



TOBACCOVILLE

AREA PLAN

Update

City-County
Planning
BOARD

FORSYTH COUNTY
& WINSTON-SALEM,
NORTH CAROLINA

Under special State enabling legislation, the City-County Planning Board of Forsyth County and Winston-Salem is responsible for preparing and maintaining a comprehensive plan for Forsyth County. *Legacy 2030*, the current comprehensive plan, was adopted in 2012. Comprehensive plans take a broad, communitywide perspective for guiding growth and development. *Legacy 2030* includes chapters on local trends, growth management, land use, transportation, economic development, environmental quality and sustainability, healthy communities, community character, Downtown and the Center City, neighborhoods and towns, rural character, area plans, and key public investments.

The Planning Board prepares a series of urban and suburban area plans for the city and county in an effort to translate *Legacy 2030* into site specific recommendations. An area plan generally contains information about the plan area's existing conditions and recommendations for guiding future growth and development. Citizen participation is an important part of the area plan process, and multiple opportunities for public participation exist within the area planning process.

In 2004, the City-County Planning Board (CCPB) adopted boundaries, names, and priority rankings for seven urban area plans, a Downtown Plan, and thirteen suburban/small town area plans. Seven plans cover the Urban Neighborhoods and Downtown as defined in the *Legacy 2030* plan. Urban Neighborhoods are older neighborhoods and commercial, industrial, and institutional development built mostly before 1940 that surround the Center City of Winston-Salem. The Urban Neighborhoods area has been divided into study areas based on geography and common features.

Thirteen plans cover the Suburban Neighborhoods and Future Growth Area as defined in the *Legacy 2030* plan. These areas have been divided into study areas based on geography and common features. Suburban Neighborhoods include a large portion of the county and most of the small towns where suburban development has occurred in recent decades. It is also the area with the most undeveloped land where much of the future residential, commercial, and industrial development should occur. Future Growth Areas do not usually have sewer or other facilities and services to support urban development. However, because of their potential to be served efficiently by sewer and other facilities and services in the future and/or their proximity to towns, major roads and other public investments, the Growth Management Plan calls for them to eventually be developed.

As of 2012, all planning areas within Forsyth County have a corresponding area plan which was developed

since the 2001 adoption of the original *Legacy Plan* to guide future area development decisions. Area plan updates, such as this one, replace these older, existing area plans. Updated area plans provide a current picture of area conditions and an up-to-date set of future development recommendations.

Area plans follow a basic, standardized format that provides for consistent terminology, information, mapping, and land use colors for all area plans. Consistency between plans is important to city staff, the CCPB, and elected officials as they use the plans to make zoning, funding, and other decisions based on area plan recommendations.

To facilitate implementation of area plan recommendations, a biennial Area Plan Status Report is prepared which includes the current status of recommendations of all adopted area plans. The report includes the status of each action/project listed in the implementation table for each plan. Area plan recommendations are funded in a variety of ways including bonds, bond referendums, transportation funds, general government funds, the Motor Vehicle tax, capital improvements, and Community Development Block Grants. Inclusion of a project in the area plan implementation table does not mean the recommended project has funding. Area plan projects are prioritized along with other projects and programs by the elected officials.

How Do Area Plans Relate To Rezoning?

Area plans convey a community vision and general goals to the Planning Board, elected officials, and other community leaders. The land use plan component does not, however, change the zoning of an area or force property owners to develop their land before they choose to do so. Area plans are simply recommendations developed using a public process to help guide future planning decisions.

Historically, elected and appointed officials follow the area plan land use recommendations in most cases. However, decision makers must also take into account current site conditions, community needs and changing circumstances, as well as other information which was not apparent during the initial area planning process. Officials give serious consideration to the recommendations of the area plans but also must take into account all current and available information to make the most informed decisions on future rezoning proposals.



Tobaccoville Area Plan Update

Endorsed by Tobaccoville Village Council on February 7, 2013
Adopted by the City-County Planning Board on February 14, 2013
Adopted by the Forsyth County Board of Commissioners on March 25, 2013

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City-County
Planning
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NORTH CAROLINA

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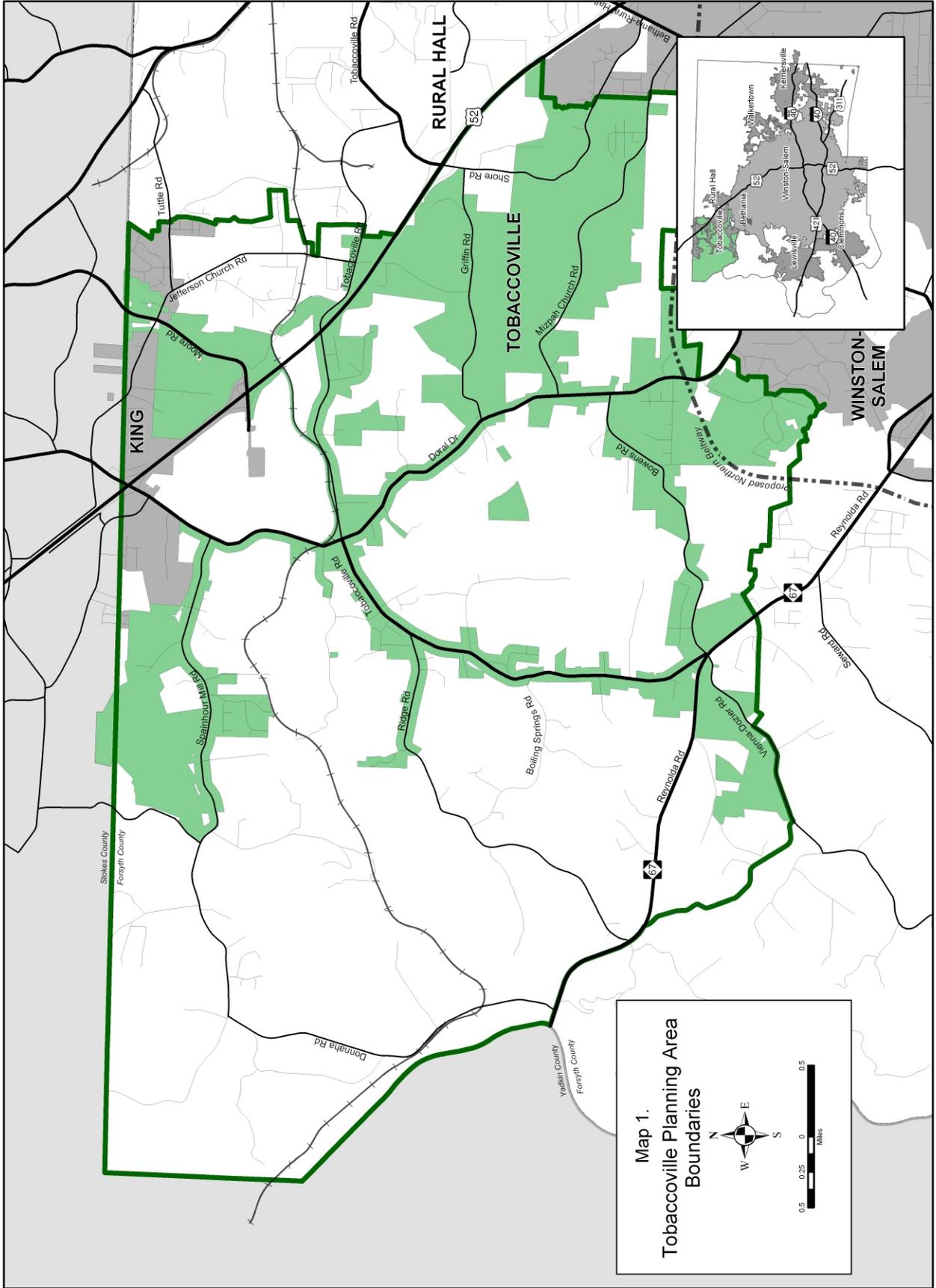
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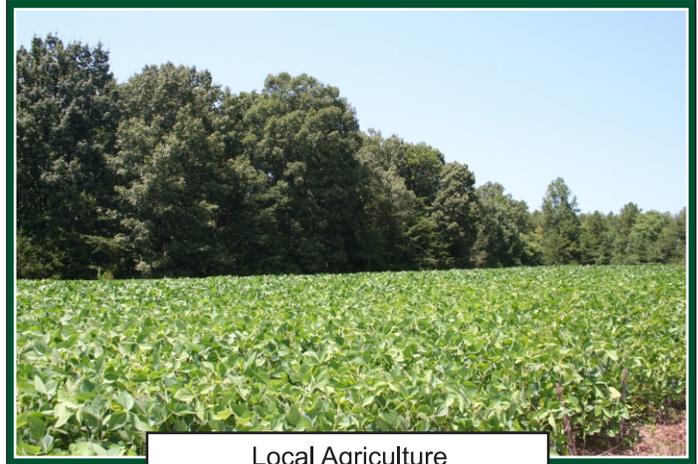
BOUNDARIES OF THE STUDY AREA

The Tobaccoville Plan Area, as shown on **Map 1**, encompasses approximately 18,000 acres. The plan area is bounded on the north by the Forsyth County boundary, on the east by US 52/I-74, on the south by the Reynolda Road and Western Section of the Northern Beltway, and on the west by the Forsyth County boundary/Yadkin River. The plan area includes the Village of Tobaccoville and surrounding area located in Forsyth County.

RELATIONSHIP TO LEGACY 2030

Legacy 2030, Forsyth County's comprehensive plan serves as the framework on which all area plans are built, both geographically and as a policy guideline. The *Village of Tobaccoville-Village Development Guidelines 2020* was adopted in 2001. Consequently the content, focus and format of the *Village Development Guidelines 2020* varies from those of subsequent, more recent area plans. The *Tobaccoville Area Plan Update* is intended to translate *Legacy 2030* policies into more detailed recommendations for the Tobaccoville Plan Area.

Legacy 2030's Growth Management Plan defines a series of specialized areas, each having specific characteristics. In the Growth Management Plan, 25% of the Tobaccoville Plan Area is designated as Suburban Neighborhoods, Growth Management Area (GMA) 3; 34% as Future Growth Area, GMA 4; 40% as Rural Area, GMA 5. The Village of Tobaccoville's town center is designated as City/Town Centers, GMA 1, and occupies approximately 25 acres (see **Map 2**).



Local Agriculture



Tobaccoville Village Park



Tobaccoville Village Hall

AREA PLAN PROCESS

Citizen participation is a critical part of the area plan process. Multiple opportunities for public participation exist in the area planning process. The steps in the development of an area plan are shown in **Figure 1**. The first step of the planning process is the assessment of current conditions and the consolidation of existing plans. A summary of this information is created and given to citizens at the plan kickoff workshop.

The plan kickoff workshop is the first meeting in the area planning process and is an opportunity for citizens who live and work in the area to share their comments and concerns about the area and its future with Planning staff. Staff facilitates this process to help the citizens document their thoughts, which provide the basis for the next step in the process.

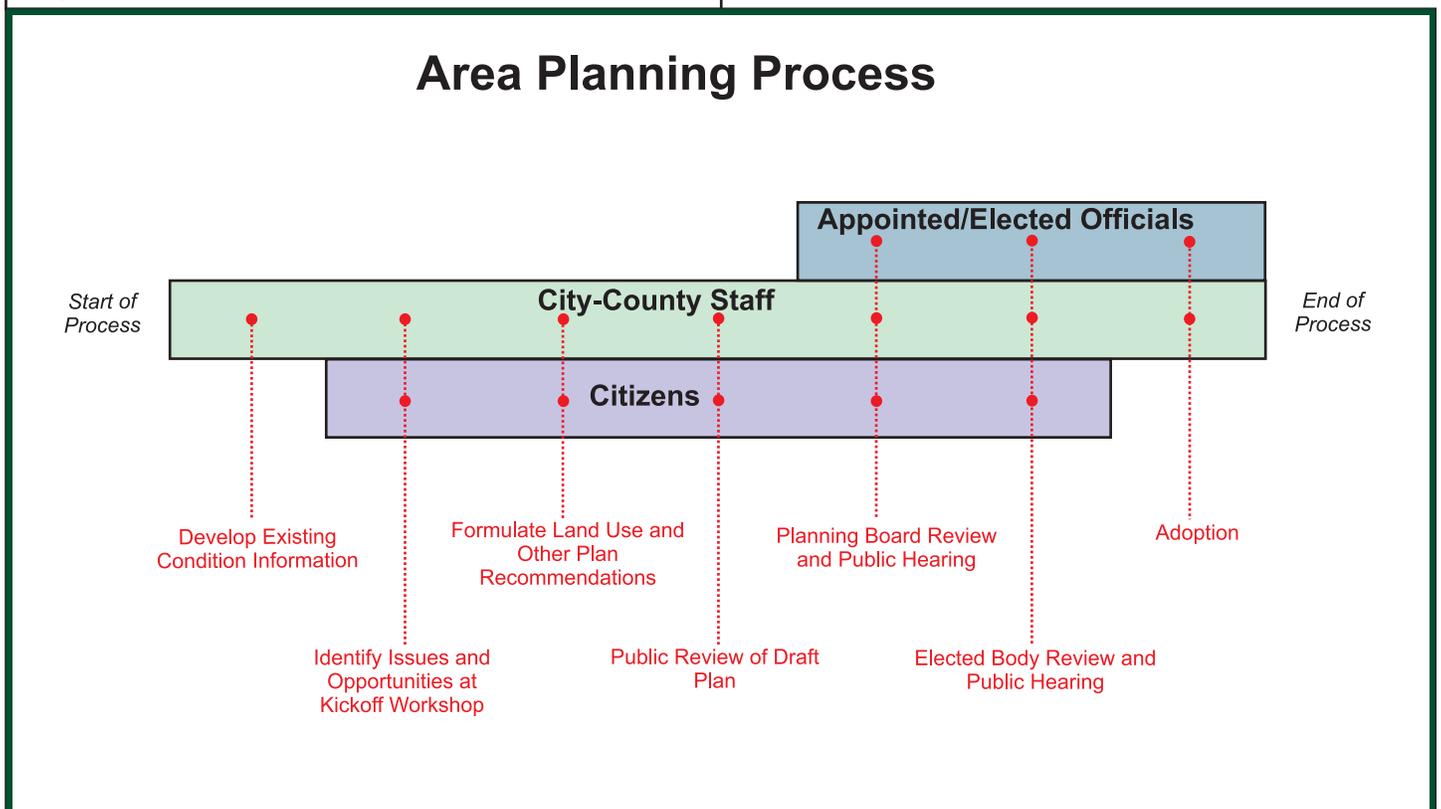
Ideas and issues identified at the process kickoff workshop, along with the policies spelled out in *Legacy 2030*, serve as the basis for the next step in the process: the formulation of recommendations by Planning staff. These recommendations primarily focus on proposed land use recommendations, and site specific design recommendations for corridors and activity centers. Staff works with

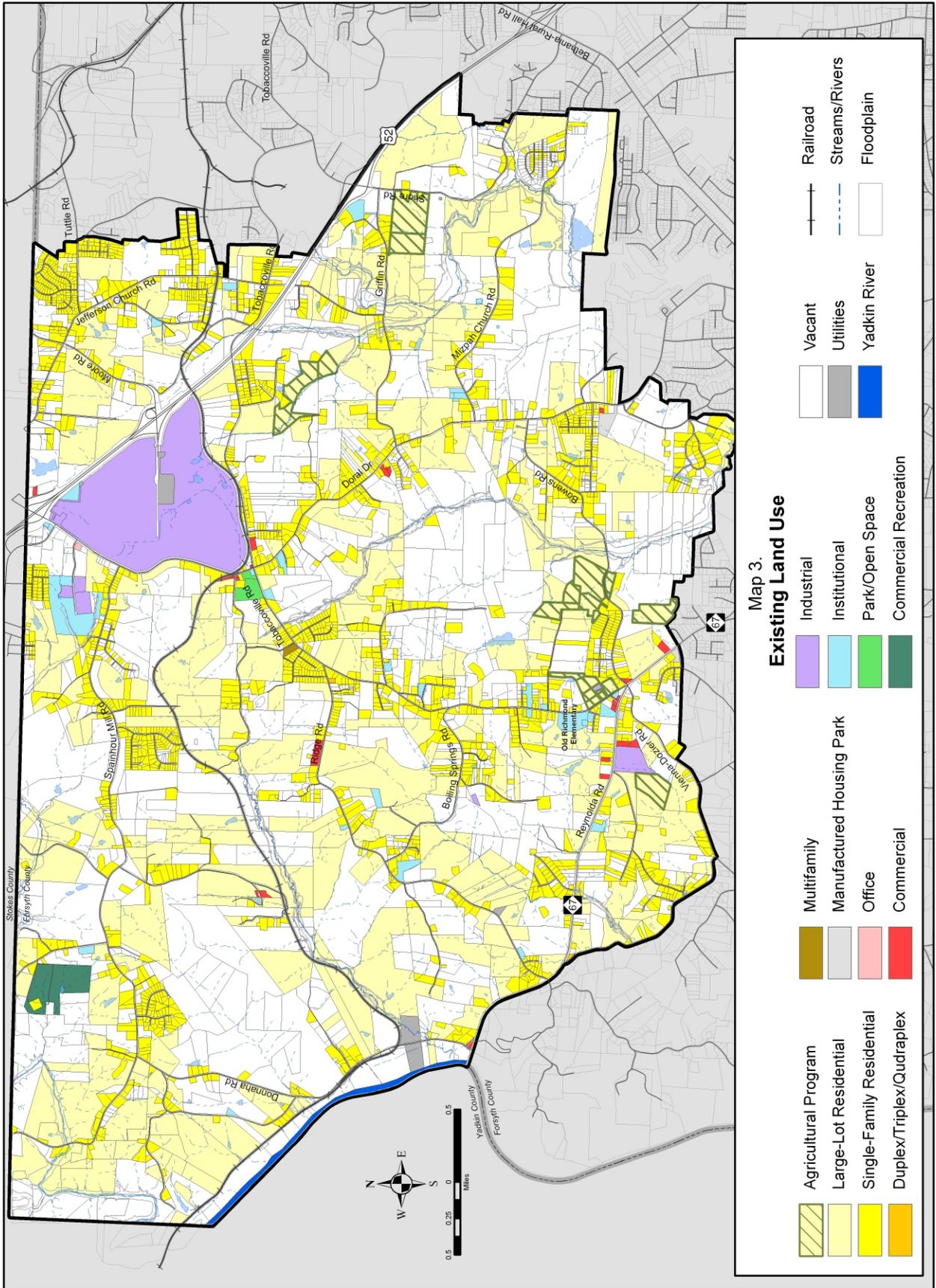
the citizens on these recommendations to reach a consensus. Staff and the citizens refine the plan recommendations at the meetings which follow the kickoff workshop. If no consensus is reached, both sets of recommendations will be presented to the City-County Planning Board. The final recommendations are then presented to the entire community for review at the concluding open house.

The Planning Board reviews the recommendations for consistency with the broad public interest and with *Legacy 2030*. The Planning Board holds a public hearing to consider the plan and make amendments, as appropriate, before recommending adoption of the plan. The document is then forwarded to the County Commissioners and the Tobaccoville Village Council for consideration, amendment, and adoption after a public hearing.

The adopted plan replaces the existing adopted plan for the area and will be used on an ongoing basis by the Planning Board, the Tobaccoville Village Council and the County Commissioners to guide land use, infrastructure, and public investment decisions. An implementation schedule is included in the adopted plan to outline tasks and timing needed for each recommendation. Additionally, developers and neighborhood groups may also use the plan to guide their future business and community development decisions.

Figure 1. Tobaccoville Area Plan Process





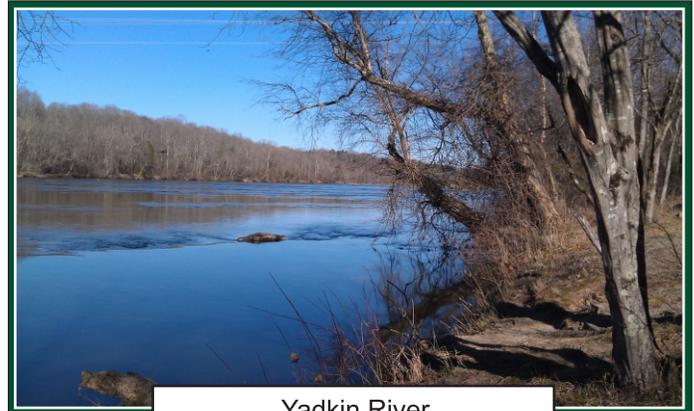
GENERAL CHARACTER

The Tobaccoville Plan Area consists of the Village of Tobaccoville and surrounding land in Forsyth County. The community of Tobaccoville originated in the late 1800s and was named for a chewing Tobacco factory located on what is now Doral Drive. The crossroads of the community, where the present day post office is located, was initially the mail route of a stagecoach from Mt. Airy to Winston-Salem. The Village of Tobaccoville was incorporated in 1991 with a population of 1,025 because of the desire of the Tobaccoville community to maintain its identity and preserve its heritage. The town has grown in size and in population to about 2,450 people but it retains a small town character.

Most of the unincorporated portion of the plan area is rural in character consisting of agricultural parcels, larger residential lots and limited development. Existing environmental constraints to development include land in the Yadkin River Conservative District, creeks and floodplains, land in the reservoir protection area, and a significant area with steep slopes and poor soils for development.

DEMOGRAPHICS

Based on the 2010 Census, approximately 5,650 people, 2% of Forsyth County's population, live in the Tobaccoville Plan Area. This is a 14% increase in population over 10 years, just below the 15% growth rate for Forsyth County (see **Table 1** for more details).



Yadkin River

Table 1. Tobaccoville Plan Area Demographic Trends/Comparisons

Population Statistics					
Area	Population				
	2010	2000	2000-2010 Growth (percent)	2010 Portion of Forsyth County Population (percent)	2010 Density (Persons per Acre)
Tobaccoville Area Plan	5,650	4,950	14%	2%	.3
Winston-Salem	230,350	185,800	24%	65%	2.7
Forsyth County	352,000	306,000	15%		1.3
Diversity Statistics					
Area	Diversity (Percent)				
	African-American	White	Asian	Other	Hispanic
Tobaccoville Area Plan	8	87	1	1	3
Forsyth County	26	59	2	2	12
Area	Age (Percent)				
	Less than 5 years	5-17 years	18-39 years	40-60 years	65 years and older
Tobaccoville Area Plan	5	16	23	41	15
Forsyth County	7	18	29	33	13

Source: 2010 U.S. Census

*Note: "Hispanic" is not a race; it is an ethnic group. Numbers are provided for comparison purpose.

EXISTING LAND USE

Existing land uses in the plan area include residential, office, commercial, institutional, parks and open space, industrial, utilities, and agriculture (see **Table 2** and **Map 3**).

RESIDENTIAL

Residential use accounts for approximately 43% of the total land area. Large lot residential development (residences on five or more acres) is the largest category of residential use accounting for 29% of land area compared to 13% for single-family residential development. Only 0.02% of land is in multifamily development.

COMMERCIAL AND OFFICE

Approximately 31 acres, about 0.18% of the land area, is developed with commercial and office uses. The primary concentrations of commercial land use are along Reynolda Road near the intersection with Tobaccoville Road and at Doral Drive and Tobaccoville Road.

INSTITUTIONAL

Both public institutional uses, such as schools, fire stations, community centers, and private institutions such as churches are dispersed throughout the plan area. The approximately 147 acres of institutional use account for about 0.82% of the land area.

PARKS AND OPEN SPACE

Parks and open space account for 16.50 acres of the plan area, about 0.09% of the total land area. Recreation facilities are discussed in more detail in the Community Facilities section.

INDUSTRIAL

Industrial uses comprise approximately 605.5 acres or 3.4% of the plan area. Most of the industrial land use is concentrated along US 52/I-74.

UTILITIES AND RIGHTS-OF-WAY

Together, utilities and road/rail rights-of-way account for approximately 5% of the land area or 850 acres in the plan area.

AGRICULTURAL

Agriculture accounts for 555 acres or 3% of the plan area. There are three farms in the northwest section of the plan area that are in the Farmland Preservation Program. There are also some farms in the Voluntary Agricultural Districts Program.

UNDEVELOPED

A significant proportion of the plan area, 8,040 acres or 45% of the land area, is undeveloped land. Undeveloped land is widely dispersed throughout the plan area.

Table 2. Tobaccoville Plan Area Existing Land Use Summary

Land Use	Acres	%
Agriculture	554.61	3.08
Total Residential	7685.52	42.70
Large Lot Residential	5259.35	29.22
Single-family/Duplex	2381.00	13.23
Multifamily	3.08	0.02
Office	1.35	0.01
Commercial	30.09	0.17
Industrial	605.52	3.36
Institutional	147.05	0.82
Commercial Recreation	65.92	0.37
Parks, Recreation & Open Space	16.50	0.09
Total Utilities & Right-of-Ways	850.96	4.73
Rail & Road Rights-of-Way	803.90	4.47
Utilities	47.06	0.26
Total Developed	9912.89	55.08
Undeveloped Land	8042.04	44.69
Yadkin River	42.09	0.23
Total Area	17,997.02	

Source: Survey by City-County Planning Staff, August 2012

ZONING

The most prevalent zoning in the plan area is single-family residential zoning on lots minimum size 20,000 square feet (RS-20 District) located mainly within the Village of Tobaccoville; 10,600 acres with agriculture zoning (AG District), 670 acres of land in the Yadkin River Conservation (YR District) which extends approximately half a mile from the Yadkin River and requires a minimum lot size of 3 acres; and 2,100 acres with single-family residential zoning on lots minimum size 40,000 square feet (RS-40 District) located in the county. In addition there are approximately 646 acres zoned for industry, located mainly off US 52/I-74.

Since the adoption of the original *Legacy Plan* in 2001, there have been 9 rezoning petitions approved for approximately 128 acres of land within the Tobaccoville Plan Area. Within the same time period, there have been development approvals of ten or more lots/units involving approximately 550 acres of land. The largest approved subdivision is the 342 acre Long Creek Village located off Mizpah Church Road.

TRANSPORTATION FEATURES

Existing transportation features include roads, bicycle routes, sidewalks, and greenways. The location and function of transportation features have a significant impact on land use decisions.

ROADS

Overall Street Pattern

US 52/I-74 is a freeway which lies near the eastern boundary of the plan area, and it provides access into the plan area at the S. Main Street (King), Moore-RJR Drive, and Westinghouse Road interchanges.

A few major thoroughfares provide the major north-south and east-west connections within the plan Area. These include Reynolda Road (NC 67), Doral Drive (also named Bethania-Tobaccoville Road in Bethania and S. Main Street in King), Tobaccoville Road, and Moore Road/Moore-RJR Drive.

Several other minor thoroughfares, residential collector and other local streets connect and feed vehicular traffic to the major thoroughfares for circulation in and around the Village of Tobaccoville. Tobaccoville Road provides an east-west connection to the Town of Rural Hall. To the west, Donnaha Road, Spainhour Mill Road, and Ridge Road are the main arteries (**Table 3**).



New Subdivision off Spainhour Mill Road



New Subdivision off Doral Drive



New Subdivision off Whipporwill Lane

Table 3. Tobaccoville Plan Area Road Classifications and Features

Freeways/ Expressways	Description	2009 Average Daily Traffic	2035 Estimated Volume	Current Road Capacity	Road Width	Future Cross-Section
US 52/I-74	4 lanes with median	29,000 - 42,000	56,100 - 97,000	61,200	48 - 58	6 lanes divided with grass median
Major Thoroughfares	Description	Average Daily Traffic	2025 Estimated Volume	Current Road Capacity	Road Width	Future Cross-Section
Doral Drive	2 lanes	2,100 - 8,300	4,500 - 29,000	13,800 - 15,300	22 - 23	3 lanes with wide outside lanes and sidewalks
Moore Road	2 lanes	5,900	2,200 - 10,600	13,800 - 15,300	23 - 32	3 lanes with wide outside lanes and sidewalks
Moore-RJR Drive	2 - 3 lanes	---	1,400 - 2,000	13,800 - 15,300	48 - 54	3 lanes with wide outside lanes and sidewalks
Reynolda Road (NC 67)	2 lanes	5,400 - 8,600	7,300 - 10,100	15,300 - 15,800	22 - 24	2 lanes with wide paved shoulders
Tobaccoville Road	2 lanes	3,600 - 5,100	1,400 - 4,200	13,800 - 15,300	22	2 lanes with wide paved shoulders
Minor Thoroughfares	Description	Average Daily Traffic	2025 Estimated Volume	Current Road Capacity	Road Width	Future Cross-Section
Bowens Road	2 lanes	680	1,500	13,800	20	2 lanes with wide paved shoulders
Butner Road	2 lanes	730	1,500	15,300	21 - 22	2 lanes with wide paved shoulders
Donnaha Road	2 lanes	2,000	4,300	15,800	20	2 lanes with wide paved shoulders
Griffin Road	2 lanes	700	700	13,800	20	2 lanes with wide paved shoulders
Jefferson Church Road	2 lanes	1,200 - 3,000	2,600 - 5,600	13,800 - 15,800	20	2 lanes with wide paved shoulders; 3 lanes with wide outside lanes and sidewalks
Mizpah Church Road	2 lanes	1,400	300	15,300	21	2 lanes with wide paved shoulders
Newsome Road	2 lanes	---	6,700	15,800	22 - 24	2 lanes with wide paved shoulders
Ridge Road	2 lanes	1,400	2,200	15,300	22	2 lanes with wide paved shoulders
Shore Road	2 lanes	500	900	13,800	22	2 lanes with wide paved shoulders
Spainhour Mill Road	2 lanes	3,200	3,900 - 5,200	15,300 - 15,800	22	2 lanes with wide paved shoulders; 3 lanes with wide outside lanes and sidewalks
Tobaccoville Road	2 lanes	2,000 - 2,800	1,300 - 4,300	13,800 - 15,300	22 - 24	2 lanes with parking on one side, bike lanes, and sidewalks
Tuttle Road	2 lanes	1,800	3,300	15,800	21	2 lanes with wide paved shoulders
Vienna-Dozier Road	2 lanes	1,600 - 1,700	400 - 900	15,300 - 15,800	21 - 23	2 lanes with wide paved shoulders
Westinghouse Road	2 lanes	910	1,100	15,800	20	2 lanes with wide paved shoulders
List of Existing Collector Streets						
Boiling Springs Road Fip Newsome Road Greenmeadow Drive		Helsabeck Road Kapp Road Meadowbrook Drive		Moore Road Rierson Road Rolling Hill Drive		Spainhour Mill Road Waller Road

CURRENT PROPOSED STREET AND HIGHWAY IMPROVEMENTS

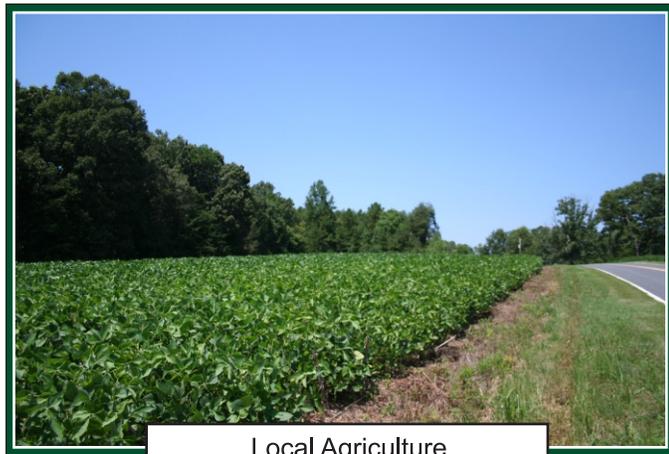
Forsyth County has several long-range transportation plans/processes: the *Long Range Transportation Plan* (LRTP), the *Comprehensive Transportation Plan* (CTP), and the Metropolitan Transportation Improvement Program (MTIP). Details of these plans are available online. **Table 9** shows future street and highway projects in the MTIP and the CTP for the Tobaccoville Plan Area.

BICYCLE FACILITIES

The *Winston-Salem Urban Area Comprehensive Bicycle Master Plan* was adopted by the Winston-Salem City Council on August 15, 2005 and by the Transportation Advisory Committee on September 15, 2005. This detailed study evaluates current cycling facilities in Forsyth County including the use of a Bicycle Level of Service (BLOS) model, and makes recommendations to create a comprehensive bicycle network for the area. The recommended network includes off-road trails, designated bike lanes, wide shoulders for roads, and bicycle route signage.

Bicycle Routes

The plan area has one signed bike route described in **Table 4**.



Local Agriculture



Sidewalks In The Plan Area

PEDESTRIAN FACILITIES

With the adoption of the multimodal transportation plans, enhancing and improving the pedestrian infrastructure throughout the county has become a transportation priority.

Sidewalks

There are currently almost no sidewalks within the plan area. Forsyth County has adopted street design standards for new developments that include requirements for sidewalks. Sidewalks are recommended in the long term for all thoroughfares and collector streets except for those in the Rural Area and for freeways and expressways.

RAIL

The Yadkin Valley Railroad, used for freight only, runs east-west between North Wilkesboro and NC 66 in Rural Hall.

Table 4. Tobaccoville Area Bicycle Route

Route Name	Route Map Symbol	General Route
Stokes County Connector	SCC	From Main Street [Bethania], continue on Bethania-Tobaccoville Road, continue on Doral Drive to Tobaccoville Road. From Doral Drive, right on Griffin Road, left on Westinghouse Road, left on Tobaccoville Road, right on Jefferson Church Road, right on Moore Road, left on Spainhour Road

COMMUNITY FACILITIES

The Tobaccoville Plan Area has a number of facilities that serve the community.

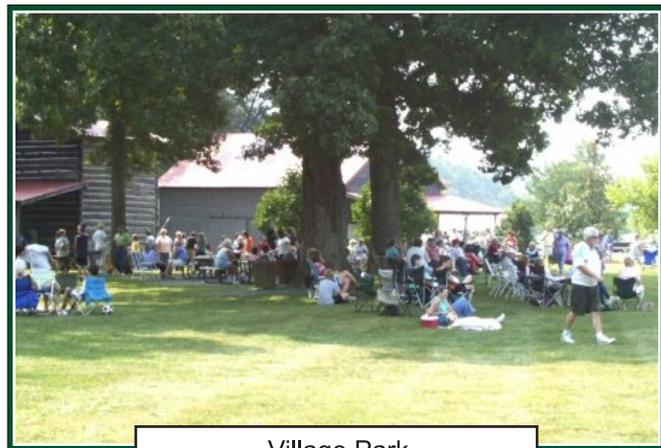
PARKS

There is one public park located in the Tobaccoville Plan Area, the Village Park, a 14 acre park owned by the Village of Tobaccoville (**Table 5**).

The *2015 Parks and Open Space Plan for Winston-Salem and Forsyth County (2007)* recommended that the Village of Tobaccoville consider, over the long term, providing additional neighborhood level park acreage to service the southeastern part of its community.

GREENWAYS

Greenways are linear open space corridors that can be managed for conservation, recreation, and/or transportation purposes. Many greenways have paved trails and accompanying land that provide pedestrian and bicycle access to neighborhoods and community facilities in addition to waterways of Forsyth County. There are currently no greenways in the Tobaccoville Plan Area.



Village Park

OTHER COMMUNITY FACILITIES

Located in the plan area are a campus of Forsyth Technical College, the Old Richmond Elementary School, and the Old Richmond Volunteer Fire Station. There are no library facilities in the plan area. The nearest library is the Rural Hall Branch Library.



Forsyth Tech, King Campus

UTILITIES

The majority of the Tobaccoville Planning Area receives its drinking water from the City of King or private wells. The portion of the Planning Area nearest Winston-Salem has access to City-County Utilities water service. Public sewer service is available to a limited area. The main sewer outfall which runs along Mill Creek serves existing industrial development. However, most existing residential development in the plan area is currently not served by sewer. A recent development assessment completed for the Western Rural Area of Forsyth County concluded that extension of sewer to the Western Rural Area, which includes the western part of the Tobaccoville Plan Area, would be very expensive and, therefore, sewer extension in that portion of the plan area is unlikely in the foreseeable future.

Table 5. Tobaccoville Area Plan Recreation Facilities

Park/Type Name	Acreage	Major Facilities
Community Parks: Provide active recreational opportunities drawing people from multiple neighborhoods.		
The Village Park	14	Community center, walking trail, softball field, football/soccer field, picnic tables and shelter, bleachers, tennis and basketball courts, playground, gazebo, horseshoe pits, Tobacco Farming Museum

HOUSING

GENERAL INFORMATION

According to the *2010 Census*, there are 1,118 housing units in the Village of Tobacoville. Approximately 83% of the households own their own homes, significantly more than the 64% of households countywide who own their own homes (see **Table 6** for more details).

DESIGN AND APPEARANCE

Urban design is intended to bring, order, clarity and pleasing harmony to the network of public spaces, streets, parks, and sidewalks.

The area located at the intersection of Tobacoville Road and Doral Road, where the Village Hall, the Village Park and the Village Recreation Center are located, is considered the town center and the only focal point in the plan area. The Village's facilities are attractive and well-maintained. Since 2001 construction of the Village Hall and public improvements to the park have enhanced the general appearance of the area but these have not been followed by many private initiatives to further enhance the image of the town center.

Older neighborhoods in the village are generally well maintained. However, there are some recent subdivisions that have only been partially developed where maintenance has been neglected.

US 52/I-74 is designated as a Thoroughfare Overlay (TO) District. The main purpose of the TO District is to encourage development and redevelopment that preserves the visual quality and functional operation of the roadway. All development within the TO District is subject to specific site development standards in addition to the standards of the underlying zoning district. These additional standards relate mainly to screening outside storage, shielding of on-site utilities, screening of loading and garage bays, establishing minimum setbacks from the rights-of-way and creating landscaped streetyards.

Table 6. Village of Tobacoville Housing and Income Statistics

Housing Type					
Area	Total Housing Units	Single-Family Detached (Percent)	Single-Family Attached (Percent)	Manufactured Housing (Percent)	Multifamily (Percent)
Village of Tobacoville	1,118	84	0	15	2
Winston-Salem	102,882	62	4	2	32
Forsyth County	154,153	67	3	6	25
Housing Tenure and Value					
Area	Owner-Occupied (Percent)	Renter-Occupied (Percent)	Average Home Value (Dollars)		
Village of Tobacoville	83	17	144,700		
Winston-Salem	58	42	141,200		
Forsyth County	64	36	149,000		

Source: 2010 U.S. Census

HISTORIC RESOURCES

The Tobaccoville Plan Area is fortunate to possess a number of historic resources that range in time period from the early-mid 19th century to the late 19th-early 20th century properties. The resources in the area tell the story of early rural homes and farms, and a developing county. These historic properties vary from individual properties of note to bridges, graveyards, and potential archaeological resources. The standard of age for a historic structure or area is generally 50 years or older.

Several major historical studies/surveys have been completed in Forsyth County. Most of the historic properties within the plan area were identified in either *Forsyth County Architectural Survey Update* completed by Heather Fearnbach in 2009 and *Forsyth County Architecture: From Frontier to Factory: An Architectural History of Forsyth County*, a survey completed by Gwynne S. Taylor in 1981. The purpose of both surveys has been to identify and record the full range of historic resources that contribute to Forsyth County's unique character. Including a building or structure in the Forsyth County architectural survey means only that it has been recorded for documentary purposes. Between the 1981 Architectural Survey and the 2009 Architectural Survey Update, 94 properties were identified in the plan area. Unfortunately, since the original 1981 survey, 24 structures have been demolished, representing a 26% loss in historic resources. A current and updated architectural survey serves to help the community better direct and manage growth and development, while protecting and promoting our historic resources. It is important not to limit the discussion of the Tobaccoville Plan Area's historic resources to buildings or structures. Likely, various Native American tribes inhabited the area along

with other early settlers. The North Carolina Office of State Archaeology maintains files on any such sites that have been identified.

A number of designations exist for the preservation of a community's historic resources. First is the National Register of Historic Places. The National Register is a federal program of the National Park Service, Department of the Interior. It is administered in North Carolina by the State Historic Preservation Office, NC Division of Archives and History. The National Register does not impose regulations on property owners unless federal or state funding is involved or federal and/or state income tax benefits are utilized. The National Register program can be used to list both historic districts and individual properties. No historic districts, or potential historic districts, have been identified within the Tobaccoville Plan Area. Thus, National Register listings here would only apply to individual properties. Two properties have been listed on the National Register of Historic Places: the Old Richmond Courthouse Site (listed as an archaeological resource); and, the Old Richmond Schoolhouse and Gymnasium, located at 6315 Tobaccoville Road (refer to **Appendix A**).

With regard to eligibility for listing a property on the National Register of Historic Places, there are two principal issues to consider; significance and integrity. A property may have "significance" for association with important events or patterns of history; for association with an important historical figure; as an important example of period architecture, landscape, or engineering; or for the information it is likely to yield (primarily applied to archaeological sites and districts). Second, the property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association."



Historic Kreeger Farm

This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

A second type of historic recognition is referred to as a Determination of Eligibility (DOE) for the National Register. Often DOE's are determined as a result of an environmental review process, which is usually required, for example, while a transportation project is being studied.

Two properties within the plan area have received DOE's and a recommendation for placement on the National Register Study List. These are the Columbus Kapp House and Barn and the Thomas Jefferson Kapp House (refer to **Appendix A**).

Unique to North Carolina, the first step towards listing a property on the National Register is to have the property placed on the "Study List," which recognizes properties that merit more intensive research and documentation. Inclusion on the Study List does not prevent any lawful actions by a private property owner involving a building or land. Study List boundaries are preliminary and for planning purposes only.

Within the Tobaccoville Plan Area, 13 properties have been placed on the North Carolina National Register Study List and one property has been recommended for the Study List (refer to **Appendix A**).

Finally, individual property designations are also available for qualifying sites. In addition to the National Register program, Local Historic Landmark designation is available for highly significant individual structures and sites within Forsyth County, and provides local property tax benefits. Once a property is designated as a Local Historic Landmark, design review criteria and processes through the Forsyth County Historic Resources Commission are required. Additionally, property owners of Local Historic Landmark properties can apply to the Forsyth County Tax Office to receive a 50% property tax deferral.

ECONOMIC DEVELOPMENT

The Tobaccoville Plan Area currently has a very limited amount of existing employment opportunities. The largest employer in the Plan Area is R.J. Reynolds, Inc. However, three large sites have previously been identified as Industrial Opportunity Areas with the potential for industrial/business development and employment generation in the plan area. These are:

- A site located west of US 52/I-74 and bisected by Shore Road. Utilities are available to the site.
- A site bounded by Rural Hall Road (NC 65), US 52/I-74 and the proposed western portion of the Northern Beltway.
- A site located west of US 52/I-74, east of Doral Drive and north of Tobaccoville Road in an area of existing industrial development.

THE ENVIRONMENT

A number of environmental issues are of concern in the plan area including watersheds, floodplains, water quality, wetlands, and Natural Heritage sites.

WATERSHEDS

Water-supply watersheds have specific State-mandated protection regulations. These regulations attempt to maintain or restore the natural stormwater infiltration and purification process by:

- Limiting housing density by restricting the maximum number of housing units per acre.
- Limiting the built-upon area, or the amount of land cover by pavement and structures.
- Maintaining natural vegetative buffers along streams.
- Requiring engineered stormwater controls that trap sediment and other pollutants before reaching streams.

The western portion of the plan area is in the Yadkin River -WS IV Watershed. The King Intake is located on the Yadkin River in a designated Reservoir Protection Area. The Yadkin River supplies drinking water for a large number of customers in Forsyth County.



Historic Mt. Pleasant Church

FLOODPLAINS

Floodplains are flood-prone lands adjacent to creeks and streams. There are requirements to manage activities in these areas. There are approximately 811 acres of floodplain in the Tobaccoville Plan Area. The Yadkin River floodplain, which is ½ mile wide in some locations, is the most significant.

NATURAL HERITAGE INVENTORY SITES

The State’s *Natural Heritage Inventory for Forsyth County* identified the occurrence of significant plant and animal communities, geologic features, historic resources and stream corridors in Forsyth County. One Natural Heritage site, the 320 acre Holly Berry Lane Forests, is located in the plan area immediately east of the Yadkin River.

ANNEXATION AGREEMENTS

An annexation agreement is a legal agreement, which defines land that each participating municipality may *not* annex within a specific timeframe. The agreement sets limits on each municipality’s future annexation into an area, thus establishing its potential future jurisdiction. The agreement, however, does not obligate a municipality to undertake annexations. Two major benefits from this type of agreement are that:

- It promotes the orderly and logical extension of municipal services because communities are not competing to annex an individual development; and
- It reduces uncertainty among property owners and public or private development interests.

North Carolina General Statutes authorize municipalities to enter into agreements for up to 20 years. Once adopted, participating municipalities must both agree to change or terminate the agreement before it expires. A municipality

may unilaterally terminate an agreement after a five-year notification period. Each participating municipality must also notify the other(s) of all subsequent annexation proposals within the affected area.

EXISTING PLANS IN STUDY AREA

The following plans and studies have been completed for the plan area:

VILLAGE DEVELOPMENT GUIDELINES, 2020 (Adopted 2001)

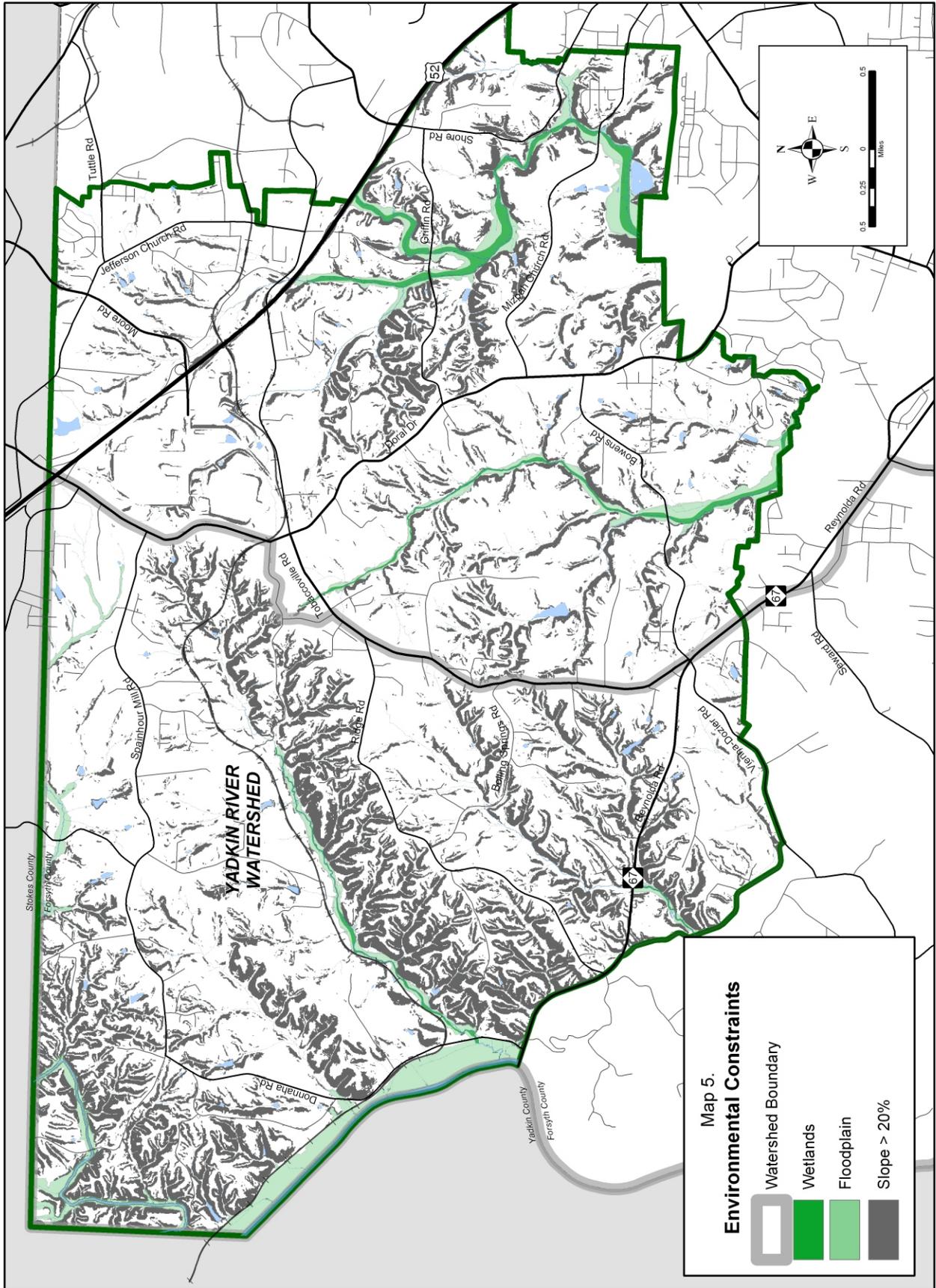
The *Village Development Guidelines* were developed to serve as a guide for Tobaccoville in making development decisions. The Plan has four major components to guide growth: General Development Guidelines, Residential Development, Commercial Development and Industrial Development. The *Village Development Guidelines* were adopted in November 2000, revised in January 2001 and adopted by the Forsyth Board of Commissioners in May 2001.

WESTERN RURAL AREA DEVELOPMENT ASSESSMENT STUDY

This study prepared for the Forsyth County Board of Commissioners by the City-County Planning Board in 2010 included the western portion of the Tobaccoville Plan Area. The study assessed the factors which significantly influence and limit the development potential of the Western Rural Area including environmental constraints such as water-based, soil and slope limitations and limits to the extension of sewer.

Table 7. Municipal Annexation Agreements in the Study Area

Municipality	Adoption Year	Agreement Length	Termination Year
Winston-Salem/Tobaccoville	1997	20 years	2017
Rural Hall/Tobaccoville	1999	20 years	2020
King/Tobaccoville	2000	20 years	2020



General policies from *Legacy 2030* provide the framework for recommendations in all area plans. Specific recommendations for the *Tobaccoville Area Plan* were developed through comments heard from citizens at public meetings in conjunction with the work of the Village of Tobaccoville staff and City-County Planning staff.

LAND USE RECOMMENDATIONS

Land use recommendations serve as a guide for future development and zoning decisions in the planning area. As directed by *Legacy 2030*, land use recommendations designate locations and formulate policies for compatible residential development, commercial and office uses, industrial uses and activity centers.

GENERAL RECOMMENDATIONS

Planning policies used to develop land use recommendations for the Tobaccoville Planning Area are:

- The highest intensity, mixed use development should be located in activity centers and where gravity sewer is available.
- Goods and services should be available near where people live and work.
- The mix, type, and design of development should facilitate walking and bicycling where feasible.
- Older and underutilized commercial sites should be revitalized. The highest intensity, mixed use development should be located in activity centers and where gravity sewer is available.
- Neighborhoods should be protected from inappropriate residential, commercial, industrial and institutional encroachment.
- Commercial development should be concentrated in designated areas and not be allowed to take the form of strip development along the major roads in the planning area.
- Site design should incorporate pedestrian-oriented design elements such as street trees, buildings located close to the street, building façade articulation and variety, and transparent windows and doors.
- Consideration should be given to protecting significant natural features, natural vegetation, historic resources and open space when developing sites.

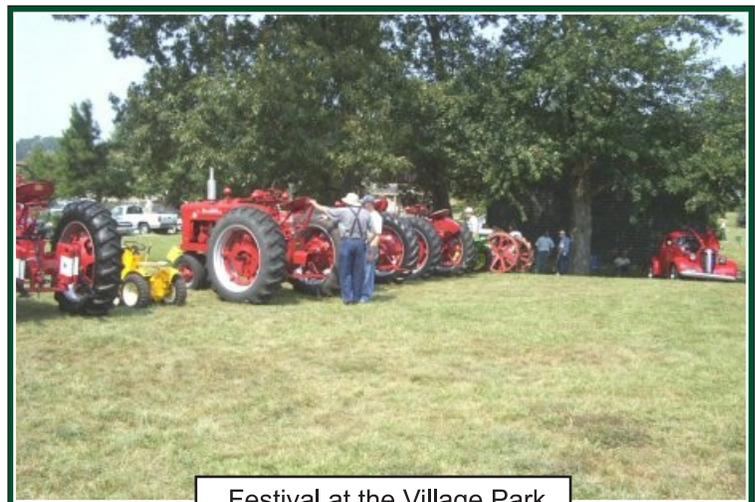
RESIDENTIAL

Legacy 2030 recommends a variety of housing types throughout the county. Residential recommendations are made for housing densities, and in some cases, types of housing. Factors such as the amount of land available, surrounding land uses, proximity to major roads and services and access to utilities are all considered in determining recommendations for residential uses and densities.

The following are general descriptions for categories of residential land uses and specific recommendations for locations within the planning area suitable for these categories of use. The sites are shown on the Proposed Land Use map (see **Map 6**).

LARGE-LOT RESIDENTIAL/AGRICULTURE

Large-lot residential development and/or agriculture is recommended for the majority of sites in the western portion of the planning area. The area currently does not have access to gravity sewer, and sewer is not anticipated to exist in the area within the timeframe of this plan. Additionally, development pressures in the western portion of the Tobaccoville Planning Area have been limited in recent years, due to the previously mentioned infrastructure limitations and poor access to major roads and highways. Rezoning to more intense residential districts are generally discouraged here. Additionally, the use of package wastewater treatment plants are not recommended in this area. This area is suitable for large-lot, low-density residential development and farm-land/open space preservation.



Festival at the Village Park

LOW-DENSITY RESIDENTIAL

Low-density residential development has a density of zero to five dwelling units per acre and consists mostly of single-family, detached units. Low-density residential development is recommended for:

- Existing individual lots and small tracts of land in existing single-family neighborhoods.
- Larger parcels of undeveloped or existing large-lot residential land in parts of the planning area, excluding areas in proposed activity centers and other designated sites. This land is generally located in the eastern half of the planning area, either has sewer or is sewerable, and has easy access to US 52/I-74. This area is where the majority of new residential development in the area is expected to locate.

MODERATE-DENSITY RESIDENTIAL

Moderate-density residential development has a density of five to eight dwelling units per acre. Generally, moderate-density residential land use is recommended for sites greater than two acres that are most appropriately developed with multifamily structures, townhouses or clustered single-family structures. Moderate-density residential is recommended for:

- An existing moderate-density residential site at the intersection of Tobaccoville Road and Flip Newsome Road.

MANUFACTURED HOUSING PARK

Manufacturing housing parks are low-density residential developments consisting of manufactured housing that has a density of up to five units per acre. Single manufactured homes on individual lots are considered single-family development. New manufactured housing developments must have at least ten lots and a common access point. There are a few existing manufactured housing developments in the southern portion of the planning area. No new ones are proposed in this plan.

OFFICE AND COMMERCIAL

This plan recommends the consolidation of office and commercial uses at existing commercial/office locations and in designated activity centers. All new and redeveloped commercial and office uses should be designed and developed to be compatible with nearby residential uses.

OFFICE/LOW-INTENSITY COMMERCIAL

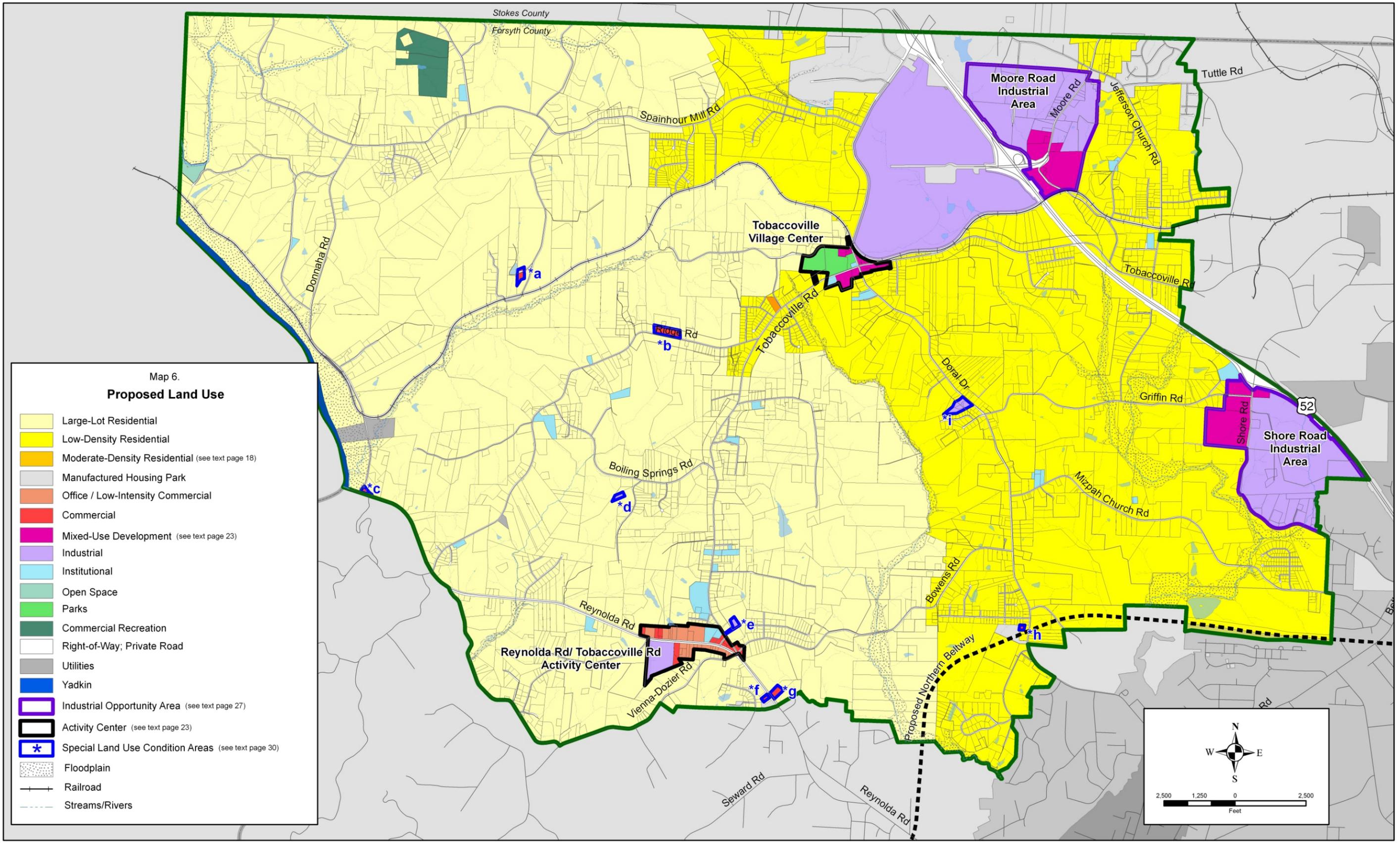
Office and low-intensity commercial uses provide services to area residents, often with minimal negative impacts on adjacent residential uses. This land use category includes all office uses as well as commercial uses listed in **Table 8**. This plan recommends office/low-intensity commercial in the following area(s):

- Sites located in the Reynolda Road/Tobaccoville Road Activity Center.

Table 8. Defined Low-Intensity Commercial Uses

Uses* Include:		
Adult Day Care	Food/Drug store without Drive-Through	Residential Building, Townhouse
Arts/Crafts Studio	Funeral Home	Funeral Home
Bed and Breakfast	Furniture/Home Furnishings	Restaurant without Drive-Through
Child Care Drop-in	Museum, Art Gallery	Services A
Child Day Care Center	Post Office	Veterinary Services
Combined Use	Residential Building, Multifamily	Retail Store
Uses* Do Not Include:		
Auto-related Uses	Convenience Stores	Clubs/bars

*Uses defined in the Unified Development Ordinances.



Map 6.
Proposed Land Use

- Large-Lot Residential
- Low-Density Residential
- Moderate-Density Residential (see text page 18)
- Manufactured Housing Park
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development (see text page 23)
- Industrial
- Institutional
- Open Space
- Parks
- Commercial Recreation
- Right-of-Way; Private Road
- Utilities
- Yadkin
- Industrial Opportunity Area (see text page 27)
- Activity Center (see text page 23)
- * Special Land Use Condition Areas (see text page 30)
- Floodplain
- Railroad
- Streams/Rivers

COMMERCIAL

This plan calls for the creation of new commercial opportunities and the improvement of existing commercial areas that blend with existing development and do not infringe on nearby neighborhoods. Commercial areas should be compact with limited-access to major thoroughfares and should not promote strip development. The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible. Commercial development is recommended in the following areas:

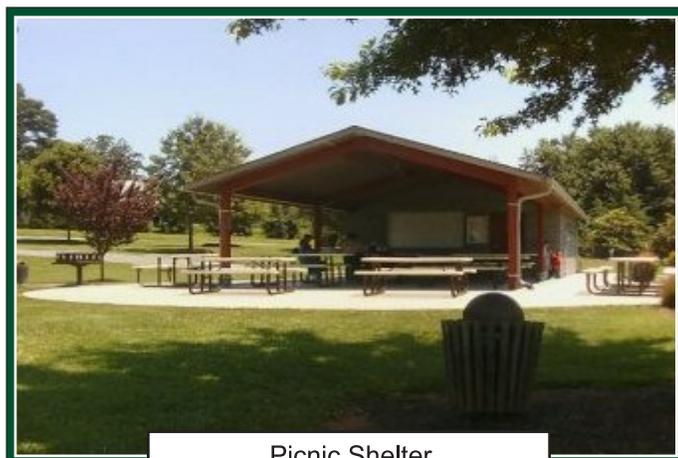
- Sites located in the Reynolda Road/Tobaccoville Road Activity Center.

INSTITUTIONAL

Institutional uses in the planning area are an important aspect of the character, vitality and future of the area. Institutional uses include schools, churches, community organizations and nonprofit agencies. Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods.

Because of the unique nature of institutions (many of which are allowed by right in residential zoning), it is not possible to indicate on the Proposed Land Use map all properties for which institutional use would be appropriate. Therefore, this plan establishes policies to guide the location of new institutional uses and the expansions of existing ones.

Policies to guide the location of community facilities and proposed generalized locations for these facilities are indicated on **Map 7** and discussed in the Community Facilities section.



Picnic Shelter

PARKS/OPEN SPACE

The Proposed Land Use map shows existing parks and open space sites. Open space may consist of land protected by conservation easements, Village- or County-owned land, or Village and County parks (See Community Facilities section, for detailed park recommendations.) The proposed new parks recommended by this plan constitute potential additional open space.

INDUSTRIAL

This plan recommends the consolidation of industrial uses at existing locations as well as the development of new industrial sites (see **Map 6**). Due to its proximity to US 52/I-74, the Tobaccoville Planning Area is home to several sites which would be ideal candidates for industrial development. One large (approximately 550 acres) industrial site currently exists in the northeast part of the planning area.

A few other scattered small industrial sites also exist in the area currently. New and redeveloped industrial uses should be designed in a manner that makes them compatible with nearby residential uses. Industrial development is recommended for the following locations:

- Sites located in the Moore Road Industrial Area.
- Sites located in the Shore Road Industrial Area.
- The 550 acre R.J. Reynolds, Inc. manufacturing site west of US 52/I-74 at the Moore/RJR Road exit.
- Other small sites recommended for industrial development on the Proposed Land Use Map.



Local Industry



Tobaccoville Plan Kickoff Meeting

MIXED-USE LAND USE CATEGORIES

ACTIVITY CENTERS

Activity centers are compact, pedestrian-oriented, neighborhood business areas that provide needed services within walking distance of residential areas. Activity centers may serve as neighborhood gathering places. Larger activity centers are envisioned to provide shopping and services meeting the day-to-day needs of nearby residences, and ideally contain a grocery store and a pharmacy. Activity centers may also include a housing component, especially in suburban or future growth areas where new activity centers are being proposed. Certain very large activity centers can serve as compact mixed-use regional centers for retail, office, civic and residential activity.

The *Tobaccoville Area Plan* identifies four activity centers: The Tobaccoville Village Center, the Reynolda Road/Tobaccoville Road Activity Center, the Shore Road Industrial Area, and the Moore Road Industrial Area.

Tobaccoville Village Center

The Tobaccoville Village Center (see **Map 6** and **Figure 2**) contains approximately 60 acres and is located along Tobaccoville Road between its intersection with Village Trace Drive and its intersection with Loretta Lane. This Activity Center contains the Tobaccoville Village hall, post office, park and recreation center. It is also home to several commercial and residential properties, and three undeveloped parcels of land. This area is not currently served by gravity sewer, but extension of sewer to this location is conceivable within the timeframe of this plan.

This plan recommends developing the Tobaccoville Village Center as the community's focal point since several public uses already exist here. Sidewalks should be added along Tobaccoville Road and Doral Drive to link the public and commercial uses which exist here. Regularly spaced large-variety street trees should be planted to promote a comprehensive streetscape appearance and to celebrate the unique and important nature of the center to residents of the village. Existing commercial development should be revitalized or redeveloped, and the existing single-family residences within the village center are ideal for conversion to office/low-intensity commercial development in the future. Such development could exist either in the form of home conversions or new, residentially-scaled development. New structures should orient towards Tobaccoville Road or Doral Drive and should have parking areas located to the side or rear of the building.

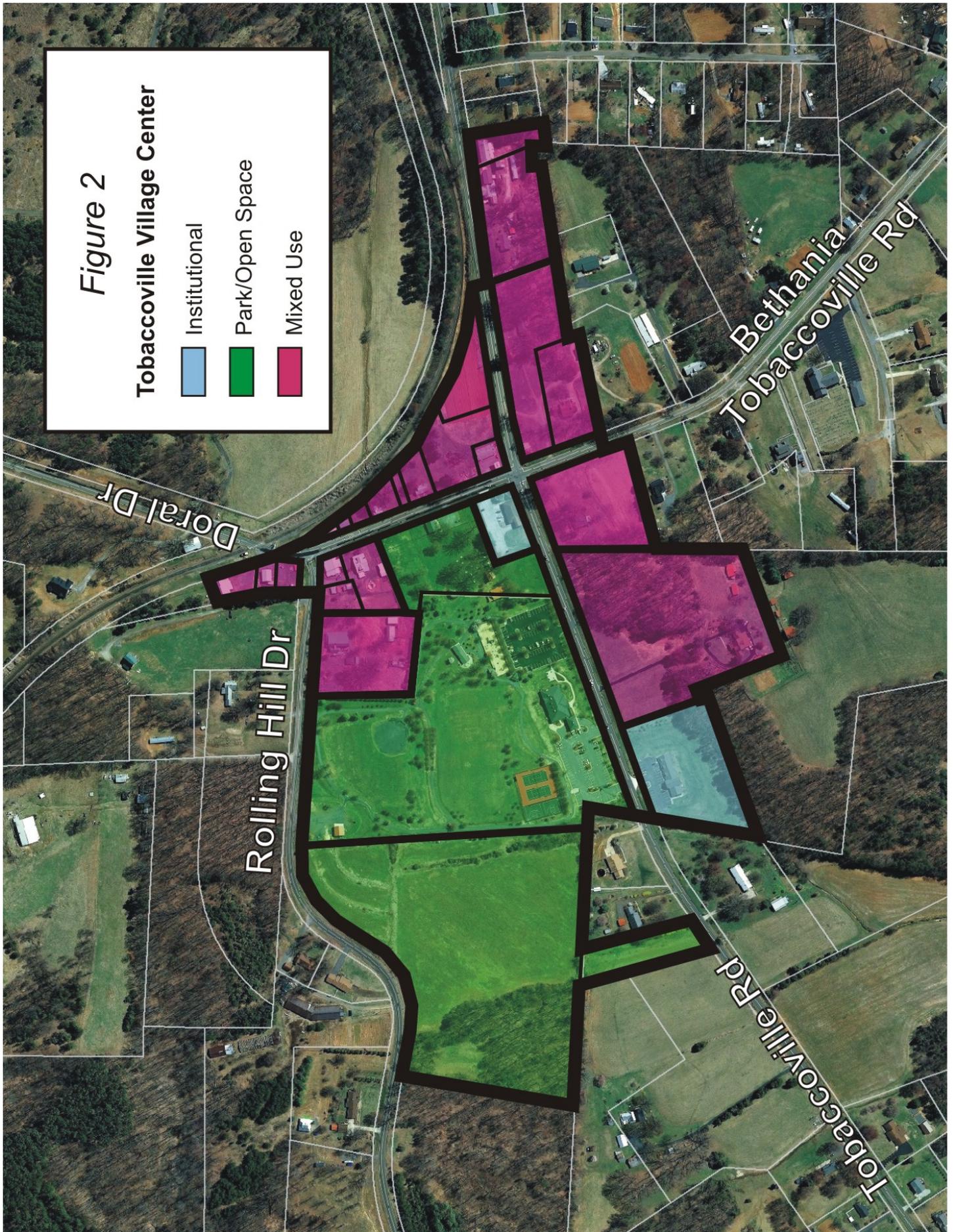
Cross-connectivity between parcels should be sought as non-residential rezonings occur here.

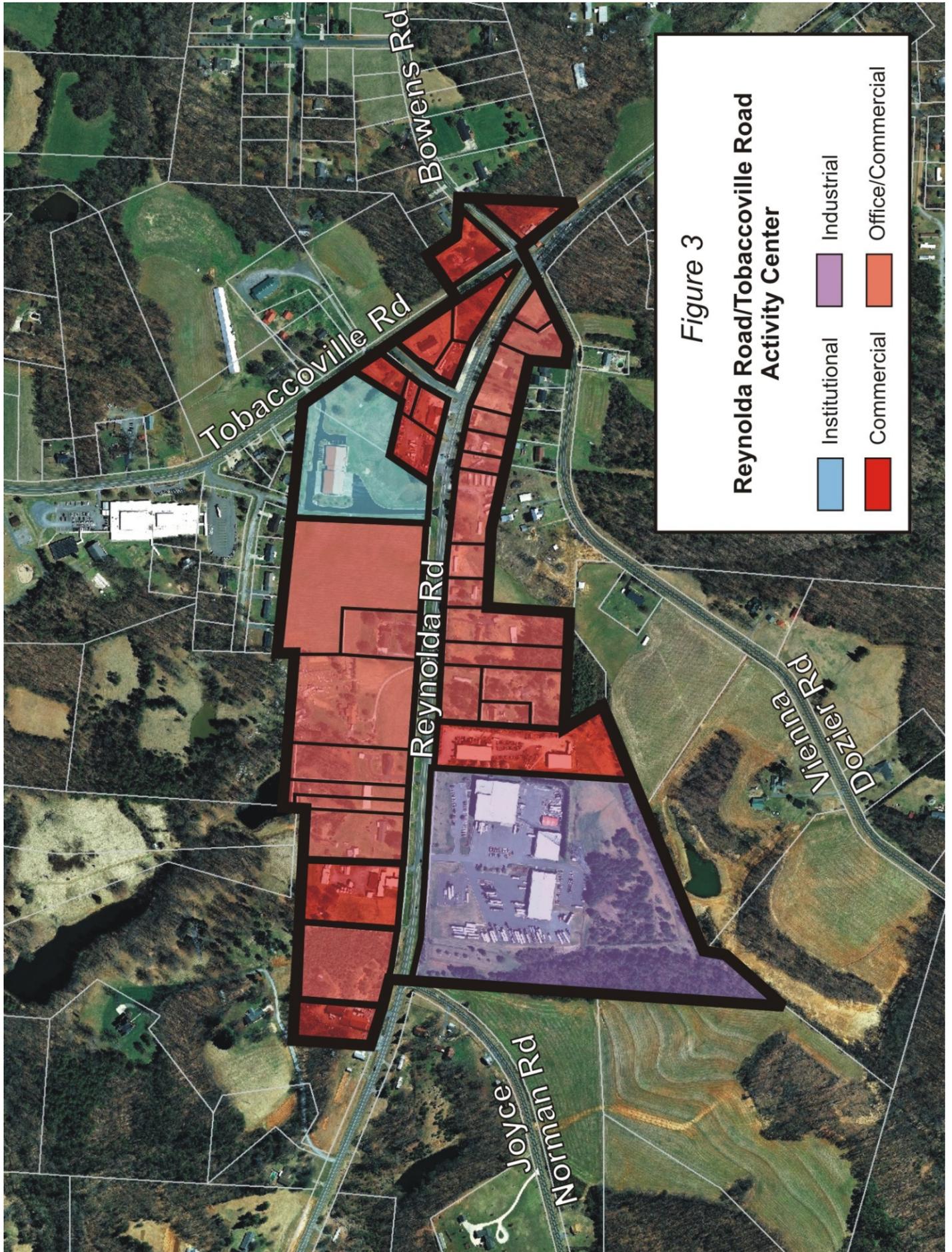
The village center could also serve as a location for future moderate-density residential development. Such development could take the form of townhomes and could provide an opportunity for citizens to live in a walkable village setting close to services. Residential development in the village center could alternatively take the form of a senior living community with a comprehensively planned mixture of single-family homes, twin homes, townhomes, and an independent/assisted living facility. The parcels to the west of the existing Village Park are recommended for a future park expansion.

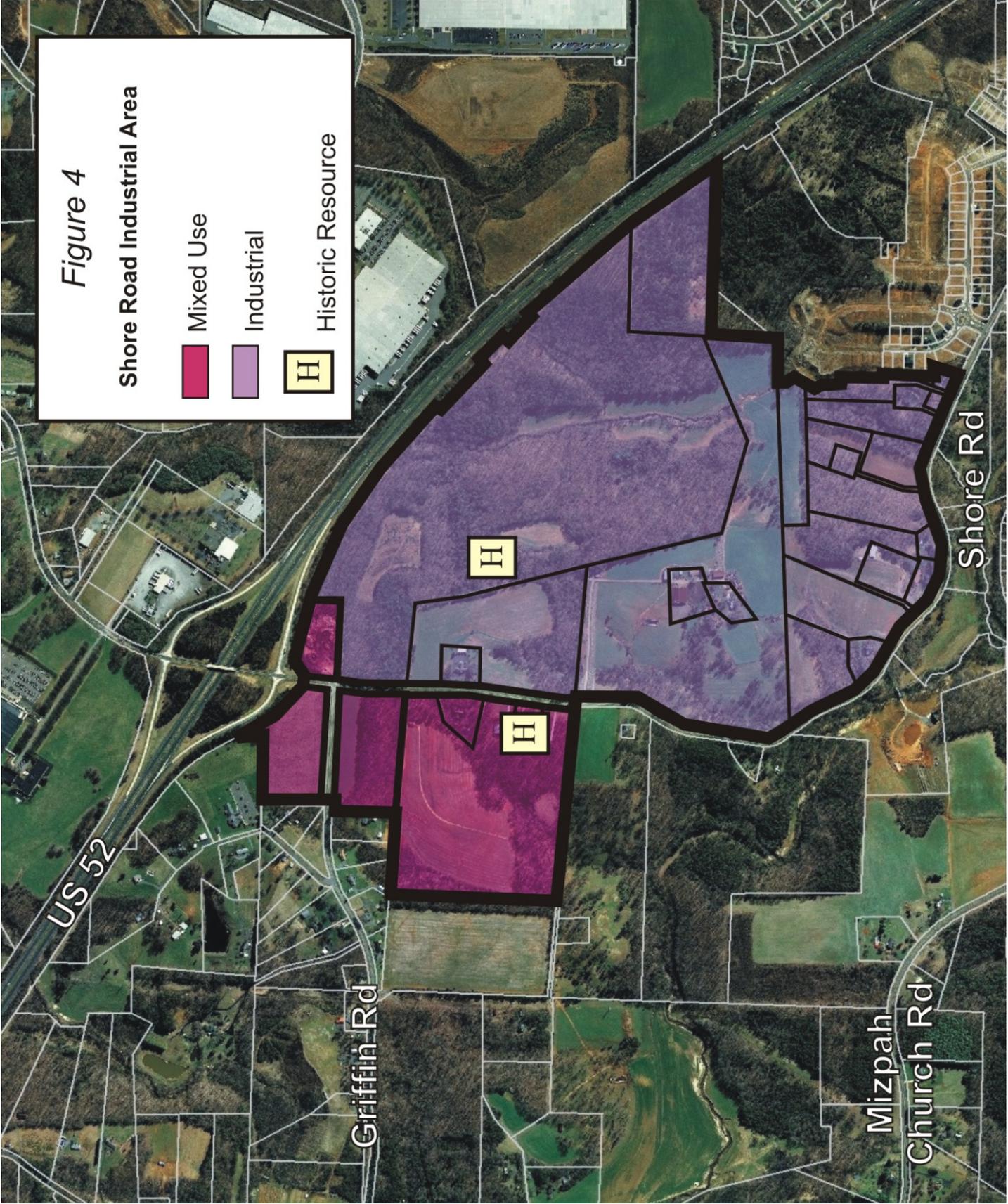
Reynolda Road/Tobaccoville Road Activity Center

The Reynolda Road/Tobaccoville Road Activity Center (see **Map 6** and **Figure 3**) contains approximately 89 acres and is located along Reynolda Road between its intersection with Joyce Norman Road and its intersection with Tobaccoville Road. This activity center currently contains several scattered commercial uses, one industrial use, a fire station, one undeveloped parcel of land, and several conventional and manufactured homes. This area is not currently served by gravity sewer, and is not expected to be during the life of this plan. This center serves the eastern portion of the planning area.

The plan supports converting existing residential uses in this activity center to office or low-intensity commercial uses. This conversion could occur as either individual conversions of existing homes or comprehensive redevelopment of several adjacent residential parcels. Cross-connectivity between parcels should be sought as rezonings occur here. Additionally, new structures here should be small in scale, compatible with adjacent land uses, and should have architecture that reflects the rural residential character of the surrounding area. Redevelopment and new development should be of an intensity that does not require gravity sewer service.







Shore Road Industrial Area

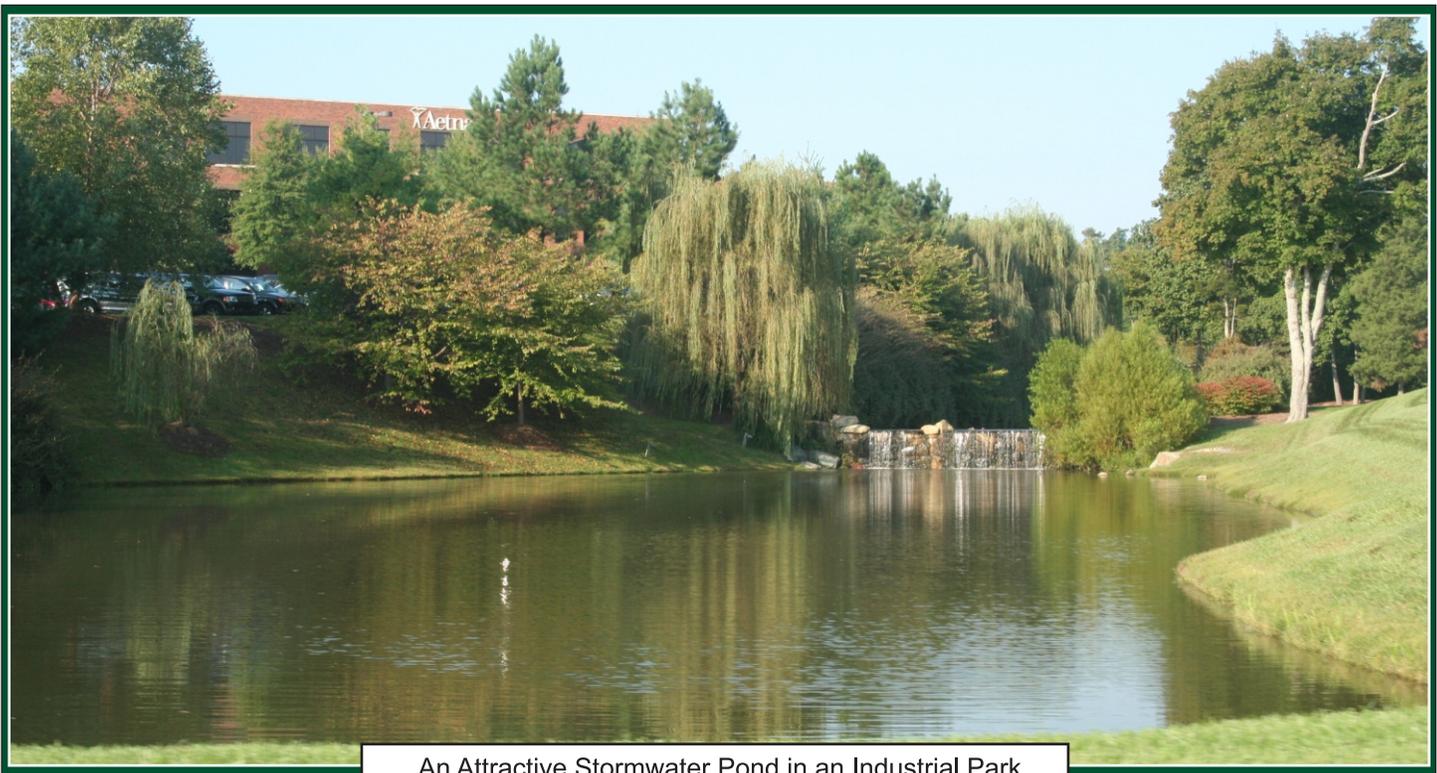
The Shore Road Industrial Area (see **Map 6** and **Figure 4**) contains approximately 360 acres and is located on both sides of Shore Road adjacent to the Shore Road/US 52/I-74 interchange. This area currently contains a few single-family residences and a large amount of undeveloped land. Some of this land is currently served by gravity sewer, and the remainder of the area would be easily served by sewer. The area is a prime location for industrial development due to its easy access to US 52/I-74.

Industrial development is recommended for the parcels to the east of Shore Road. The plan calls for industrial development here to be attractively and comprehensively designed with a business park layout (instead of piecemeal, parcel-by-parcel development). Businesses with outdoor manufacturing or storage are not recommended here. Buffering should be included towards the residential area to the east of the site, to US 52/I-74, and along Shore Road. A historic homesite also exists to the east of Shore Road. This property should be preserved as part of new development if possible.

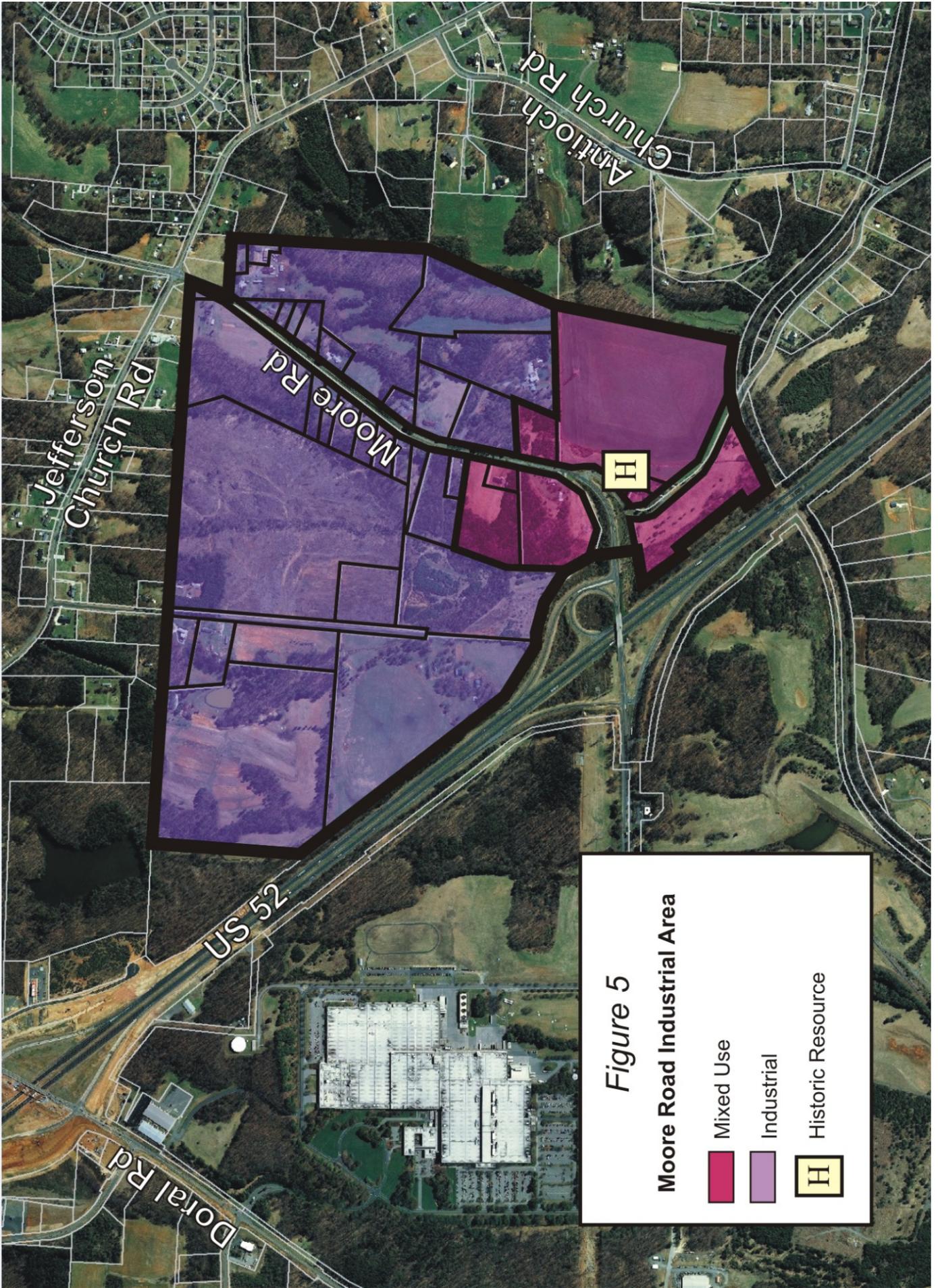
The plan recommends a mixture of commercial, office,

and residential for the remainder of the Shore Road Industrial Area. Commercial and office development is best suited for the area closest to the US 52/I-74 interchange (approximately 24 acres in size total). Development at this location should be comprehensive in nature and should be designed in a way that complements the other uses proposed in the Shore Road Industrial Area. These parcels should be designed for interconnectivity with the rest of the industrial area.

Residential development is best suited for the parcels on the west side of Shore Road south of Griffin Road (approximately 45 acres in size). Development here could exist in the form of a variety of residential types, including single-family, twin home, townhouse, and multifamily, so long as overall density of development in the area is less than 8 units per acre. Residential development should be comprehensively planned and integrated with the commercial, office and industrial development proposed in the area. Additionally, the historic structures on the west side of Shore Road should be preserved and incorporated in new development if possible. Alternatively, the west side of Shore Road could be developed as an industrial business park using the same development principles as recommended for the east side of the road.



An Attractive Stormwater Pond in an Industrial Park



Moore Road Industrial Area

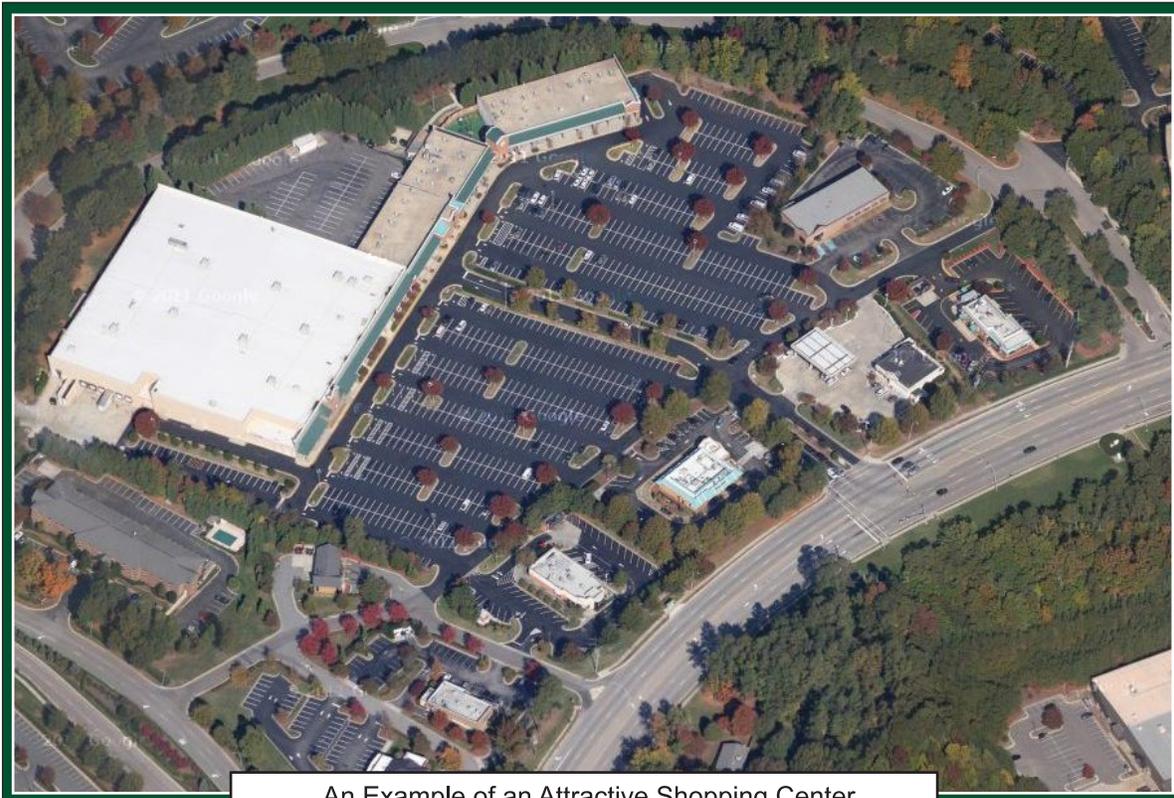
The Moore Road Industrial Area (see **Map 6** and **Figure 5**) contains approximately 325 acres and is located along Moore Road adjacent to the Moore Road/US 52/I-74 interchange. This area currently contains several single-family residences, many of which are manufactured homes. A large amount of undeveloped land also exists here. This land is not currently served by gravity sewer, and no plans for expansion of sewer currently exist. The future development recommendations of this plan are predicated on the potential of gravity sewer being expanded to this location. This area is a prime location for future industrial development due to its convenient access to US 52/I-74.

Industrial development is recommended for several large parcels on both sides of Moore Road within the industrial area. The plan calls for industrial development here to be attractively and comprehensively designed with a business park layout (instead of piecemeal, parcel-by-parcel development). Businesses with outdoor manufacturing or storage are not recommended here. Buffering should be included adjacent to the residential areas surrounding the industrial area, to US 52/I-74, and along Moore Road.

The plan recommends a mixture of commercial, office,

and residential for the remainder of the Moore Road Industrial Area. Parcels adjacent to the US 52/I-74 interchange on the west and south sides of Moore Road (approximately 36 acres) are best suited to commercial or office development. Development at this location should be comprehensive in nature and should be designed in a way that complements the other uses proposed in the Moore Road Industrial Area. A comprehensively planned shopping center would be an ideal use for the north/west side of Moore Road and could provide retail and service uses to the surrounding area. Commercial and office development here should include interconnectivity with the rest of the Moore Road Industrial Area and should be attractively landscaped.

Residential development is best suited for the parcels in the southeastern part of the Moore Road Industrial Area. Development here could exist in the form of a variety of residential types, including single-family, twin home, townhouse, and multifamily, so long as overall density of development in the area is less than 8 units per acre. Residential development should be comprehensively planned and integrated with the commercial, office and industrial development proposed in the area. A historic site exists within the area which should be preserved and incorporated within new development if possible.



An Example of an Attractive Shopping Center

Special Land Use Conditions

The Proposed Land Use Recommendations map (see **Map 6**) shows recommended land uses for all undeveloped property in the planning area and changes in land use for some developed sites. In some circumstances, there are special conditions or prohibitions of certain uses. These situations are referenced on the map with a blue ★ (star) and a lower case letter as follows:

★a

The former Pollirosa restaurant and dance hall is located on the south side of Holly Berry Lane. This site is 1.7 acres in size and is currently zoned AG. The site has a large commercial structure on it which was last used as a restaurant and entertainment venue. The area surrounding the site is rural residential in character and is zoned YR. Rezoning of the existing facility to a commercial zoning district which is of no greater intensity than its former use may be appropriate at this location. Any expansion or intensification of commercial development, either on this parcel or on adjacent parcels, is not recommended. A rezoning at this location should take into account the rural nature of the site and provide adequate buffering to surrounding properties.

★b

A nonconforming industrial use is located on the north side of Ridge Road west of Tobaccoville Road. This site is 6.1 acres in size and is currently zoned RS-20. The site includes two nonresidential structures, one manufactured home and one conventional single family structure. Approximately one third of the site is devoted to storage of tractor-trailers and trucks and includes a large gravel parking area. The area surrounding the site is rural

residential in nature and is zoned RS-20, RS-40 and AG. Rezoning a portion of the 6.1 acre site to an industrial zoning district may be an appropriate way to properly recognize the current use. Rezoning of the entire zoning lot to industrial is not recommended, however. Additionally, expansion of the existing use on this lot or adjacent lots is not recommended. A rezoning at this location should provide adequate buffering to surrounding residential properties.

★c

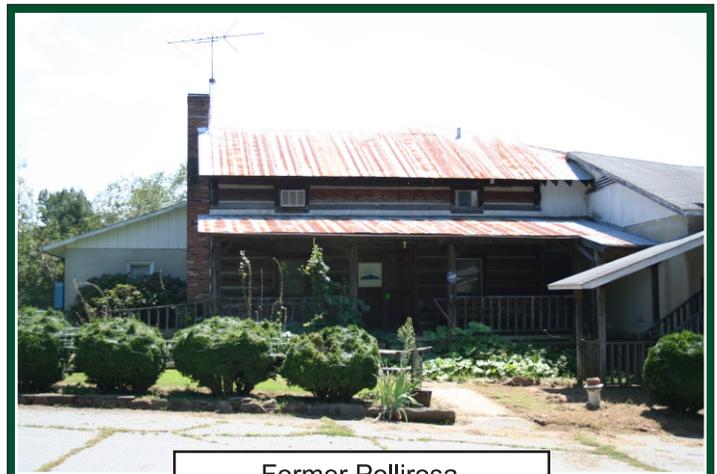
Mathis Mart at Donnaha is located on the north side of Reynolda Road at its intersection with Donnaha Road. This site is 1.16 acres in size and is currently zoned YR. The site has one commercial structure on it. The area surrounding the site is rural residential in nature and is zoned YR. The existing convenience store and parking area are well-maintained. Rezoning to an appropriate commercial zoning district, such as NB, would be appropriate at this location. However, expansion or intensification of the existing operation, either on this parcel or on adjacent parcels, is not recommended. Preservation of the existing vegetative buffer to the north and east of the site should be retained as part of any rezoning request here.

★d

Marshallton Research Laboratories, a chemical manufacturing facility, is located on the west side of Richmond Drive south of Boiling Springs Road. This site is 1.4 acres in size and is currently zoned GI-S. The site includes three nonresidential structures. The area surrounding the site is zoned RS-40. The site is zoned appropriately for its current use, and expansion of the current use on site may be appropriate. However, expansion of the existing use to adjacent lots is not recommended at this location.



Mathis Mart at Donnaha



Former Pollirosa

★e

A building contracting use is located on the east side of Tobaccoville Road north of Reynolda Road. This site is 2.22 acres in size and is currently zoned HB-S and RS-20. The site includes a single large nonresidential structure. The area surrounding the site is generally zoned AG and RS-40, although LB and HB zoning exist closer to Reynolda Road. The site is zoned appropriately for its current use, and expansion of the current use on site may be appropriate. However, expansion of the existing use to adjacent lots is not recommended at this location.

★f

Ivy Lee's Tavern is located on the west side of Reynolda Road south of its intersection with Tobaccoville Road. This site is 0.88 acres in size and is currently zoned NB. The site includes a single commercial structure. The area surrounding the site is zoned AG and RS-20. The site is zoned appropriately for its current use, and expansion of the current use on site may be appropriate. However, expansion of the existing use to adjacent lots is not recommended.

★g

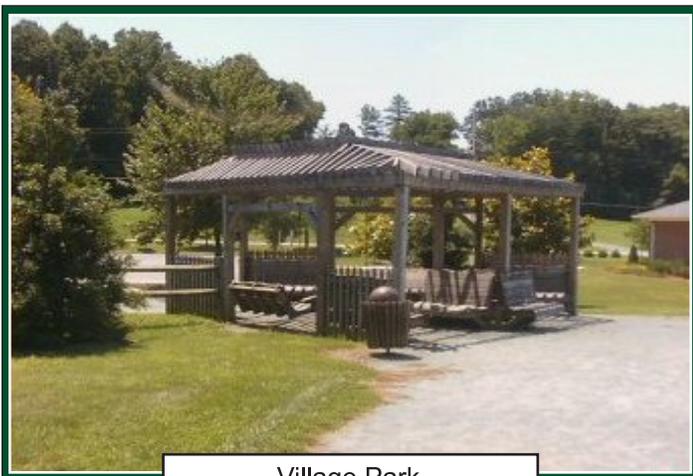
Heaven Sent Roses is located on the east side of Reynolda Road south of its intersection with Tobaccoville Road. This site is approximately 3 acres in size and is currently zoned RS-20. The site includes several large greenhouse structures and one commercial structure. The area surrounding the site is zoned AG, RS-20 and NB. The existing use (agricultural crop production) on site is allowed in the current RS-20 zoning. Expansion of the current use to adjacent parcels may also be appropriate. However, rezoning the site or adjacent parcels to nonresidential zoning is not recommended at this location.

★h

An auto repair shop is located behind a single-family residence on the west side of Doral Drive south of its intersection with Wide Country Road. This site is 0.73 acres in size and is currently zoned RS-20. The site includes a single garage structure. The area surrounding the site is zoned AG and RS-20, and is suburban/rural residential in character. Given the fact that the business is located behind a single-family residence and there is minimal built commercial investment on site, it is recommended that this property convert to a low-density residential use when the current use ceases.

★i

Stewart's Steel Erection, Sandblasting and Welding is located on the west side of Doral Drive north of its intersection with Griffin Road. This site is 6.22 acres in size and is currently zoned RS-20 and AG. The site includes several commercial structures. The area surrounding the site is zoned AG, RS-30S and RS-20 and is suburban/rural residential in character. Rezoning the site to an industrial zoning district to properly recognize the current use may be appropriate at this location. Expansion of the existing use to adjacent lots is not recommended, however. A rezoning at this location should provide adequate buffering to surrounding residential properties.



Village Park



Forsyth Tech

TRANSPORTATION RECOMMENDATIONS

Legacy 2030 calls for a balanced, sustainable network of all transportation modes that provide choices for travel needs. Street networks should develop in a manner that is consistent with the land use plan and to promote connectivity in communities. A more compact pattern of growth as outlined in the land use recommendations supports public transportation as a practical alternative to the automobile. Developing walkable neighborhoods and creating a network of bikeways, sidewalks, and greenways will provide for needed transportation choices for all segments of the population.

ROAD AND BRIDGE IMPROVEMENTS

The Existing and Proposed Transportation Features Map (see **Map 4**) shows the location of the proposed projects listed below in **Table 9**, Transportation Improvement Projects. For a discussion on the long range planning process for roads and bridges, please see Transportation Features in the Existing Conditions section of this document.

North Carolina Department of Transportation (NCDOT) Metropolitan Transportation Improvement Program (MTIP) Projects

US 52/Future I-74 (I-4404)

This project will upgrade US 52/I-74 to Interstate standards from NC 65 in Winston-Salem to the existing I-74 in Surry County. Along with completion of the Eastern Section of the Winston-Salem Northern Beltway and the redesignation of US 311 toward High Point, this will complete the I-74 corridor through the Piedmont Triad Region.

Northern Beltway – Western Section (R-2247 and R-2247A)

The Northern Beltway - Western Section will be a new four lane, median divided limited access highway with its terminus at South Stratford Road (US 158) near Clemmonsville Road (SR 1120) and extending north to US 52/I-74 south of Rural Hall. There will be interchanges at US 52/I-74 located outside of the plan area and at Doral Drive within the plan area. The *2035 Long Range Transportation Plan Update* shows the project being constructed in the 2016 to 2025 time frame.

Table 9. Transportation Improvement Projects

Location	Description	Current Status	Completion
Road Widening and Improvements			
I-4404 - US 52/I-74/I-74	Upgrade to interstate standards	Unfunded MTIP project	---
New Roads			
R-2247 - Winston-Salem Northern Beltway (Western Section)	Freeway	Unfunded MTIP project	---
Spainhour Mill Road Extension	Major Thoroughfare	Comprehensive Transportation Plan proposal	---
Carillon Drive	Collector Street	Collector Street Plan proposal	Based on developer participation
Mizpah Church Road - Shore Road Connector	Collector Street	Collector Street Plan proposal	Based on developer participation
Bridge Improvements			
B-4506 - US 52/I-74	Rehabilitate bridges over Tobaccoville Road	MTIP project	April 2015
B-4744 - Spainhour Mill Road	Replace bridge over Little Yadkin River	MTIP project	February 2013
BD-5109A = Waller Road	Replace bridge over Fries Creek	MTIP project	2013

Comprehensive Transportation Plan Projects

Spainhour Mill Road Extension

The Spainhour Mill Road Extension will be a new three lane, curb and gutter road from the intersection of Doral Drive to Moore-RJR Drive.

Collector Streets

As properties come in for zoning or subdivision review, the *Winston-Salem Urban Area Collector Street Plan* will be consulted for recommended street connections. The *Collector Street Plan* includes the general location of new collector streets and recognizes existing streets that function as collector streets. Proposed locations for new collector streets are:

- North end of Carillon to Bowens Road
- Mizpah Church Road to Shore Road

PEDESTRIAN

Construction of sidewalks in the planning area may be achieved through public funding and through private funding of new developments which include sidewalks. Sidewalks are recommended in the *Sidewalk and Pedestrian Facilities Plan* for all thoroughfares and collector streets except for those in the Rural Area and for freeways and expressways. Of particular importance are sidewalks in the Tobaccoville Village Center, the Reynolda Road/Tobaccoville Road Activity Center, the Shore Road Industrial Area, and the Moore Road Industrial Area.

BICYCLE

The following recommendations from the *Winston-Salem Urban Area Comprehensive Bicycle Master Plan* are applicable to the planning area:

- Spainhour Mill Road, study area boundary to Doral Drive – shoulder
- Donnaha Road, Spainhour Mill Road to Reynolda Road – shoulder
- Reynolda Road, through the entire study area – shoulder
- Bowens Road, Reynolda Road to Doral Drive – on-road bikeway connector
- Tobaccoville Road, through the entire study area – shoulder
- Waller Road, Reynolda Road to Vienna Dozier Road – shoulder
- Shore Road, Griffin Road to US 52/I-74 – on-road bikeway connector
- Griffin Road, Doral Drive to Shore Road – on-road bikeway connector
- Doral Drive, through the entire study area – shoulder

COMMUNITY FACILITIES RECOMMENDATIONS

Both public and private community facilities such as schools, parks, medical offices and day care providers should be easily accessible to all segments of the population (see **Map 7**). *Legacy 2030* promotes the sharing of institutional facilities as a way to meet the various needs of the community. An important recommendation from *Legacy 2030* is the creation of the central public space in all communities to serve as an urban reference point and the focus of civic and community life. The Existing and Proposed Community Facilities map (see **Map 7**) shows existing and proposed community facilities.

SCHOOLS

Legacy 2030 calls for quality schools that are assets to the neighborhoods in which they are located. School planning should be coordinated with parks and other public facilities. Recommendations for schools in the planning area are:

- Replace, upgrade or expand existing schools to meet the needs of the planning area as its population grows.
- Consider alternative uses for school property that is no longer needed for school facilities.
- Consider improved arrangements for using school property and facilities for community events and recreational activities.
- Provide a high level of maintenance at schools on an ongoing basis.

RECREATION FACILITIES

Recommendations for proposed parks, recreation facilities, and open space take into consideration the number, size and location of existing facilities; the need for updating existing recreational facilities; the anticipated location of future growth; and the expectations of the community as identified during this planning process. Following are recommendations for various categories of recreation and open space:

- Assess usage of the area's existing parks/recreation facilities and the community's preferences for facilities and programs. Modify facilities and programs, as needed.
- Establish one or two new neighborhood parks to provide for future recreation needs. Park sites should be easily accessible from a main road. Neighborhood Parks are generally between 5 and 20 acres in size. Potential locations for park sites include:
 - Sites along Vienna Dozier Road west of Reynolda Road.
 - Sites along Kapp Road west of Doral Drive.
 - Sites between Shore Road and Mizpah Church Road in the southeastern part of the Planning Area.
- Integrate recreation facilities/open space into the design of large-scale residential developments to provide neighborhood parks/activity areas, focal points and green spaces.
- Consider a westward expansion of the existing Tobaccoville Village Park.



Village Recreation Center

LIBRARY FACILITIES

Public libraries play an essential role in providing learning opportunities for all citizens. The reuse of existing structures, joint locations with other facilities and central siting should be considered in the development of libraries. Recommendations for libraries in the Planning Area are:

- Maintain the existing Rural Hall and Reynolda Manor Branch Libraries outside the planning area which currently serve residents in the Tobaccoville Planning Area.
- Library facilities should be expanded, as necessary, to keep pace with population growth in the Tobaccoville Planning Area.

GENERAL RECOMMENDATIONS

- Encourage schools, churches and recreational facilities to share facilities and work cooperatively to provide services and host community events.
- Provide a high level of maintenance at schools, parks and other facilities on an ongoing basis.
- Consider safety and environmental sensitivity when designing community facilities.
- Assess the need for additional police and fire services in the Planning Area based on future growth and development.
- Acquire land or obtain easements for parks, recreation facilities, open space and other community facilities.
- Actively pursue local, state, federal and private funding for land acquisition and development of these facilities.
- Seek cooperation with the school board, nonprofit and private organizations, where appropriate, to implement park and recreation proposals.
- Involve residents in master planning for parks, greenways and other community facilities.



The Rural Hall Library Serves the Planning Area

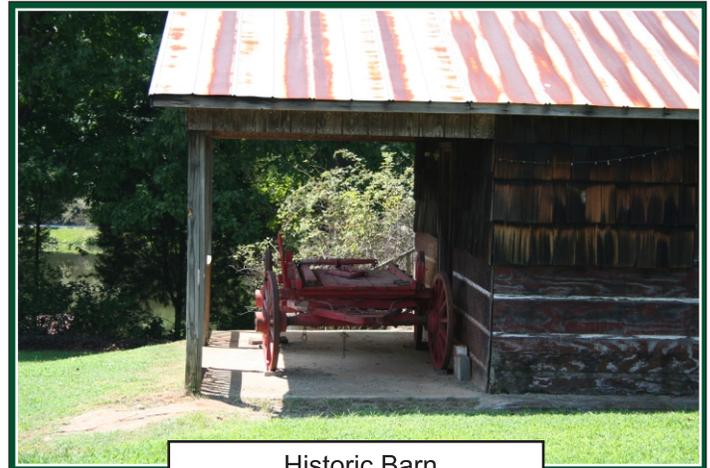
HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATIONS

Legacy 2030 recommends that neighborhoods offer a variety of quality housing types for different income levels, family size and types that reduce the segregation of neighborhoods by race, age and income. Affordable housing should be promoted throughout the village at Tobaccolville and Forsyth County by providing incentives, utilizing cost-effective site design, and permitting accessory dwellings and congregate care facilities.

GENERAL RECOMMENDATIONS

- Incorporate traditional neighborhood design principles to proposed new neighborhood developments, where feasible. This could include a mixture of housing types, well-designed neighborhood-serving commercial areas, where appropriate, and incorporating walkability and connectivity in neighborhoods.
- Encourage developers to include a range of housing styles, sizes and densities to provide accommodation for a diversity of groups, particularly when developing larger parcels of land along transportation corridors.
- Encourage the design of neighborhoods which allow for aging-in-place of residents.
- Integrate new developments with existing neighborhoods through careful planning, site design and architecture.
- Encourage developers, large land holders and neighborhood residents to work together when new development is proposed.
- Plan, locate and design shopping areas, community facilities, parks and open space to make them easily accessible for neighborhood residents.
- Install sidewalks and/or traffic calming measures, where feasible, to make neighborhoods more pedestrian friendly and safe.
- Encourage the use of Crime Prevention Through Environmental Design (CPTED) techniques for new development to facilitate safe and secure neighborhoods.
- Consider the establishment of neighborhood associations (where they do not exist) to facilitate citizen involvement in neighborhood issues.
- Undertake projects to improve neighborhoods and maintain neighborhood character, where necessary.



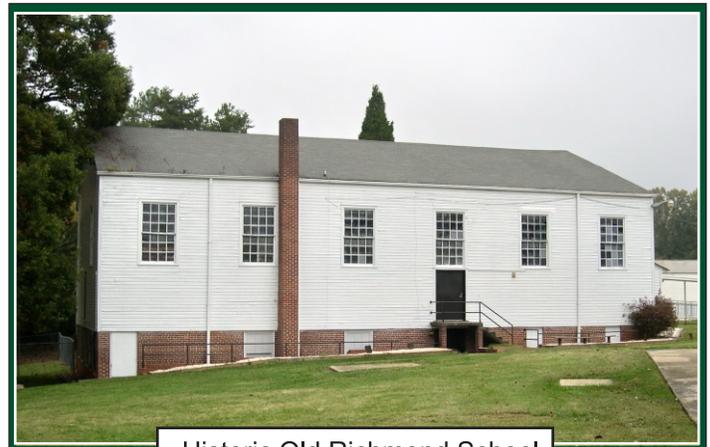
Historic Barn

AFFORDABLE HOUSING

- Encourage for-profit developers and nonprofit developers to build affordable housing in the planning area for different income levels.
- Ensure that new affordable housing units are compatible with the existing character of older neighborhoods.
- Use existing programs or develop new ones to assist community development and nonprofit housing organizations in providing affordable housing opportunities.

REHABILITATION AND REDEVELOPMENT EFFORTS

- Maintain the quality of housing stock in the area through code enforcement and homeownership.
- Ensure that redeveloped housing is compatible with the existing character of the neighborhoods.
- Encourage investor-owners and renters to participate in neighborhood organization membership and activities.
- Work with investor-owners to improve maintenance and management of rental properties, where needed.



Historic Old Richmond School

DESIGN AND APPEARANCE RECOMMENDATIONS

The creation of attractive gateways, business districts and corridors through the use of regulation or physical improvements is recommended by *Legacy 2030*. Design and appearance improvements create a positive visual image and encourage private reinvestment in an area.

GENERAL RECOMMENDATIONS

- Encourage rehabilitation/redevelopment of older and underutilized commercial sites in the planning area with building facade improvements, streetyard and bufferyard plantings, and parking area improvements.
- Ensure that attractive landscaping is integrated into the design of new roads or the improvement of existing roads.
- Encourage high-quality design for new developments throughout the planning area.
- Refer to the design guidelines for developing suburban business parks as detailed in **Appendix C** when reviewing zoning requests and site plans within the planning area.
- Refer to the design guidelines for multifamily development as detailed in **Appendix D** when reviewing zoning requests and site plans within the planning area.
- Refer to the design guidelines for the conversion of existing homes to office or commercial uses or new residentially-scaled office buildings as detailed in **Appendix E** when reviewing zoning requests and site plans within the planning area.
- Refer to the design guidelines for office/low-intensity commercial development as detailed in **Appendix F** when reviewing zoning requests and site plans within the planning area.



Small Scale Commercial Development

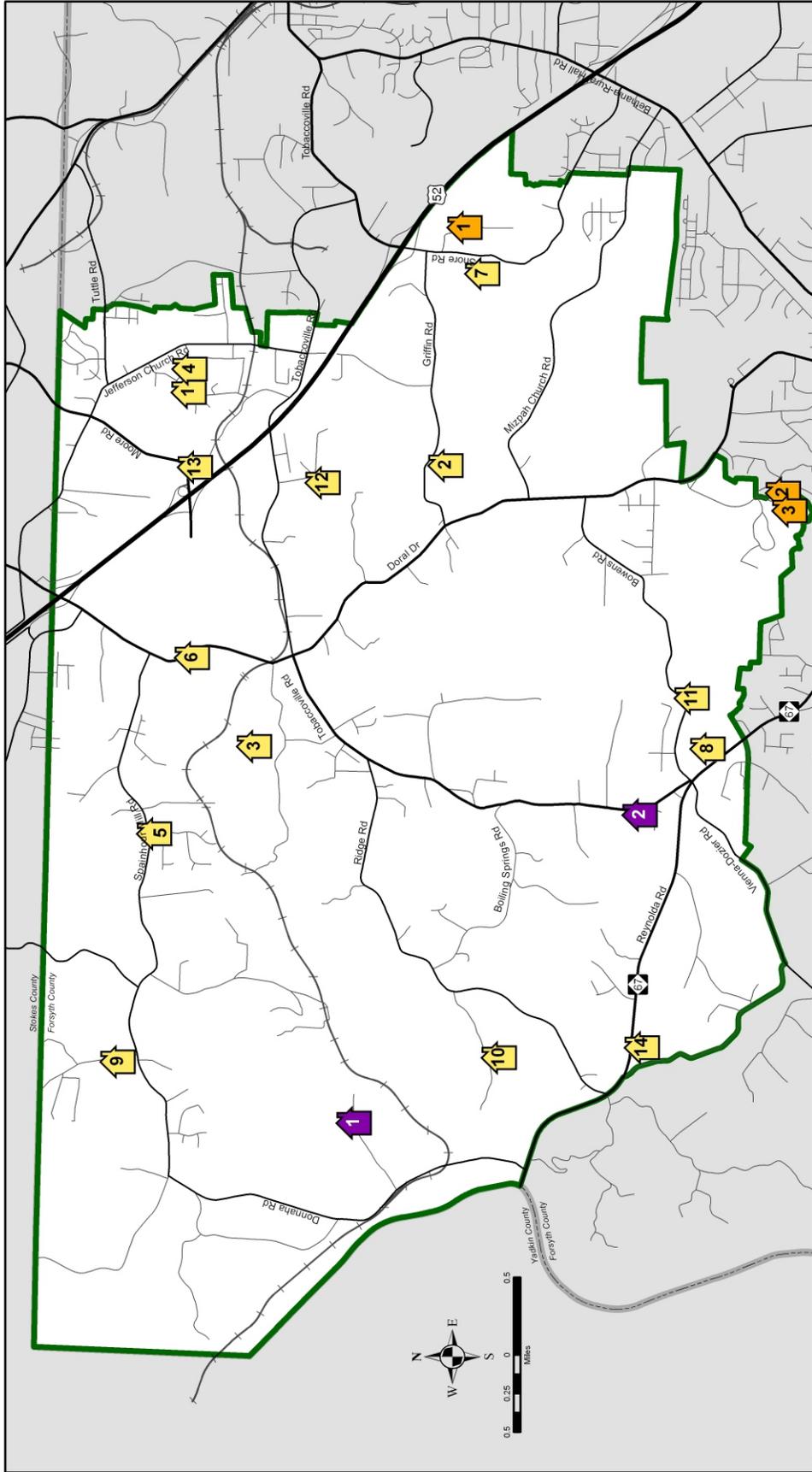
HISTORIC PRESERVATION RECOMMENDATIONS

Legacy 2030 promotes historic preservation because of its contribution to the aesthetic, social, historical, cultural and environmental quality of neighborhoods as well as its contribution to a community's economic development.

Significant historic resources have been identified in the Planning Area as indicated in initial surveys (see **Map 8** and **Appendix A**). Following are recommendations to ensure that the potential of these resources are fully explored and that the community takes steps to preserve its historic assets. (See **Appendix B. Forsyth County Historic Preservation Tools.**)

GENERAL RECOMMENDATIONS

- Retain historic buildings including residential homes, agricultural buildings and institutional structures, when possible.
- Recognize buildings, events or areas of historical, cultural or architectural significance with signage, plaques or markers.
- Initiate public outreach programs involving property owners and community organizations on the importance and economic benefits of preserving historic resources. Examples of potential workshops include:
 - How and why to nominate a structure or site to the National Register of Historic Places.
 - How to use the historic preservation rehabilitation tax credit program.
 - Issue-related topics such as how to maintain an older or historic building.
- Encourage property owners to research and recognize the history and significance of their properties and the area in which they live.
- Coordinate with organizations, such as the Piedmont Land Conservancy, to preserve not only the architectural elements, but also significant farm and open land.
- Encourage property owners to seek National Register and Local Historic Landmark designation for eligible properties.



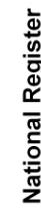
Map 8.

Recognized Historic Resources



National Register Study List (SL)

1. Antioch Methodist Church
2. Briggs-Newsome House
3. Doub House
4. Clarence Heilsbeck Farm
5. Clyde and Addie Hunter Farm
6. Hunter-Petree Farm
7. Kapp Farm
8. Kreeger Farm
9. Mount Pleasant Methodist Church
10. Scales-Wall House
11. Gideon T. Shore House
12. John B. Vest House (SL recommended)
13. Lewis M. Vest House
14. Waller-Joyner Farm



National Register

1. Old Richmond Courthouse Site
2. Old Richmond Schoolhouse and Gymnasium



National Register Determination of Eligibility

1. Columbus Kapp House and Barn (also SL recommended)
2. Eugene Thomas Kapp House (also SL recommended)
3. Thomas Jefferson Kapp House (also on SL)

ECONOMIC DEVELOPMENT RECOMMENDATIONS

Economic development can be defined as the creation and/or retention of jobs and increases in the tax base that improve or enhance the economic welfare of a community and its citizens. *Legacy 2030's* goal for economic development is to attract environmentally-sensitive new businesses and expand existing large and small businesses to provide a broad range of employment opportunities and a high quality of life for people living and working in Forsyth County. Economic development efforts should be compatible with existing development and should include improvements to existing facilities as well as new businesses. Areas recommended for future commercial and industrial use are shown on the Proposed Land Use map (see **Map 6**).

GENERAL RECOMMENDATIONS

- Support balanced, compatible economic development by the private and public sector.
- Encourage technologically-advanced, high-quality, environmentally-sustainable businesses and industries to locate or expand in the planning area.
- Focus commercial and industrial development in planned commercial/industrial areas and activity centers where transportation and utilities exist or are planned.
- Encourage environmentally-sensitive development of business areas.
- Rezone land for business/industrial development in a manner consistent with the recommended Proposed Land Use Plan.
- Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites.
- Identify funding sources to implement economic development initiatives including energy-efficient, high technology businesses/industries.
- Direct public improvements and funding to designated activity centers, industrial sites and to other economic development opportunity areas identified in the plan.

ENVIRONMENTAL RECOMMENDATIONS

The preservation and enhancement of our environmental resources results in a high quality of life for Forsyth County residents. *Legacy 2030* calls for the protection of watersheds, wetlands, natural areas and streams throughout the county.

Clean water, air, and the scenic beauty of the planning area should be maintained. Of particular concern is the need to protect the County's many creeks from pollution and its floodplains from inappropriate development.

GENERAL RECOMMENDATIONS

- Manage development pressures to preserve environmentally-sensitive areas, forested areas, wildlife habitats, agricultural lands and scenic areas.
- Encourage the donation of easements to preserve and protect high-quality natural and scenic areas and farmlands, particularly those located in the western part of the planning area
- Encourage land owners to use Best Management Practices for stormwater protection.
- Encourage sustainable development of land and buildings.
- Improve or preserve the water quality of the creeks by protecting the natural stream corridors.
- Support organizations and programs that educate residents on environmental issues.



Local Industrial Development



Historic Kreeger Farm

Implementation Schedule



Note: The recommendations of this plan serve as a guide to future action and decision making and are not a commitment to funding. Funding for specific projects/actions will be allocated by the Tobaccoville Village Council or Forsyth County Commissioners based on the availability of funding and consideration of priorities.

ACTION/PROJECT	RESPONSIBLE AGENCY	TIMING*
LAND USE RECOMMENDATIONS		
Follow Proposed Land Use Plan, land use policies, and Special Land Use Conditions Areas (pages 17-31). Ensure that future land use changes do not negatively affect new and existing neighborhoods.	CCPB, TVC, FCBOC	Ongoing
TRANSPORTATION RECOMMENDATIONS		
Roads and Bridge Improvements		
Upgrade US 52/I-74 to Interstate standards (page 32)	NCDOT	Long Range
Rehabilitate US 52/I-74 bridges over Tobaccoville Road (page 32).	NCDOT	Short Range
Replace Spainhour Mill Road bridge over Little Yadkin River (page 32).	NCDOT	Immediate
Replace Waller Road bridge over Fries Creek (page 32).	NCDOT	Immediate
New Roads		
Construct the Winston-Salem Northern Beltway, Western Section (I-40 to US 52/I-74) (page 32).	NCDOT	Long Range
Construct the Carillon Drive extension (page 33).	Private development in conjunction with NCDOT	Long Range
Construct the Mizpah Church Road-Shore Road connector (page 33).	Private development in conjunction with NCDOT	Long Range
Construct the Spainhour Mill Road extension (page 33).	NCDOT	Long Range
Pedestrian		
Construct sidewalks in the planning area within new residential areas, along thoroughfares and collector streets (page 33).	Private development in conjunction with NCDOT	Ongoing
Construct sidewalks along all roads within the Tobaccoville Village Center, the Reynolda Road/Tobaccoville Road Activity Center, the Shore Road Industrial Area, and the Moore Road Industrial Area (page 33).	Private development in conjunction with NCDOT	Ongoing
Bicycle		
Shoulder or Bikeway Connector Improvements (page 33). <ul style="list-style-type: none"> • Spainhour Mill Road, study area boundary to Doral Drive • Donnaha Road, Spainhour Mill Road to Reynolda Road • Reynolda Road, through the entire study area • Bowens Road, Reynolda Road to Doral Drive • Tobaccoville Road, through the entire study area • Waller Road, Reynolda Road to Vienna Dozier Road • Shore Road, Griffin Road to US 52/I-74 • Griffin Road, Doral Drive to Shore Road • Doral Drive, through the entire study area 	NCDOT	Long Range Long Range Medium Range Long Range Long Range Long Range Long Range Long Range Short to Long Range

*Timing: Immediate 1 to 2 years Short Range 3 to 5 years Medium Range 6 to 10 years Long Range 10 years or more

Implementation Schedule



ACTION/PROJECT	RESPONSIBLE AGENCY	TIMING*
COMMUNITY FACILITIES RECOMMENDATIONS		
Consider a westward expansion of the Tobaccoville Village Park (page 35).	TVC	Long Range
Establish one or two new neighborhood parks in the planning area (page 35).	TVC	Long Range
HOUSING AND COMMUNITY DEVELOPMENT RECOMMENDATIONS		
Incorporate traditional neighborhood design principles in new neighborhood development, where feasible (page 36).	CCPB, TVC, FCBOC	Ongoing
DESIGN AND APPEARANCE RECOMMENDATIONS		
Ensure that attractive landscaping is integrated into the design of new roads or the improvement of existing roads (page 37).	NCDOT, TVC	Ongoing
Refer to the area plan design guidelines when reviewing zoning requests and site plans in the planning area (page 37).	CCPB, TVC, FCBOC	Ongoing
HISTORIC PRESERVATION RECOMMENDATIONS		
Initiate public outreach on the benefits of preserving historic resources (page 37).	CCPB, HRC	Ongoing
Recognize buildings, events or areas of historical, cultural or architectural significance with signage, plaques or markers (page 37).	CCPB, HRC	Ongoing
Encourage property owners to seek National Register and Local Historic Landmark designation for eligible properties (page 37).	CCPB, HRC	Ongoing
ECONOMIC DEVELOPMENT RECOMMENDATIONS		
Support balanced, compatible economic development by the private and public sector in the planning area (page 39).	CCPB, TVC, FCBOC	Ongoing
ENVIRONMENTAL RECOMMENDATIONS		
Manage development pressures to preserve environmentally-sensitive areas, forested areas, wildlife habitats, agricultural lands and scenic areas (page 39).	CCPB, TVC, FCBOC	Ongoing
Encourage the donation of easements to preserve and protect high-quality natural and scenic areas (page 39).	PLC, CCPB	Ongoing

*Timing: Immediate 1 to 2 years Short Range 3 to 5 years Medium Range 6 to 10 years Long Range 10 years or more

Abbreviations Used:			
CCPB	City-County Planning Board	NCDOT	North Carolina Department of Transportation
FCBOC	Forsyth County Board of Commissioners	PLC	Piedmont Land Conservancy
HRC	Winston-Salem/Forsyth County Historic Resources Commission	TVC	Tobaccoville Village Council

Appendix A. Significant Historic Resources



Tobaccoville Area Plan: Significant Historic Resources

Name	General Location	Date	Survey Site Number
Antioch Methodist Church (SL)	9220 Antioch Church Road	1881, 1969	FY00571
Briggs-Newsome House [SL]	2700 Griffin Road	1879	FY00589
Doub House [SL]	4071 Rolling Hill Drive	1881	FY00043
Clarence Helsabeck Farm [SL]	9361 Antioch Church Road	ca. 1880-1900	FY03217
Clyde and Addie Hunter Farm [SL]	3826 Spainhour Mill Road	1940	FY03215
Hunter-Petree Farm [SL]	7372 Doral Drive	1927	FY03564
Columbus Kapp House and Barn [DOE, SL recommended]	1650 Shore Drive	ca. 1890	FY00583
Eugene Thomas Kapp House [DOE, SL recommended]	5631 Kapp Road	1882	FY00617
Thomas Jefferson Kapp House [DOE, SL]	5620 Kapp Road	ca. 1860	FY00618
Kapp Farm [SL]	2190 Shore Road	1932	FY03234
Kreeger Farm [SL]	7665 Reynolda Road	1895	FY03212
Mount Pleasant Methodist Church [SL]	8710 Meadowbrook Drive	1933, 1976	FY01434
Old Richmond Courthouse Site [NR]	Payne Road	1774	FY03214
Old Richmond Schoolhouse and Gymnasium [NR]	6315 Tobaccoville Road	ca. 1914, 1940	FY00058
Scales-Wall House [SL]	5990 Wall Road	ca. 1860s, 1890s	FY01471
Gideon T. Shore Farm [SL]	4036 Bowens Road	ca. 1896, 1910s	FY02490
John B. Vest House [SL recommended]	8290 Stroupe Farm Road	ca. 1840-1860, 1872	FY00595
Lewis M. Vest House [SL]	9275 Moore Road	1881-1884	FY00574
Waller-Joyner Farm [SL]	9186 Reynolda Road	ca. 1780	FY01485

Abbreviations Used:

NR	National Register	DOE	National Register Determination of Eligibility
SL	North Carolina National Register Study List		

Note: This list may not be comprehensive. All attempts have been made to include all properties visible from the right-of-way that may be worthy of further investigation.

The following is a summary of the zoning districts and other tools for preserving historical assets in Forsyth County.

LOCAL HISTORIC LANDMARK DESIGNATION

Local historic landmark designation applies to individual properties in Forsyth County. This designation recognizes the importance of a property to the heritage and character of the community and that its protection enriches the community's residents.

Local landmark properties can be of several different types:

- Buildings, e.g., houses, churches, office buildings, schools, barns.
- Structures, e.g., roads, bridges, fences, silos, kilns, gazebos.
- Sites, e.g., cemeteries, building ruins, natural features, designed landscapes.
- Areas, e.g., one or more buildings on a large property, plus a surrounding area.
- Objects, e.g., signs, monuments, sculptures, fountains, mileposts.

Once a property has been designated as a historic landmark, the ordinance designating the property provides controls on the appearance of the designated property and new construction on the property. In addition, the property owner may apply to the Forsyth County Tax Office for a 50% property tax deferral, which runs with the property in perpetuity (unless designation is revoked).

LOCAL HISTORIC DISTRICTS

Local Historic District designation is a zoning classification that applies to a group of contiguous properties. The area must have a concentration of properties that are historically, visually, or culturally related by plan or physical development. A district can include different types of historic properties, but collectively, they must form a unified body with its own identity. Together the properties must convey a physical sense of the historical environment. Examples of Historic Districts include residential areas, business districts, industrial complexes, rural villages, rural landscapes, and college campuses. Once an area has been designated as a Historic District, the zoning ordinance provides controls on the appearance of existing buildings/property and the certificate of appropriateness process controls new construction within the district. In North Carolina, Historic Districts can be established in one of two ways:

Historic Overlay District.

This type of zoning district does not replace or change the underlying zoning classification. Rather, it superimposes the Historic Overlay District requirements over the existing zoning. This is the most common type of district found in the state. In 1993, the West End, located in Winston-Salem, became the community's first Historic Overlay (HO) District.

Separate Use Historic District.

A separate use Historic District is an entirely separate zoning classification, with its own permitted uses, dimensional requirements, and other zoning regulations. This type of district is rarely found. Forsyth County has the only two such districts in North Carolina, the Old Salem and Bethabara separate use Historic Districts. Their classification is listed as "H" zoning in Winston-Salem's/Forsyth County's *Unified Development Ordinances* (UDO).

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is a list maintained by the National Park Service of buildings, structures, sites, objects, and districts that are significant in American history, architecture, archaeology, engineering, and culture, and that meet criteria for evaluation. National Register listing puts no obligation or restriction on private property owners using private resources to maintain or alter their properties. A private owner of a National Register property is obligated to follow federal preservation standards only if federal funding or licensing is used in work on the property, or if the owner seeks and receives a special benefit that comes from National Register designation, such as investment tax credits.



Historic Barn

Suburban business parks are an integral component of Forsyth County's comprehensive economic development strategy. The County should provide a sufficient supply of these sites to help attract new companies or to assist local businesses expanding their operations. Suburban business parks can be attractive to companies by offering affordable land, the ability to build a facility conforming to a company's specific needs, nearby access to an interstate highway or an airport, and access to a regional supply of labor.

DESIGN GUIDELINES

Purpose.

The purpose of these design guidelines is to help create high-quality suburban business parks in a campus-like setting consisting of attractive buildings, significant natural open space, and attractive landscaped areas.

Application.

These guidelines will be used by the City-County Planning Board and its staff as a means of organizing review of master plans for business parks. The guidelines identify important design elements that should be considered.

Uses.

Appropriate uses in these business parks include warehouses, light manufacturing and assembly, scientific and research laboratories, and corporate offices.

Recommended Overall Site Size.

The recommended minimum site size for business parks is 100 acres. This threshold size will focus business park development at a few appropriate locations, allow for coordinated development and sufficient land for a campus-like setting, and provide enough space for the effective use of buffers and preservation of natural areas.

Site Buffers.

Site buffers consisting of existing vegetation supplemented by additional plantings and berms should be located along the periphery of the site to provide a visual screen and functional separation from public streets and adjoining residential land. The width of these buffers may vary depending on the physical characteristics of a particular site but in any case should not be less than 50 feet in width.

Access.

Access should be on roads of at least minor thoroughfare classification, and streets in the business park should be designed to allow access from adjacent neighborhoods but not to draw traffic through local residential streets. More than one major access point should be provided and connectivity of the internal street system is encouraged.

Common Open Space.

A minimum of 20% common open space consisting of streams or lakes, floodplains, wetlands, slopes greater than 20%, and other open areas should be retained on the site. Common open space should be connected, where possible, to form a ribbon of green throughout the development. In areas where the site buffers are more than 50 feet, the area in excess of 50 feet may be counted as part of the common open space requirement if it is linked to other common open space areas.

Stream/Wetland Protection.

Streams and wetland areas should be protected by requiring riparian buffers to the edge of the floodway fringe for FEMA regulated streams and 50-foot buffers from each side of streams and wetlands identified in the Forsyth County soil survey. Exact location and extent of streams and wetlands should be verified during preparation of the site resources map required to identify common open space elements.

Architectural Design.

Architecturally compatible materials should be selected and emphasized for each structure and building site. Exposed standard concrete blocks and prefabricated metal are not recommended but may be acceptable for the sides and rear of buildings if they are screened from view of external property lines and internal roadways. Offices or showrooms should be located at the front of the building and façades facing the street should be articulated to distinguish the building. Additionally, new developments should explore the use of Leadership in Energy and Environmental Design (LEED) standards to help increase energy-efficiency and reduce long-term building expenses.

Placement of Structures.

All structures should be set back a minimum of 100 feet from the external property lines of the business park site. Employee parking may be located in this setback in the 50 feet closest to the building. Buildings on each building site should face interior streets and be set back a minimum of 60 feet. For large buildings, a larger setback in proportion to their footprint and height is encouraged to contribute to a campus-like setting. Buildings located on the corner of two streets should be considered to have two front faces. Warehouse buildings should be designed and placed on their lots so that views of loading docks from the street are minimized or prevented.

Storage/Process Areas.

Businesses should meet the storage requirements of the "Manufacturing B" use in the *Unified Development Ordinances*, which allows operations including storage of materials, processing fabrication or assembly of products and loading and unloading of new materials only within enclosed buildings. Storage trailers or containers should be located in designated areas and screened from public streets or from the exterior of the business park. No outdoor processes should be employed in the operation of any business in the business park. Any waste and recycling receptacles should be located within an enclosed structure.

Operation Impacts.

Operations at the business park should not produce dust, smoke, odors, fumes, air or water pollution, noise, gases, or vibrations as required by the requirements of the "Manufacturing B" use in the *Unified Development Ordinances*.

INTERNAL DESIGN GUIDELINES

Landscaping.

Extensive landscaping should be used to:

- Create attractive medians at major entrance streets into the park;
- Highlight public access points to buildings;
- Buffer loading and utility areas;
- Break up large parking areas;
- Provide a transition between neighboring sites;
- Complement building design and materials; and,
- Provide a transition between parking areas and the office portion of a structure.

Fences.

Perimeter and chain-link fencing should be prohibited unless a special need can be demonstrated. In cases where the need is demonstrated, chain-link fencing should be as minimal as possible and its view from public streets or outside the business park should be screened by landscaping or buffering. Where it is necessary to use chain-link fencing, black, green, or earthtone vinyl coated fencing is preferred.

Pedestrian Circulation.

A system of greenway trails that are part of the open space component of the business park and sidewalks along one side of major streets in the business park are encouraged. At each building site, side-walks should link visitor parking areas and front yard parking areas to the main building entrance. Sidewalks should also link building sites to greenway trails and any sidewalks along major streets in the business park development.

Parking Areas.

Parking areas located to the side or rear of buildings are encouraged. Extensive paved areas should be avoided in favor of smaller multiple lots separated by landscaping and buildings. Parking lots adjacent to and visible from public streets should be screened from view through the use of natural topography and created earthen berms, low screen walls, and changes in elevation, landscaping, or combinations of these design techniques.

Signs.

A signage plan showing proposed park identification signs and standards for building façade and freestanding signs should be provided as part of the master plan for these developments.

On-site Lighting.

All on-site lighting should be designed, located, shielded, or deflected so as not to shine into neighboring property or impair the vision of pedestrians or the driver of any vehicle.

Display Areas.

No outdoor display of products should be allowed. All display areas should be located within flex-space or office buildings.

Service Areas.

Provision for handling all truck service should be located at the rear or sides of buildings. Loading docks should be located at least 300 feet from adjacent residential areas. Where there is an intervening public street, the setback is reduced to 150 feet. Loading docks located on the side of any building should not be nearer than 50 feet from the front face of the building. Loading docks should be recessed, screened, or otherwise designed to be totally buffered from adjacent properties and public roads.

Exterior Mechanical Devices.

Air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices, including roof-mounted mechanical equipment should be screened from view from the public rights-of-way. All utilities should be placed underground.

Flex-space and Multitenant Uses.

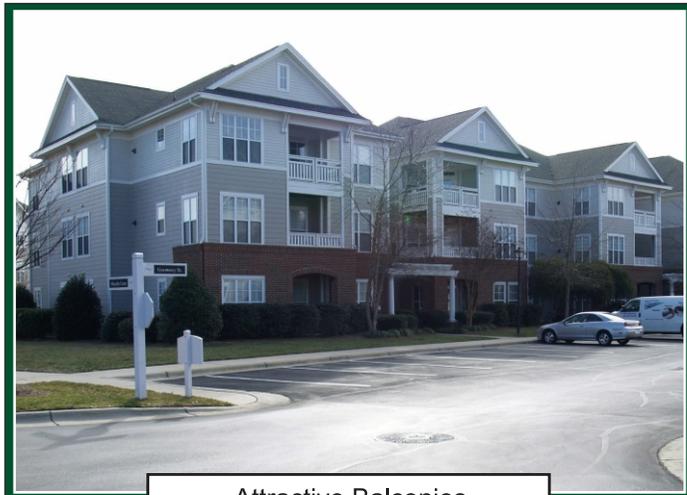
Multiuse and "flex-space" buildings designed to accommodate a number of tenants or a single tenant with needs for office, research, assembly and storage space in the same structure are encouraged to attract "start-up" operations and entrepreneurs.

MULTIFAMILY DEVELOPMENT DESIGN

Multifamily developments are and will continue to be an important component of the community's housing stock. Additionally, well-designed, multifamily housing can add to the character of a neighborhood, increase pedestrian activity, reduce automobile trips, and support transit.

To create multifamily developments that are better integrated into the community and that support and encourage walking, the following design features should be incorporated into new multifamily developments, where feasible:

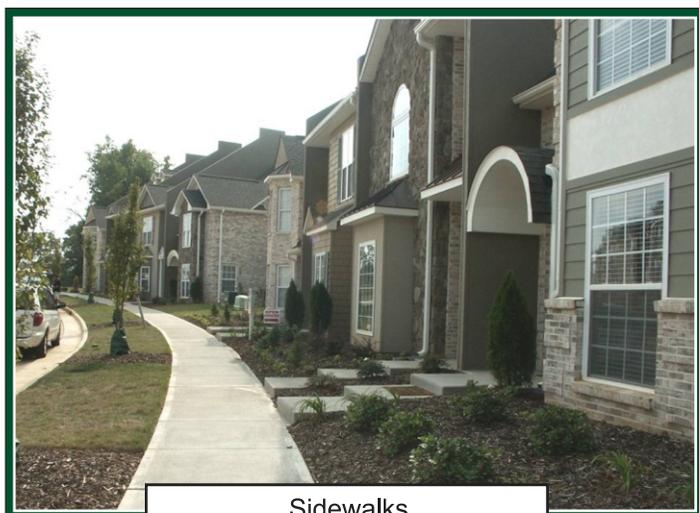
- A connected street network
- Buildings oriented to the street and with entrances on the street
- Building façade articulation
- Architecture that is compatible with the surrounding context
- Reduced building height and mass where multifamily buildings are adjacent to single-family development
- The use of small parking areas instead of large surface parking lots
- Parking lots placed to the side or rear of buildings so they do not dominate the streetscape
- The use of street and parking area trees and other landscaping
- Parking lots that are well lit and visible from windows and doorways to help increase their safety and discourage crime
- The use of on-street parallel or angled parking where appropriate
- A sidewalk and/or pedestrian and bicycle trail network
- Open space that is accessible, safe, and functional
- Private outdoor space (e.g., courtyards, decks, or balconies)
- Garages located to the rear of the building, along an alley, or recessed from the front



Attractive Balconies



Facade Articulation



Sidewalks



On-Street Parking

Appendix E. Guidelines for Conversion of Existing Homes to Office or Commercial Uses or New Residentially-Scale Office Buildings

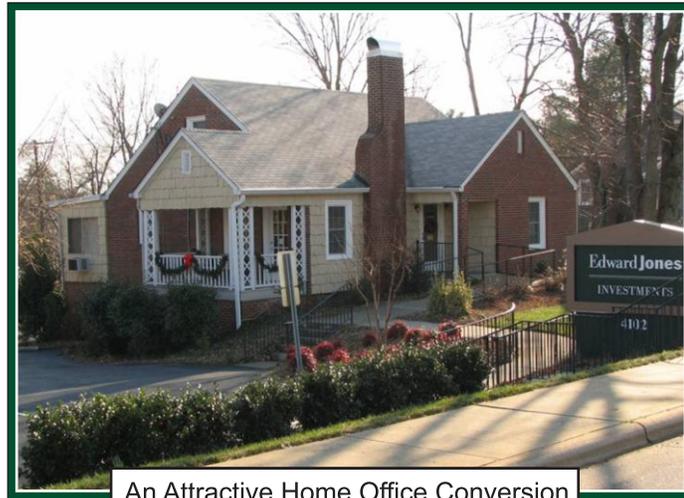


BUILDING INTEGRITY

- The exterior appearance of existing single-family homes should be kept as intact as possible, if an existing building is being converted to office use, to continue the residential character of the street.
- New residentially-scaled office buildings should be no larger than 4,000 square feet in size.
- Keep porches on existing buildings open. If enclosure is necessary, transparent materials, such as glass or screening, should be installed behind the original railing and/or columns.
- Design handicapped features so there is minimal visual impact on the existing structure.
- Locate exterior stairs to the side or the rear of existing or new structures.
- Locate mechanical equipment to the side or the rear of existing or new structures.
- Locate trash containers and metal outbuildings in the rear yard of existing or new structures, screen from adjacent properties.



A New Residentially Scaled Office



An Attractive Home Office Conversion

PARKING

- New parking areas should be designed to have a minimal impact on the existing environment and have a neighborhood character.
- Locate new parking areas to the side or rear of buildings.
- Screen parking areas from public view.
- Retain existing vegetation, such as mature trees, and incorporate them into the parking lot design.
- Share driveways, whenever practical, to minimize curb cuts.
- Include cross-access easements to adjacent properties, where possible.

ACCESS

- Entrances and steps of existing buildings serve as an important first view of the property and should be preserved as they were originally built.
- Maintain the main entrance to existing and new buildings as the street frontage.

SIGNAGE

- Signs have a strong impact in the quality and appearance of individual buildings and on the streetscape as a whole. Compatibility with the building architecture and context is important.
- If a sign is located on an existing residential building or a new residential-scaled building, it should be a small identification panel at the entrance.

LIGHTING

- Soft, indirect lighting is recommended. Lighting should not cast direct light upon adjacent property.

LANDSCAPING

- Landscaping should be used to buffer office uses from existing residential development.
- Landscaped areas should be properly maintained.

Appendix F. Guidelines Office/Low Intensity Commercial Developments



DESIGN GUIDELINES

Building Placement.

New buildings should front the main road to create a continuity of building façades along the corridor. The main entrances to all buildings should be at the street frontage.

Building Scale and Proportion.

New structures should be compatible with the proportions, rhythm, scale, and visual integrity of existing structures.

Building Materials.

Building materials should be attractive and durable, and be appropriate for the surrounding area.

Façades.

The façade should enhance the pedestrian environment by use of features such as porches, columns, and cornices. Solid walls and blank exteriors are discouraged.

Canopies and Awnings.

These features should complement the streetscape and other structures in the immediate area. Awnings or other devices may be installed for solar protection and to emphasize the human scale of the ground level spaces.

Outside Storage.

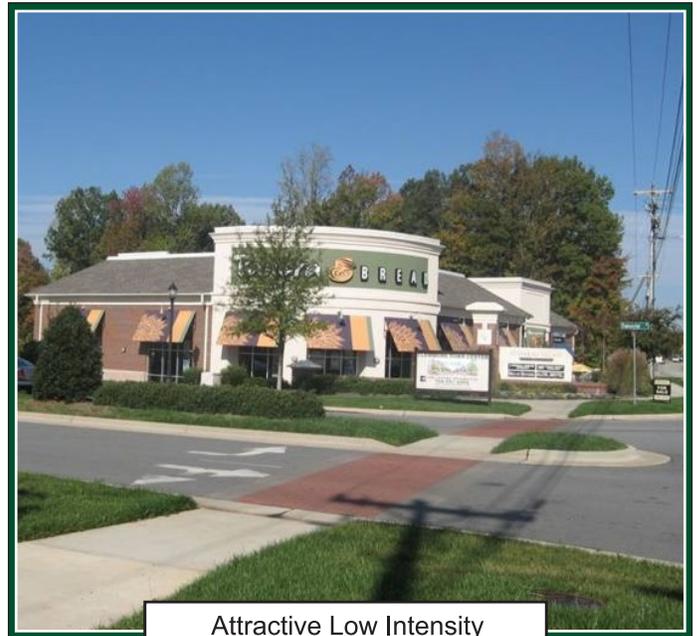
Outside storage should be permitted only if screened from view from the main road. The outside storage should not occupy an area larger than half of the area covered by the principal use.

Loading/Unloading and Garage Bays.

All loading areas and entrances to motor vehicle repair bays should be screened from public view from the main road.



Attractive low intensity office/commercial development with an urban form



Attractive Low Intensity Commercial Development

Off-Street Parking.

Parking should generally be located to the side or rear of buildings. On corner lots, parking on the street side corner of the lot should be avoided. New parking lots should be designed to minimize their effects on the existing streetscape. Areas of circulation and parking need to be clearly defined using appropriate markings and materials. Large expanses of paving should be divided into smaller components with interior planting areas.

On-Site Utilities.

All public utilities and related facilities, heating, ventilation and air conditioning mechanical systems, and dumpsters, should be so located and/or shielded so as to not be visible from the public rights-of-way.

Site Amenities.

Include site furnishings such as bollards, seating, trash containers, tree grates, special features, fencing, and any special lighting to enhance pedestrian areas.

Architectural Characteristics.

Buildings within this area should encourage the following additional architectural characteristics:

- The use of cornice canopies, balconies, and arcades to delineate between the ground/street level and upper levels
- Larger buildings to be broken into smaller scale components at the ground/street level.



Old Richmond Courthouse Historic Site

Tobaccoville Village Council

Endorsed February 7, 2013

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Mayor

Myron Marion
Mayor Pro Tempore

Leroy Ault

Robin Beck

Lori Shore-Smith

Dan Corder
Village Administrator

Forsyth County Board of Commissioners

Adopted March 25, 2013

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City-County Planning Board

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Tobaccoville Area Plan Update

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