US 158. The area is getting renewed interest by non-profit and for profit developers with new development activity anticipated in the near future.



Neighborhood residents gave their input on the draft plan at a series of four meetings held between March and June 2015. Specific recommendations in the draft plan include adding new commercial development along Martin Luther King, Jr. Drive and new mixed-use development near the Wake Forest Innovation Quarter, in and around the Cleveland Avenue Homes area, and at Lakeside Apartments on New Walkertown Road.

The City-County Planning Board held a public hearing on the plan in August and voted to recommend adoption of the plan. The City Council will hold a public hearing on October 5.

After adoption, the plan will guide future land use and public investment decisions, including those for transportation, community facilities, housing, community development, historic preservation, economic development, design and appearance. The draft plan is available on the Planning Department's web page, www.cityofws.org/planning.

Martin Luther King, Jr. Drive street view of proposed improvements



Potential Redevelopment of Martin Luther King, Jr. Drive

Parking Regulation Changes

Highways, streets, parking lots and driveways can occupy as much as one-third of a community's land area. The *Legacy 2030 Update* includes numerous recommendations related to parking areas and regulations. Planning and Development Services staff has proposed a text amendment (UDO-261) to reduce the visual and environmental impacts of parking areas and to encourage opportunities for walking and bicycling between businesses and residences. The four major provisions of UDO-261 are:

Bicycle Parking Standards: Bicycle parking will be required for new commercial and multifamily developments in the urban and suburban areas of Winston-Salem and Forsyth County. Development in future growth areas and rural areas is exempt from the bicycle parking requirements. Bicycle parking requirements are based on ratios ranging from 1 space per 5,000 square feet of building to 1 space per 50,000 square feet of building area. Most developments would be required to provide 2 to 6 bicycle spaces.

Cross-Access Drives: Cross-access drives to provide vehicular access between adjacent uses will be required for new development and for significant expansions to existing office, commercial, or institutional uses along thoroughfares. The regulations require connections to up to two adjoining properties and include exemptions when conditions are unsuitable for cross-access drives.

Pedestrian Walkway Connections: Five-foot pedestrian walkways will be required to connect public sidewalks along thoroughfares with one major entrance of new commercial, institutional, or multifamily uses, or major additions. Like cross-access drives, the regulation provide several possible exemptions when walkways are unfeasible.

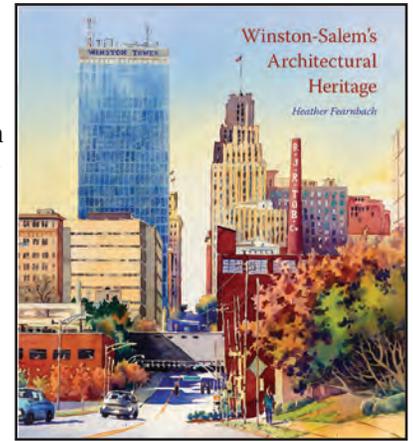
Interior Parking Lot Tree Plantings: Additional interior parking lot tree plantings will be required for new developments that exceed 175% of minimum parking requirements. Parking lot landscaping will also be required for retrofits or expansions of existing buildings or redevelopment, based on the percentage of the gross floor area affected.

The parking ordinance changes were recommended by the Planning Board in July and are scheduled to be heard by the Winston-Salem City Council on September 8. After approval by City Council, the text amendment will be presented to the Forsyth County Commissioners.



Architectural Heritage Publication

Winston-Salem's Architectural Heritage, a comprehensive overview of the city's distinctive built environment written by Winston-Salem native Heather Fearnbach, was released in May 2015. The book profiles individual resources ranging from mid-eighteenth-century dwellings to postmodern skyscrapers as well as the neighborhoods that were constructed into the 1960s.



Books are \$60 and can be purchased at presentations and at the Stuart Municipal Building at 100 E. First Street in Winston-Salem. The book can also be purchased online at www.cityofws.org/heritagebook and mailed for an additional \$16. A list of Ms. Fearnbach's upcoming presentations on the publication is available on the website.

Want more information?

Contact the City-County Planning Board Office
Bryce A. Stuart Municipal Building • 100 East First Street
Winston-Salem, NC 27101

Telephone: 336-727-8000 Fax: 336-748-3163
Website: www.cityofws.org/planning
Email: planning@cityofws.org

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

CITY-COUNTY PLANNING BOARD

Arnold G. King, Chairman
Allan Younger, Vice Chair

George Bryan Darryl Little
Melynda Dunigan Paul W. Mullican
Tommy Hicks Brenda J. Smith
Clarence R. Lambe, Jr.

Director of Planning and Development Services:
A. Paul Norby, FAICP

CITY OF WINSTON-SALEM

Mayor: Allen Joines

City Council: Vivian H. Burke, Mayor Pro
Tempore, Northeast Ward
Denise D. Adams, North Ward
Dan Besse, Southwest Ward
Robert C. Clark, West Ward
Molly Leight, South Ward
Jeff MacIntosh, Northwest Ward
Derwin L. Montgomery, East Ward
James Taylor, Jr., Southeast Ward

City Manager: Lee Garrity

FORSYTH COUNTY BOARD OF COMMISSIONERS

David R. Plyler, Chairman
Don Martin, Vice Chair

Richard V. Linville Gloria D. Whisenhunt
Ted Kaplan Everette Witherspoon
Walter Marshall

County Manager: Dudley Watts, Jr.