



WALKERTOWN

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 by Winston-Salem and Forsyth County in 2012, and the Town of Walkertown in 2013. Comprehensive plans take a broad, communitywide perspective for guiding growth and development. *Legacy 2030* includes chapters on 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, key public investments, and area plans.

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 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 are provided.

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 staff, the CCPB, and elected officials as they use the plans to make zoning, funding, and other decisions based on area plan recommendations. As of 2012, all planning areas within Forsyth County have a corresponding area plan that was developed since the adoption of the *2001 Legacy Plan* to guide future development decisions. Area plan updates, such as this one, replace these older area plans. Updated area plans provide a current picture of area conditions and an up-to-date set of future development recommendations.

In 2004, the CCPB adopted boundaries, names, and priority rankings for seven urban area plans, the downtown area, and 13 suburban/small town area plans. Seven plans cover the Urban Neighborhoods and Downtown Winston-Salem as defined in *Legacy 2030* while 13 plans cover the Suburban Neighborhoods and Future Growth Area. The Urban Neighborhoods are older neighborhoods and commercial, industrial, and institutional development built mostly before 1940 that surround the Center City of Winston-Salem. The Suburban Neighborhoods include a large portion of unincorporated county land and most of the small towns where suburban development has occurred in recent decades.

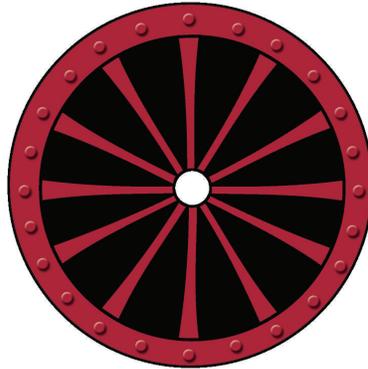
They are also the area with the most undeveloped land where much of the future residential, commercial, and industrial development should occur. The Future Growth Area does not usually have sewer or other facilities and services to support urban development; however, because of its potential to be served efficiently by sewer and other facilities and services in the future and/or its proximity to towns, major roads and other public investments, the Growth Management Plan calls for its eventual development.

To facilitate implementation of area plan recommendations, an annual area plan status report is prepared. It includes the recommendations and status of each action and project listed in the implementation table for each adopted 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 necessarily mean the project is funded. 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.



Walkertown Area Plan Update

Adopted by the Walkertown Planning Board on February 4, 2014
Adopted by the Walkertown Town Council on March 27, 2014
Adopted by the City-County Planning Board on April 3, 2014
Adopted by the Forsyth County Board of Commissioners on June 9, 2014

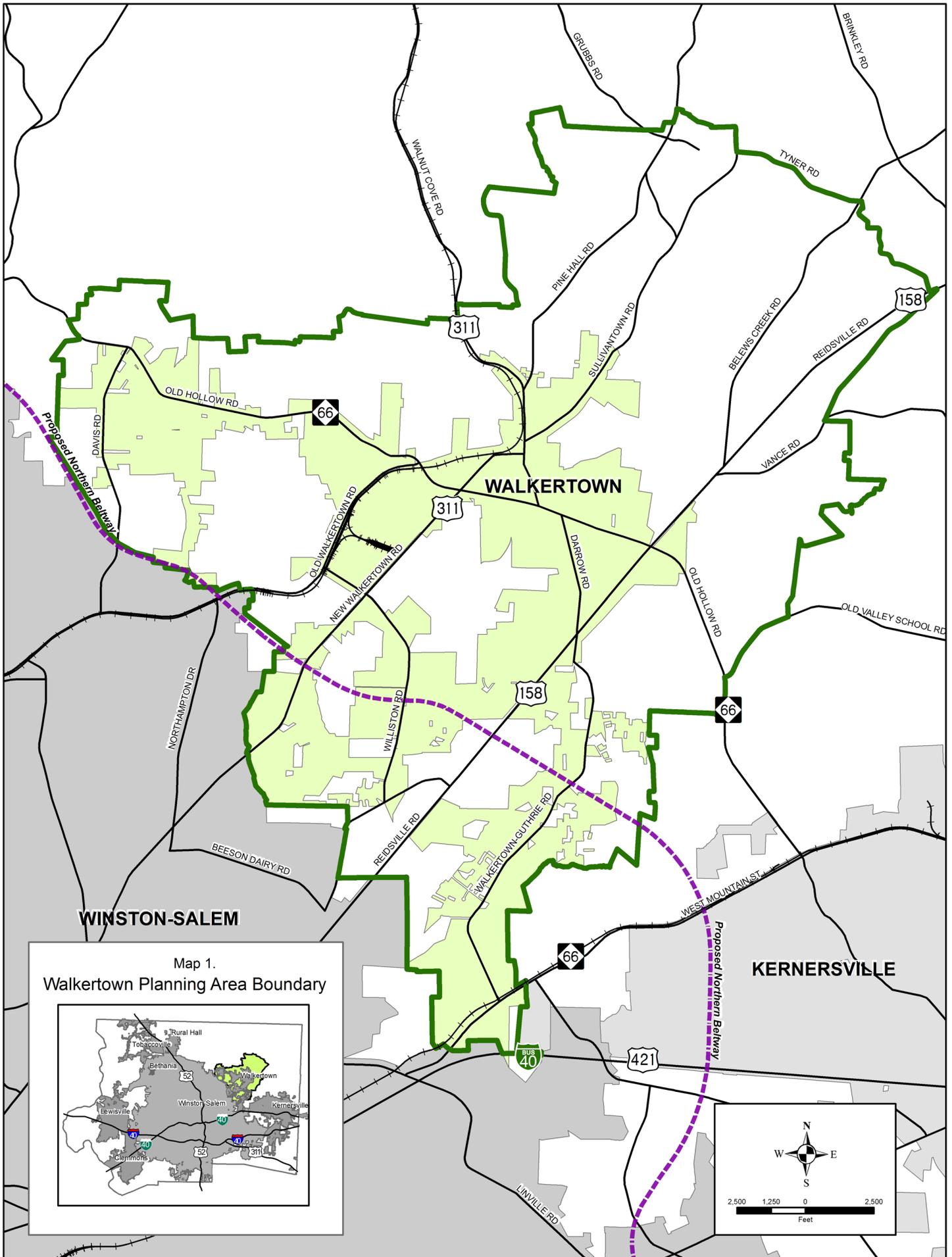
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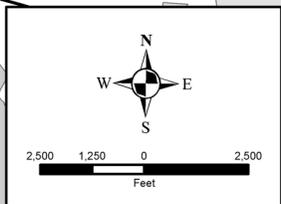
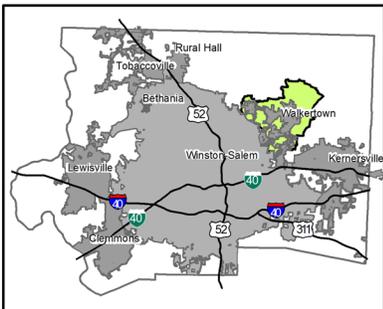
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Map 1.
Walkertown Planning Area Boundary



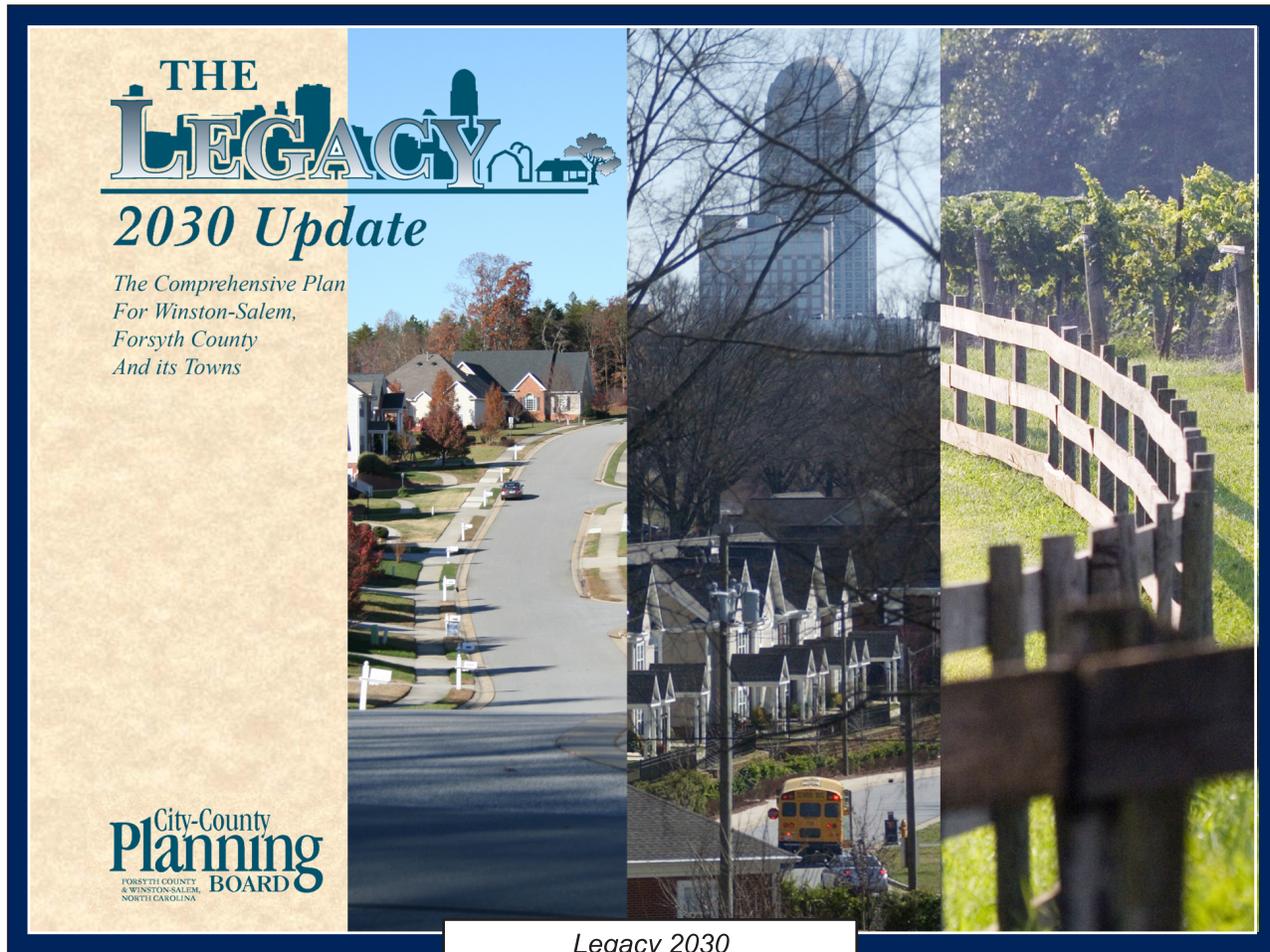
BOUNDARIES OF THE STUDY AREA

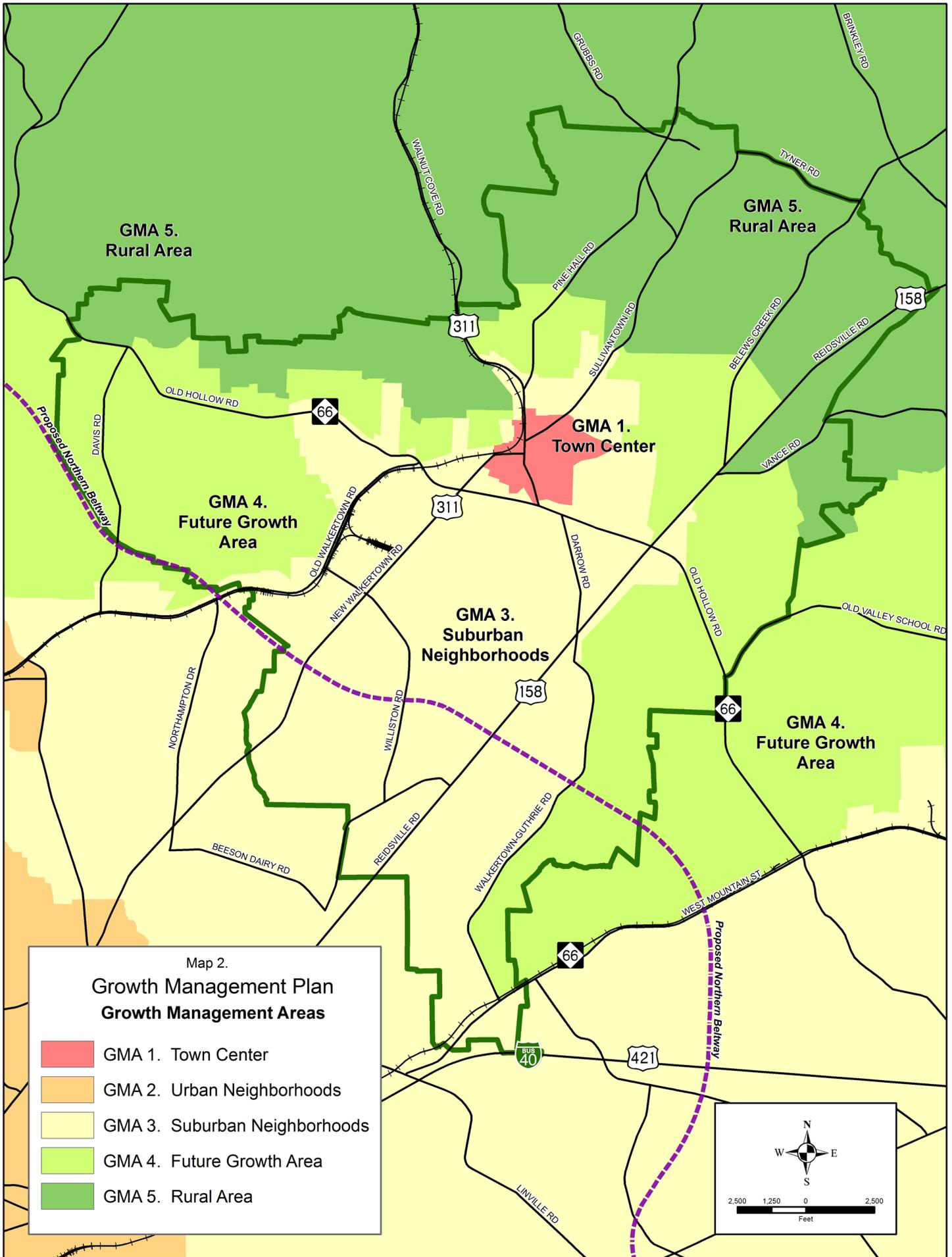
The Walkertown Plan Area encompasses approximately 12,347 acres. The plan area is roughly bounded by the City of Winston-Salem on the west and the south, by the Rural Policy Area on the north, and by the Kernersville Plan Area on the east. The plan area includes the Town of Walkertown and surrounding area located in Forsyth County (see **Map 1** on **page v**).

RELATIONSHIP TO *LEGACY 2030*

The *Legacy Development Guide* and *Legacy 2030 Update*, Forsyth County's comprehensive plan and its update serve as the framework on which all area plans are built, both geographically and as a policy guideline. The current *Walkertown Area Plan* was adopted in 2006. The *Walkertown Area Plan Update* is intended to translate *Legacy 2030 Update* policies into more detailed recommendations for the Walkertown Plan Area.

Legacy's Growth Management Plan defines a series of specialized areas, each having specific characteristics. In the Growth Management Plan, 39% of the Walkertown Plan Area is designated as Suburban Neighborhoods, Growth Management Area (GMA) 3; 32% as Future Growth Area, GMA 4; 27% as Rural Area, GMA 5; and, 1.6% as Walkertown's Town Center, GMA 1 (See **Map 2** on **page 2**).





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.

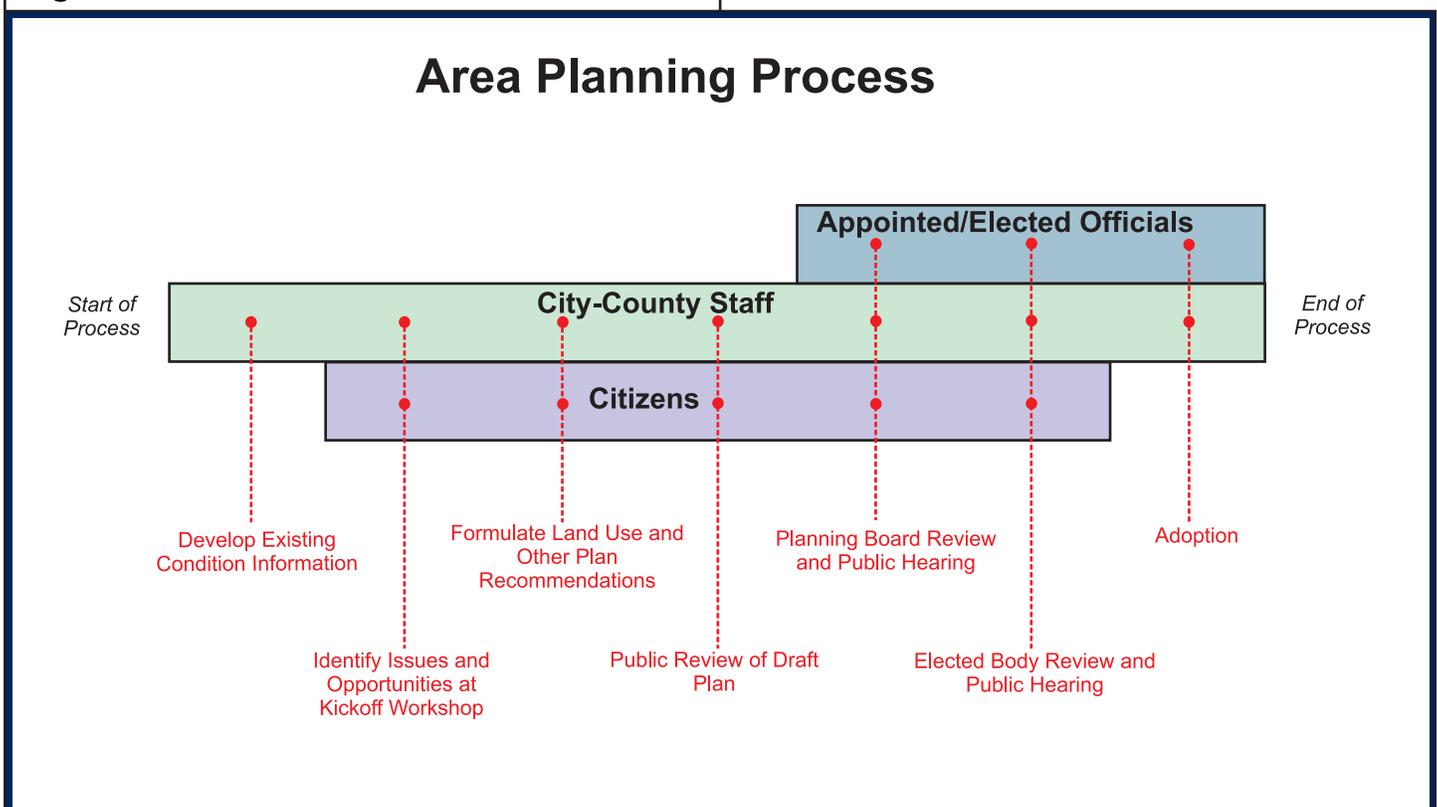
Ideas and issues identified at the process kickoff workshop, along with the policies spelled out in *Legacy*, serve as the basis for the next step in the process: the formulation of recommendations by Planning staff. These recommendations primarily focus on proposed land use recommendations, and site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

zens 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 Walkertown Planning Board and the City-County Planning Board. The final recommendations are then presented to the entire community for review at the concluding open house.

The Planning Boards review the recommendations for consistency with the broad public interest and with *Legacy*. The Planning Boards hold public hearings 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 Walkertown Town Council for consideration, amendment, and adoption after public hearings.

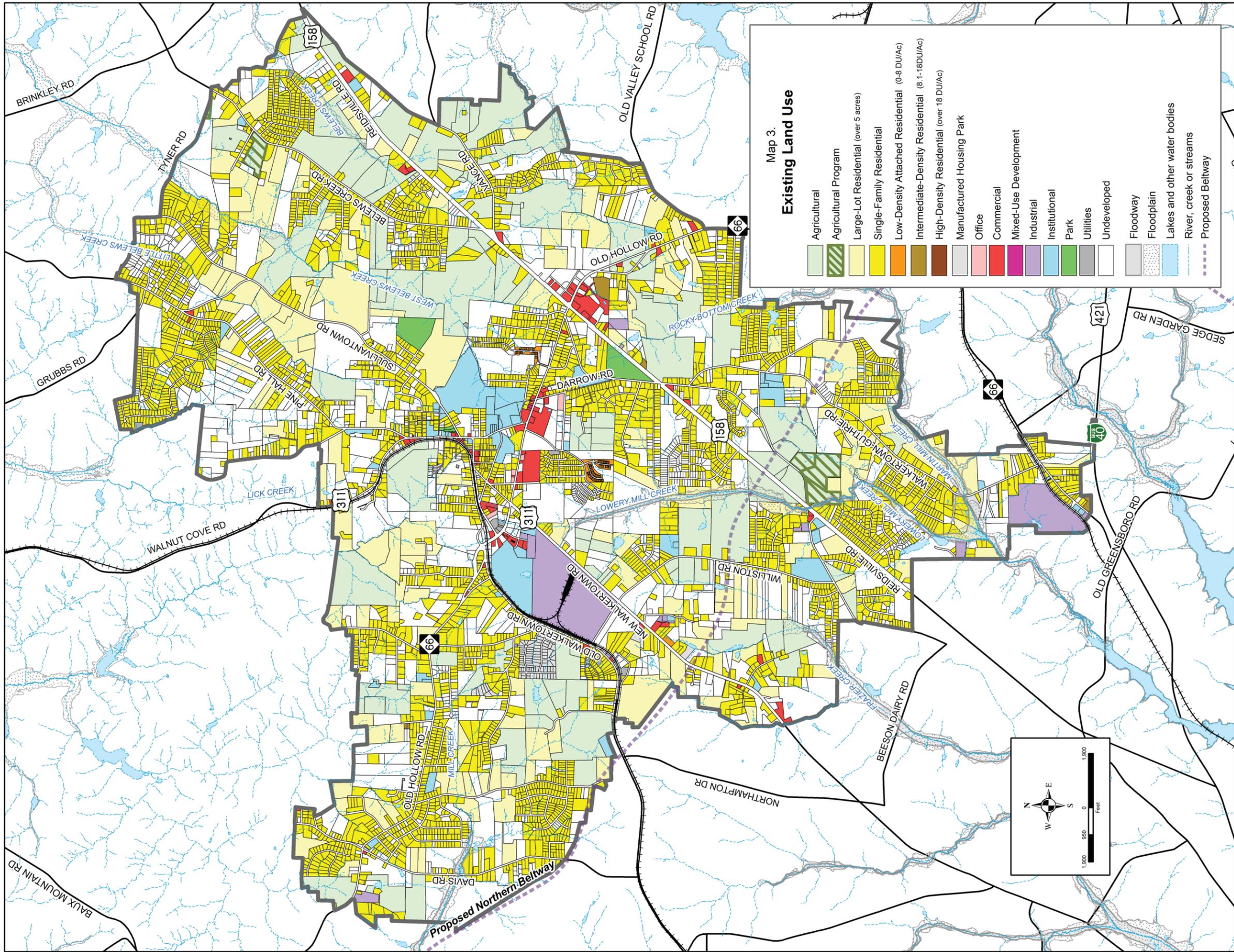
The adopted plan updates the existing adopted plan for the area and will be used on an ongoing basis by the City-County Planning Board, the Walkertown Planning Board, the Walkertown Town Council and the County Commissioners to guide land use, infrastructure, and public investment decisions. A schedule is included in the adopted plan to outline tasks and timing needed for implementation of recommendations. Additionally, developers and neighborhood groups may also use the plan to guide their future business and community development decisions.

Figure 1. Area Plan Process





Plan Kickoff Meeting



GENERAL CHARACTER

The Walkertown Plan Area consists of the Town of Walkertown and surrounding land in Forsyth County. The town has grown in size and in population since 2006 to about 4,700 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 creeks and floodplains, land in the Salem Lake Watershed, and steep slopes and poor soils for development located mainly in the Rural Area (GMA 5).

DEMOGRAPHICS

Based on the 2010 Census, approximately 9,600 people, 3% of Forsyth County’s population, live in the Walkertown Plan Area. This is a 16% increase in population over 10 years, slightly above the 15% growth rate for Forsyth County (see **Table 1** for more details).

Table 1. Demographic Trends/Comparisons

Population Statistics					
Area	Population				
	2010	2000	2000-2010 Growth	2010 Portion of Forsyth County Population	2010 Density (Persons per Acre)
Walkertown Area Plan	9,600	8,250	16%	3%	1.1
Town of Walkertown	4,700	4,000	17.5%	1.3%	1.12
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
2010 Walkertown	18	73	1	2	6
2000 Walkertown	13	84	1	1	1
2000-2010 Change	5	-11	0	1	5
2010 Town of Walkertown	17	74	1	3	5
2000 Town of Walkertown	10	88	0	1	1
2000-2010 Change	7	-14	1	2	4
2010 Forsyth County	26	59	2	2	11
2000 Forsyth County	26	68	1	0	5
200-2010 Change	0	-9	1	2	6

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Age Statistics					
Area	Age (Percent)				
	Less than 5 years	5-17 years	18-39 years	40-64 years	65 years and older
2010 Walkertown	6	19	25	37	13
2000 Walkertown	7	16	31	33	13
2000-2010 Change	-1	3	-6	4	0
2010 Town of Walkertown	6	17	24	37	16
2000 Town of Walkertown	6	15	28	36	15
2000-2010 Change	0	2	-4	1	1
2010 Forsyth County	7	18	29	33	13
2000 Forsyth County	7	17	33	31	12
2000-2010 Change	0	1	-4	2	1

Source: 2010 U.S. Census

*Note: Sum of percentages is greater than 100% as Hispanic is considered an ethnic group; other categories are race. 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 (Table 2 on page 9 and Map 3 on page 5).

RESIDENTIAL

Residential use accounts for approximately 42% of the total land area. Single-family residential development is the largest category of residential use accounting for 28% of land area. Approximately 14% of the land area is large lot residential development (residences on five or more acres). Only 0.2% of land in the area is in multifamily development.

COMMERCIAL AND OFFICE

Approximately 121 acres, about 1% of the land area, are developed with commercial and office uses. The primary concentrations of commercial and office land uses are along Old Hollow Road, the intersection of Reidsville Road and Old Hollow Road, and Main Street. Of the 114 acres of existing commercial use in the Walkertown Planning Area, 96.5 acres are in the Town of Walkertown; 72.5 acres are in both the Town of Walkertown and the Salem Lake Watershed (see Watersheds in the Environment section on page 17).

INSTITUTIONAL

Both public institutional uses, such as schools, fire stations, and a library, and private institutional uses such as churches, are located throughout the plan area. Approximately 294 acres of institutional use account for about 2.4% of the land area.

PARKS, RECREATION, AND OPEN SPACE

Parks and open space account for 50 acres of the plan area, about 0.4% of the total land area. Recreation facilities are discussed in more detail in the Community Facilities section.

INDUSTRIAL

Industrial uses comprise approximately 254 acres or 2% of the plan area. Most of the industrial land use is concentrated along New Walkertown Road and West Mountain Street.

UTILITIES AND RIGHTS-OF-WAY

Together, utilities and road/rail rights-of-way account for approximately 7% of the land area or 843 acres in the plan area.

AGRICULTURAL

Agriculture, which accounts for 2176 acres or 18% of the plan area, is dispersed throughout the plan area. There are two farms in the Voluntary Agricultural Districts Program but none in the Farmland Preservation Program.

UNDEVELOPED

A significant proportion of the plan area, 3370 acres or 27% of the land area, is undeveloped land. Undeveloped land is scattered throughout the plan area.



Local Agriculture

Land Use	Acres	%
Agriculture	2,176.06	17.63
Large Lot Residential	1,740.51	14.10
Single-Family/Duplex	3,466.20	28.08
Multifamily	29.85	0.24
Total Residential	5,236.56	42.42
Office	7.23	0.06
Commercial	114.44	0.93
Industrial	254.23	2.06
Institutional	293.53	2.38
Parks, and Commercial Recreation	50.91	0.42
Rail & Road Right-of-Ways	831.88	6.74
Utilities	11.96	0.10
Total Utilities & Right-of-Ways	843.84	6.84
Total Developed	8,976.80	72.77
Undeveloped Land	3,369.92	27.23
Total Area	12,347.00	100.00

Source: Survey by City-County Planning Staff, October 2013

ZONING

The most prevalent zoning in the plan area is single-family residential zoning on lots ranging in size from a minimum of 9,000 (RS-9 District) to 40,000 square feet (RS-40 District). There are 521 acres (4%) with agricultural zoning (AG District). The majority of RS-30, RS-40 zoning and AG zoning is located in the County zoning jurisdiction. There are approximately 224 acres zoned for commercial use, located mainly off NC 66 (Old Hollow Road) east of Old Walkertown Road and US158 (Reidsville Road) near its intersection with Old Hollow Road. In addition, there are approximately 413 acres zoned industrial, located mainly off US 311 (New Walkertown Road) and West Mountain Street.

Since the adoption of *Legacy* in 2001, 61 rezoning petitions have been approved in the planning area with 21 of the petitions, consisting of approximately 71 acres of land, approved since the adoption of the Walkertown Area Plan in 2006. There have been 11 subdivision approvals, involving approximately 428 acres of land and 733 lots, in the plan area since 2001. Of these, 4 subdivisions, consisting of 151 acres and 285 lots, have been approved since 2006.



TRANSPORTATION FEATURES

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

ROADS

Overall Street Pattern

There are currently one expressway/boulevard, seven major thoroughfares and thirteen minor thoroughfares that traverse the planning area. Reidsville Road (US 158), an expressway/boulevard located in the eastern portion of the plan area, provides access into the plan area from Business 40 (see **Map 8** on **page 37**).

A few major thoroughfares provide the primary north-south and east-west connections within the plan area. These include New Walkertown Road (US 311), Old Hollow Road (NC 66), Walnut Cove Road (US 311), Old Walkertown Road, Main Street and West Mountain Street.

Several minor thoroughfares, residential collector and other local streets connect and feed vehicular traffic to the major thoroughfares for circulation in and around the Town of Walkertown. Old Hollow Road (NC 66) provides an east-west connection to the Town of Kernersville to the east (**Table 3**).

Table 3. Road Classifications and Features

Freeways/Expressway	Description	2011 Average Daily Traffic	Current Road Capacity	Road Width	Future Cross-Section
Reidsville Road (US 158 south of proposed Beltway)	2 lanes	16,000	23,600	24	4 lane median divided
Boulevards					
Reidsville Road (US 158 north of proposed Beltway)	2 lanes	9,200 - 15,000	23,600	24 - 26	4 lane median divided
Major Thoroughfares					
Harley Street (US 311)	2 lanes	- - -	15,300	21	2 lane curb and gutter with parking on one side, bike lanes
Main Street (US 311)	2 lanes	9,300 - 9,400	13,800	20 - 26	3 lane curb and gutter with wide outside lanes; 2 lane with wide paved shoulders
West Mountain Street	2 lanes	10,000	13,800	24	3 lane curb and gutter with wide outside lanes
New Walkertown Road (US 311)	2 lanes	2,000 - 3,800	13,800 - 15,800	20 - 24	3 lane curb and gutter with wide outside lanes
Old Hollow Road (NC 66)	2 - 3 lanes	7,600 - 16,000	13,800 - 18,200	21 - 35	3 lane curb and gutter with wide outside lanes; 2 lane curb and gutter and bike lanes
Old Walkertown Road	2 lanes	6,500 - 14,000	13,800 - 15,300	21 - 22	3 lane curb and gutter with wide outside lanes
Walnut Cove Road (US 311)	2 lanes	5,000	15,300	21	2 lane with wide paved shoulders

Existing Conditions



Minor Thoroughfares					
Belews Creek Road	2 lanes	4,800	15,800	21 - 22	2 lane with wide paved shoulders
Darrow Road	2 lanes	6,300	15,300	21 - 22	3 lane curb and gutter with wide outside lanes
Davis Road	2 lanes	1,200 - 2,700	15,300	21	2 lane curb and gutter and bike lanes
Grubbs Road	2 lanes	480	15,800	20	2 lane with wide paved shoulders
Judge Clement Road	2 lanes	540	15,800	20	2 lane with wide paved shoulders
Old Belews Creek Road	2 lanes	3,900	15,300	20 - 23	2 lane curb and gutter and bike lanes
Old Valley School Road	2 lanes	3,500	13,800	21 - 22	3 lane curb and gutter with wide outside lanes
Pine Hall Road	2 lanes	2,400 - 3,800	15,800	21	2 lane with wide paved shoulders
Sullivantown Road	2 lanes	2,100	13,800 - 15,800	22	2 lane with wide paved shoulders
Tyner Road	2 lanes	230	15,800	22	2 lane with wide paved shoulders
Vance Road	2 lanes	3,300	15,800	22	2 lane with wide paved shoulders
Walkertown-Guthrie Road	2 lanes	3,900	13,800	22	2 lane curb and gutter and bike lanes
Williston Road	2 lanes	1,200 - 2,400	15,300	24 - 26	3 lane curb and gutter with wide outside lanes; 2 lane curb and gutter and bike lanes

List of Existing Collector Streets			
Avalee Street	Friendly Road	Leight Street	Rockylane Drive
Camp Betty Hastings Road	Gallant lane	Martin Street	Rocky Branch Road
Church Street	George West Road	McGee Road	Salem Road
Davis Road	Gospel Light Church Road	Mecum Road	Sell Road
Day Road	Grubbs Road	Morris Road	Stanley Avenue
Dean Road	Harley Drive	Oak Tree Lane	Sullivantown Road
Dippen Road	Hastings Road	Old Belews Creek Road	Walkertown Community Center Road
Esther Lane	High Knoll Drive	Rail Fence Road	
	Leake Street	Riverwood Road	



PUBLIC TRANSPORTATION

Local Bus Routes

The Winston-Salem Transit Authority currently provides bus service to a small area within the Walkertown Planning Area on one route originating from the downtown terminal. **Table 4** describes Route #25 in more detail.

Rail

The following rail lines are located in the Walkertown Planning Area:

- The Norfolk Southern line (Winston-Salem to Greensboro) from Old Greensboro Road to Hastings Hill Road.
- The Norfolk Southern line (Winston-Salem to Walnut Cove) from Plantation Road to US 311 (Walnut Cove Road) south of Walnut Cove Court.

BICYCLE FACILITIES

The *Winston-Salem Urban Area Comprehensive Bicycle Master Plan* was adopted by the Winston-Salem City Council and the Transportation Advisory Committee in 2005. This detailed study evaluates 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 planning area has signed bike routes described in **Table 5**.

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

Forsyth County and Walkertown have adopted street design standards for new developments that include requirements for sidewalks on one side of the street. Sidewalks or easements are also required as development occurs in the Walkertown Town Center. There are some existing sidewalks in the Town Center.

Table 4. Local Bus Routes

Route Number	Direction	General Route
#25	Outbound	From Old Greensboro Road, left at W. Mountain Street, right at James Wilhelm Drive
#25	Inbound	From James Wilhelm Drive, left at Hastings Hill Road, left at W. Mountain Street, right at Old Greensboro Road

Table 5. Bicycle Routes

Route Name	Route Map Symbol	General Route
Walkertown Connector	3	From Old Walkertown Road, left at Dippen Road to Old Hollow Road
Kernersville Connector	-	From Old Greensboro Road, left at W. Mountain Street



COMMUNITY FACILITIES

The Walkertown Plan Area has a number of facilities that serve the community (see **Map 9** on **page 40**).

Parks

There are three public parks located in the Walkertown Plan Area. The Walkertown Town Center Park, owned by the Town of Walkertown, has been established since adoption of the 2006 *Walkertown Area Plan* (**Table 6**).

The 2015 *Parks and Open Space Plan for Winston-Salem and Forsyth County* (2007) recommended that the Town of Walkertown consider, over the long term, providing additional park acreage to service the community. The 2006 *Walkertown Area Plan* made recommendations for increasing park acreage and recreation facilities in the planning area.

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. The 2006 *Walkertown Area Plan* identified approximately 10 miles of potential greenway trails. Construction of proposed trails has not been undertaken to date. The *Greenway Plan Update* 2012 did not identify any of these potential trails as programmed greenways or priority trails for development in the short or medium term.

Schools

Located in the plan area are a high school, a middle school, and two elementary schools. Walkertown High School with a capacity of 800 students has a current enrollment of 654 and a projected 2016-2017 enrollment of 850 students. Walkertown Middle School with a capacity of 600 students has a current enrollment of 747 and a projected 2016-2017 enrollment of 750 students. Walkertown Elementary School has a capacity of 659, a 2013 -2014 enrollment of 809 and a 2016 - 2017 projected enrollment of 810. Middle Fork Elementary School with a capacity of 450 and a 2013-2014 enrollment of 336 has a 2016 - 2017 projected enrollment of 300.

Other Community Facilities

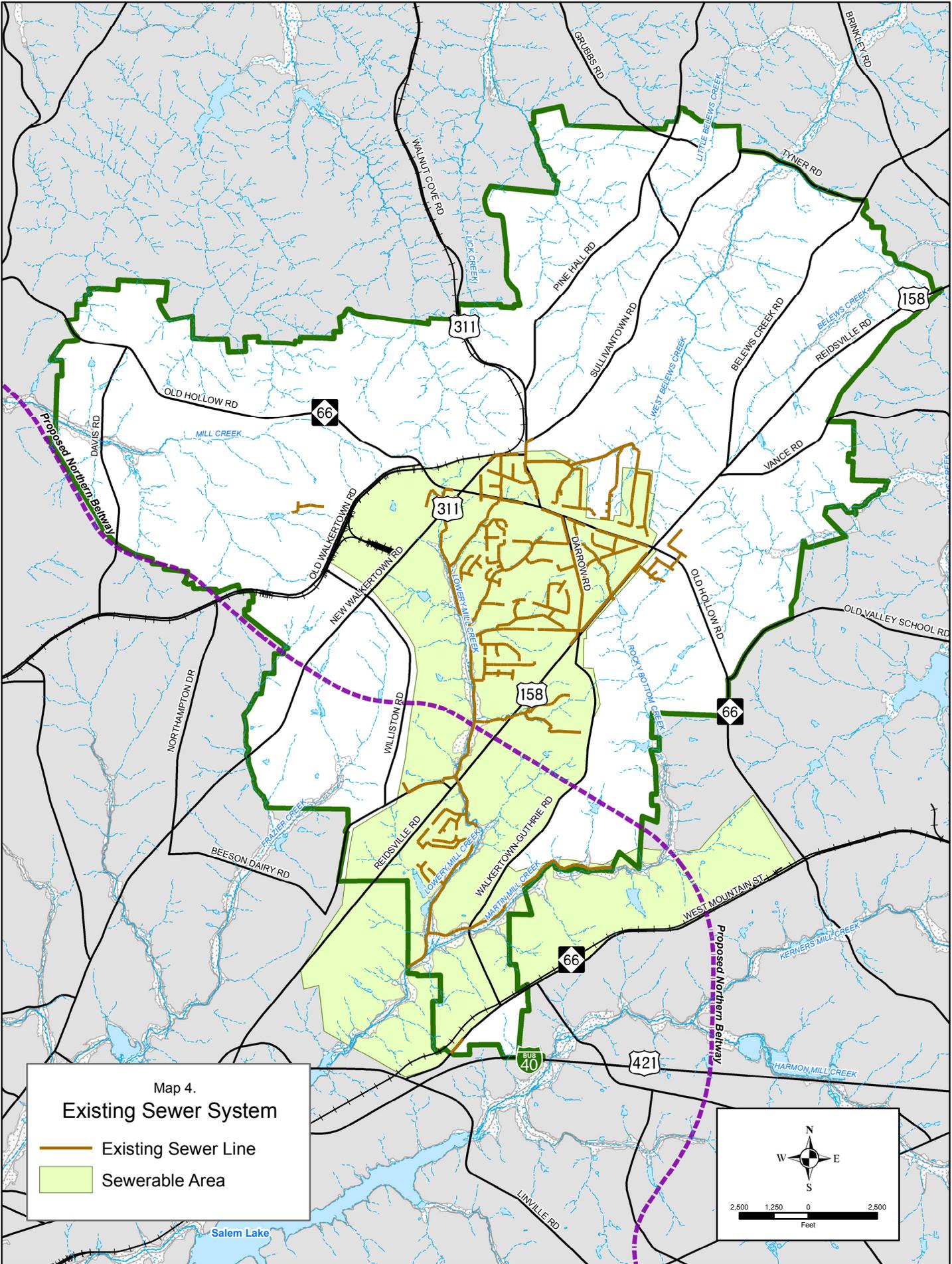
Located in the plan area are two fire stations, a police department satellite office, the Walkertown Branch Library, a community garden and the Booe House.



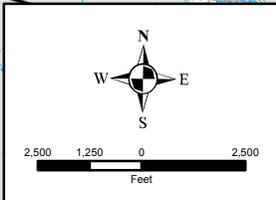
The Booe House

Table 6. Recreation Facilities

Park Name	Acreage	Major Facilities
Community Parks: Provide active recreational opportunities drawing people from multiple neighborhoods.		
The Walkertown Community Park	28	Walking trail, softball field, baseball field, picnic shelter, tennis courts, playground
The Whickenham Park	25.15	Baseball fields
The Walkertown Town Center Park	2.7	Gazebo, playground, walking track, 2 picnic shelters



Map 4.
Existing Sewer System
 — Existing Sewer Line
 Sewerable Area



UTILITIES

The Winston-Salem/Forsyth County Utilities Commission provides drinking water and wastewater treatment in the Walkertown Plan Area. A gravity sewer system in the Lowery Mill Creek basin serves the central part of the plan area. This system is currently being upgraded and should provide for the sewerable area's needs during the time period of this plan (see **Map 4** on **page 14**).

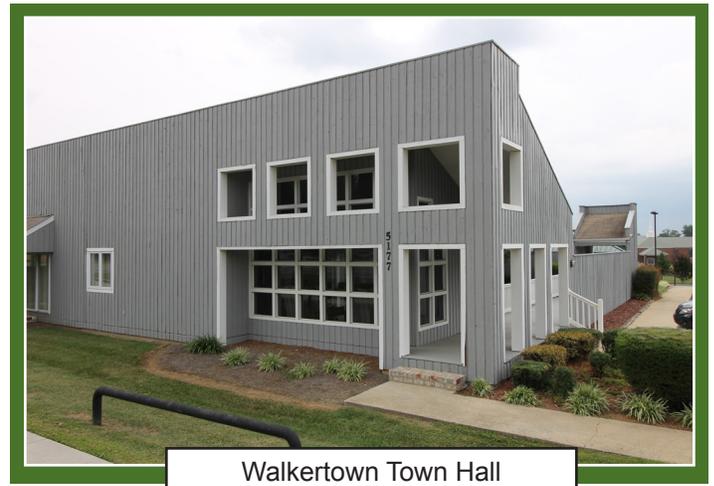
DESIGN AND APPEARANCE

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 Main Street, New Walkertown Road, and Sullivantown Road is considered the town center and the focal point of the plan area. Town facilities are attractive and well-maintained. Construction of the Town Center Park has enhanced the town center.

HOUSING

GENERAL INFORMATION

According to the 2010 Census, there are approximately 2,095 housing units in the Town of Walkertown. Approximately 78% of the households own their own homes, significantly more than the 66% of households countywide who own their own homes (**Table 7**).



Walkertown Town Hall

Table 7. Housing Statistics

Housing Type					
Area	Total	Single-Family Detached (Percent)	Single-Family Attached (Percent)	Manufactured Housing (Percent)	Multifamily (Percent)
Town of Walkertown	2,095	79	1	13	7
Walkertown Planning Area	4,102	86	1	11	2
Winston-Salem	104,329	62	4	2	32
Forsyth County	155,739	67	3	4	26
Housing Tenure and Value					
Area	Owner-Occupied (Percent)	Renter-Occupied (Percent)	Average Home Value (Dollars)		
Town of Walkertown	78	22	120,500		
Walkertown Planning Area	69	19	NA*		
Winston-Salem	59	41	141,700		
Forsyth County	66	34	150,800		

Source: U.S. Census; 2008-2012 5-Year American Community Survey
 * weighted median value - 87,125

HISTORIC RESOURCES

The Walkertown Planning Area is fortunate to possess a number of historic resources, which are predominately rural in character. The resources in the area tell the story of an early rural town with its own town center, homes and farms, and a developing and expanding county. These historic properties vary in type and form and include a number of individual properties of note. Additional resources not listed in the plan due to security issues include potential archaeological resources. Comprising a significant portion of the built environment, these resources help to tell the story of a rural and growing area and serve as a tangible reminder of Walkertown's outstanding history.

Historic Resources Commission (HRC) staff has reviewed the major historic resources studies/surveys and has determined that a number of historic resources are located within the planning area (see **Map 10** on **page 44**).

Forsyth County's first comprehensive architectural survey was completed in 1980 and an update to that survey was finalized in 2009. As might be expected, during the intervening years, a number of historic resources were demolished or removed from their original sites. This was found to be the case throughout all of Forsyth County,

including the Walkertown area. However, the survey update project also identified new historic resources. While some properties in the planning area are listed on the National Register, some are of National Register quality, or are Local Historic Landmarks. However, other properties were simply identified for written and photographic documentary purposes.

Appendix A on **page 47** lists recognized historic resources in the Walkertown Planning Area and their current designations.

ECONOMIC DEVELOPMENT

The Walkertown Plan Area currently has a limited amount of existing employment opportunities. The 2006 *Walkertown Area Plan* identified areas for industrial and business park development and employment generation in the plan area. Additional opportunities for employment were identified at the proposed activity centers and at proposed commercial areas along Old Hollow Road (NC 66).



The Historic Thomas A. Crews House



THE ENVIRONMENT

A number of environmental issues are of concern in the plan area including watersheds, floodplains, topography, water quality, wetlands, and Natural Heritage sites (see **Map 5 on page 18**).

WATERSHEDS

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

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

The southern portion of the plan area is in the Salem Lake Watershed. Salem Lake supplies drinking water for customers in Forsyth County. Land within the watershed that is in the Reservoir Protection Area has stricter development requirements. In the Salem Lake watershed, lot sizes are determined by considering the following criteria:

- The availability of sewer on site;
- The zoning for the area in which the site is located; and
- The specific watershed requirements for the area.

Watershed requirements vary depending on location within the watershed. The following are the basic requirements in the Town of Walkertown's jurisdiction in the Salem Lake Watershed.

Residential Development Requirements

- A minimum lot size of 20,000 - 40,000 square feet per dwelling unit; or
- An average density of 1-2 dwelling unit per 40,000 square feet; or
- A maximum built-upon area of 12-24% of the site, unless a Special Intense Development Allocation (SIDA) is obtained

Nonresidential Development Requirements

- A maximum built-upon area of 12-24% of the site, unless a Special Intense Development Allocation (SIDA) is obtained.

In order to foster economic development, the watershed regulations allow limited Special Intense Development Allocations (SIDA) for developments with up to 70% impervious cover. These must be approved by the Walkertown Town Council or the Forsyth County Board of Commissioners. At the time of plan adoption, the Town of Walkertown had approximately 41 acres remaining for SIDA allocations.

The overall effect of the water supply watershed restrictions is to place restrictions on the intensity of development in the portion of the planning area that is in the Salem Lake Watershed.

FLOODPLAINS

Floodplains are flood-prone lands adjacent to creeks and streams. There are requirements to manage activities in these areas. There are approximately 358 acres of floodplain in the Walkertown Plan Area. Portions of Lowery Mill Creek, Martin Mill Creek, Fraizer Creek, Mill Creek, Belews and West Belews Creeks have identified flood-prone areas.

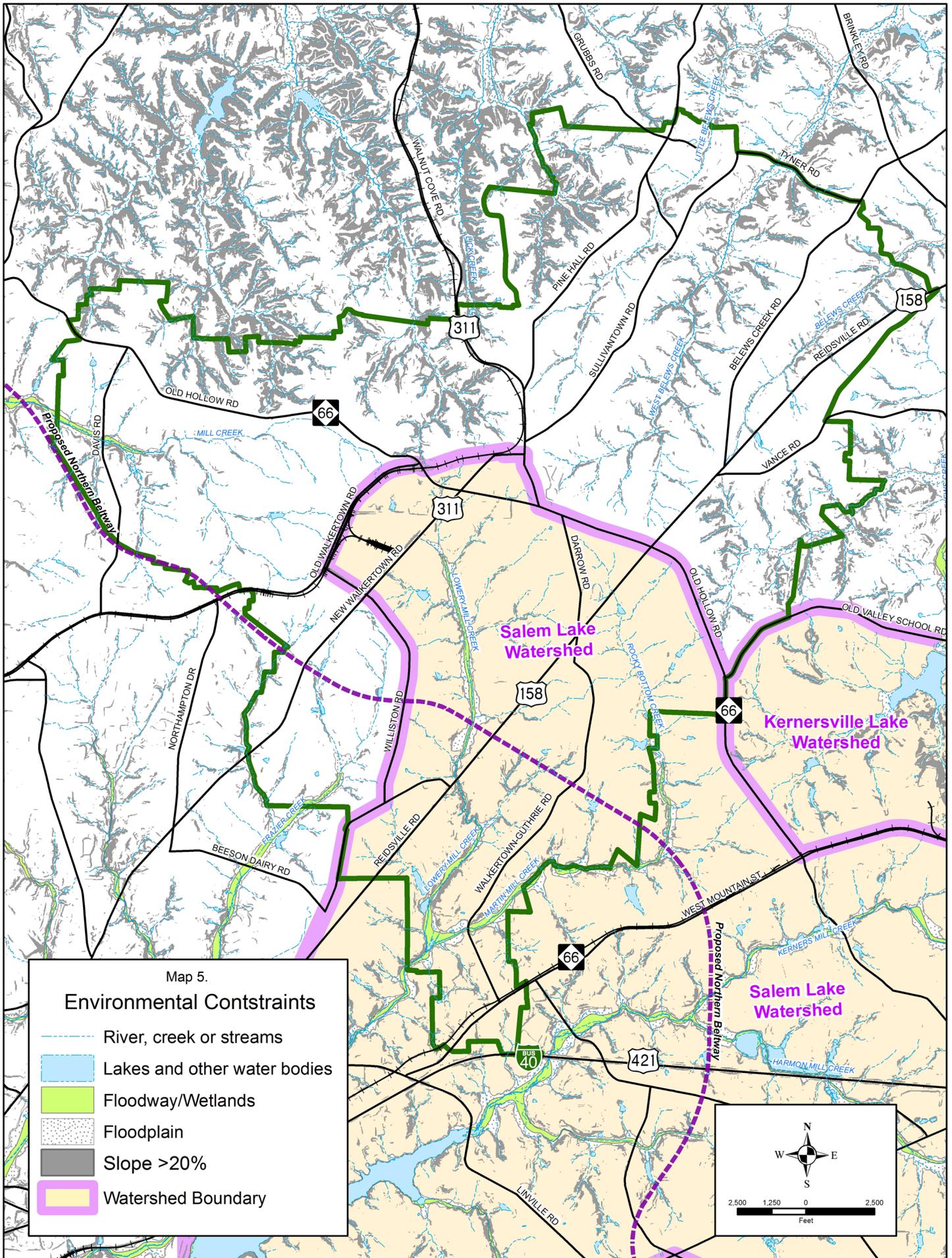
TOPOGRAPHY

Most of the land in the planning area consists of slopes that are developable. The majority of land with slopes greater than 20% is located in the extreme north of the planning area within the Rural Area (see **Map 5 on page 18**).

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. Portions of two natural heritage sites identified in the inventory are located in the planning area. They are:

- Camp Lasater Forest, a good quality mixed hardwood forest on steep slopes surrounding the headwater streams of Mill Creek, located west of Camp Betty Hastings Road and north of Old Hollow Road; and
- Camp Betty Hastings Forest, a good quality forested habitat uncommon in the county, located east of Camp Betty Hastings Road and north of Old Hollow Road.



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.

Following are details of the annexation agreements between the Town of Walkertown and Winston-Salem and the towns of Walkertown and Kernersville.

EXISTING PLANS IN STUDY AREA

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

WALKERTOWN AREA PLAN (Adopted 2006)

The *2006 Walkertown Area Plan* had approximately the same general boundaries as the current plan area. It was intended to serve as a guide for the Town of Walkertown and the County when making development decisions in the plan area. The 2006 plan included a wide range of recommendations proposed to be implemented on an ongoing basis, and in the short, medium and long term. Some of these recommendations have been or are being implemented.

NORTHEAST RURAL AREA STUDY

This study was prepared for the Forsyth County Board of Commissioners by the City-County Planning Board in 2012. It included the northern portion of the Walkertown Plan Area which falls within the Rural Area, Growth Management Area 5. The study assessed the area’s resources including the agricultural, historic, recreational and natural resources. It identified factors which significantly influence and limit the development potential of the Northeast Rural Area including environmental constraints such as water, soil and slope limitations and limits to the extension of public sewer.

Municipality	Adoption Year	Agreement Length	Termination Year
Winston-Salem/Walkertown	1998	20 years	2018
Walkertown/Kernersville	2007	20 years	2027



US 158/NC 66 Activity Center

General policies from *Legacy 2030* provide the framework for recommendations in all area plans. Specific recommendations for the *Walkertown Area Plan Update* were developed through comments heard from citizens at public meetings in conjunction with the work of 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. All future land use recommendations are shown on the Proposed Land Use Map (**Map 7 on page 25**). Additionally, the Proposed Land Use Changes Map (**Map 6 on page 23**) identifies properties where the proposed land use indicated on **Map 7** is different from the existing land use shown on the Existing Land Use Map (**Map 3 on page 5**). Proposed land use changes may or may not require a change of zoning. Determinations of the need for rezoning would be evaluated when site-specific development proposals are submitted for review.

GENERAL RECOMMENDATIONS

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

- The highest intensity, mixed use development should be located in proposed activity centers.
- 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.
- 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.
- Industrial development should be concentrated in designated industrial areas.
- The revitalization of older/underutilized commercial and industrial sites and buildings is to be encouraged.
- Neighborhoods should be protected from inappropriate residential, commercial, industrial and institutional encroachment.
- Site design should incorporate pedestrian-oriented design elements, where appropriate.
- Consideration should be given to protecting significant natural features, natural vegetation, historic resources and open space.



The Seafood Shack

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 7** on **page 25**).

Large-Lot Residential/Agriculture

Large-lot residential development and/or agriculture is recommended for the majority of sites in the northern portion of the planning area. The area currently does not have access to gravity sewer, and sewer is not anticipated to be available in the area within the timeframe of this plan. Access to major roads and highways is limited. Rezoning to more intense residential districts is discouraged here. Additionally, the use of package waste water treatment plants is not recommended in this area. This area is suitable for large-lot, single-family residential development and farmland/open space preservation.

Single-Family Residential

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

- Existing individual lots and small tracts of land in existing single-family neighborhoods.
- Larger parcels of undeveloped residential land in many parts of the planning area. This land is generally located in the southern portion of the planning area.

Low-Density Attached Residential

Low-density attached residential development has a density of zero to eight dwelling units per acre. Generally, low-density attached residential land use is recommended for sites greater than two acres that are most appropriately developed with duplex, triplex, quadraplex townhouses and other multifamily developments. Design Guidelines for Multifamily Developments can be found in **Appendix D** on **page 51**. Low-density attached residential use is recommended for:

- The Walkertown Town Center.
- Identified US 158/NC 66 and the Old Belews Creek Road Activity Centers discussed in following sections.
- Sites on US 158 south of the US 158/NC 66 Activity Center.
- Sites off Rocky Branch Road.

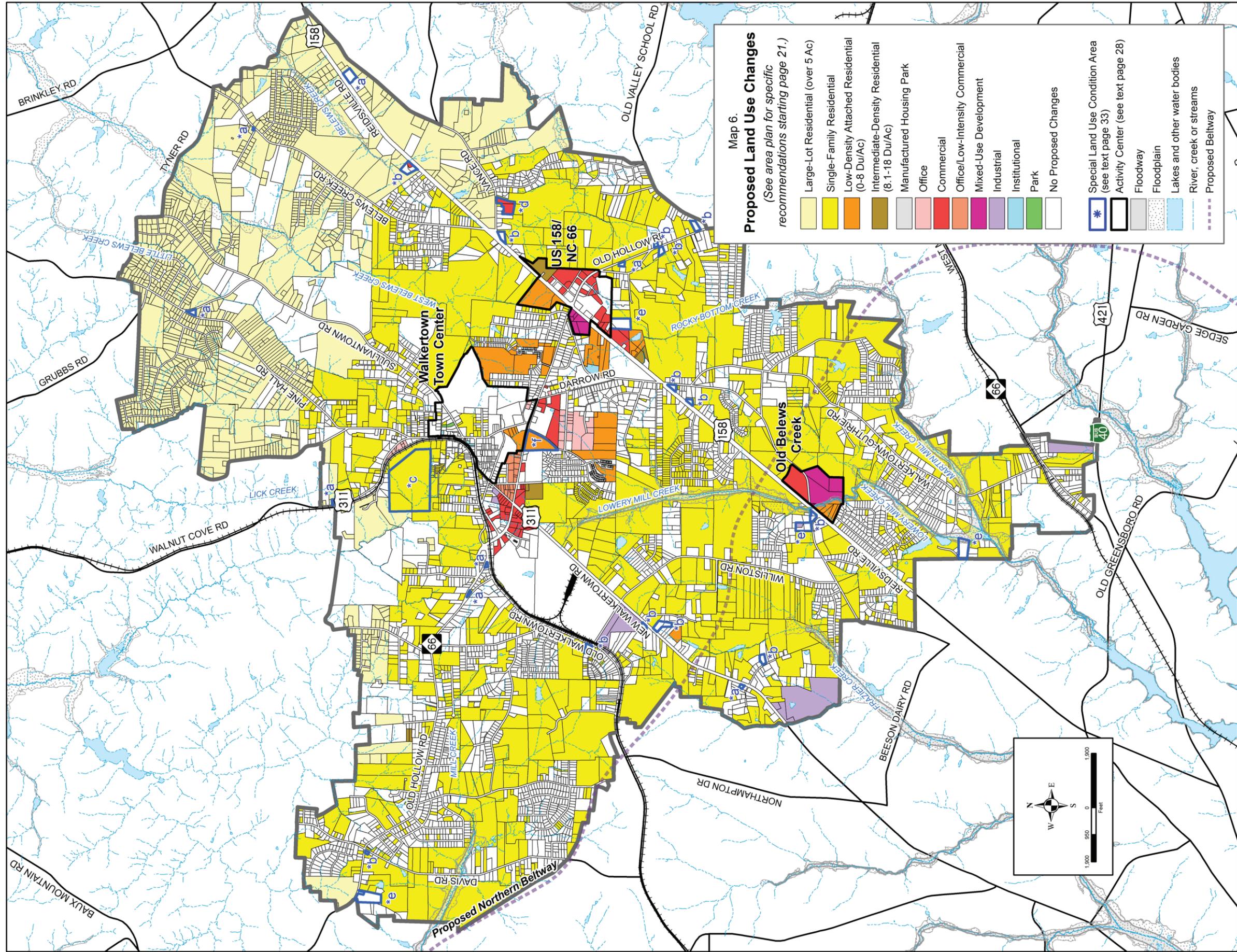
Intermediate-Density Residential

Intermediate-density residential development has a density of eight to eighteen dwelling units per acre. Generally intermediate-density residential land use is recommended for sites greater than two acres that are most appropriately developed with multifamily or townhouse structures. Design Guidelines for Multifamily Developments can be found in **Appendix D** on **page 51**. Intermediate-density residential is recommended for:

- The identified US 158/NC 66 Activity Center.
- Sites zoned for RM-12 (12 du/acre).

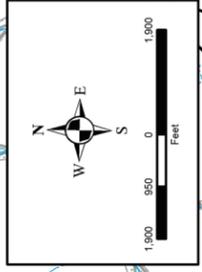


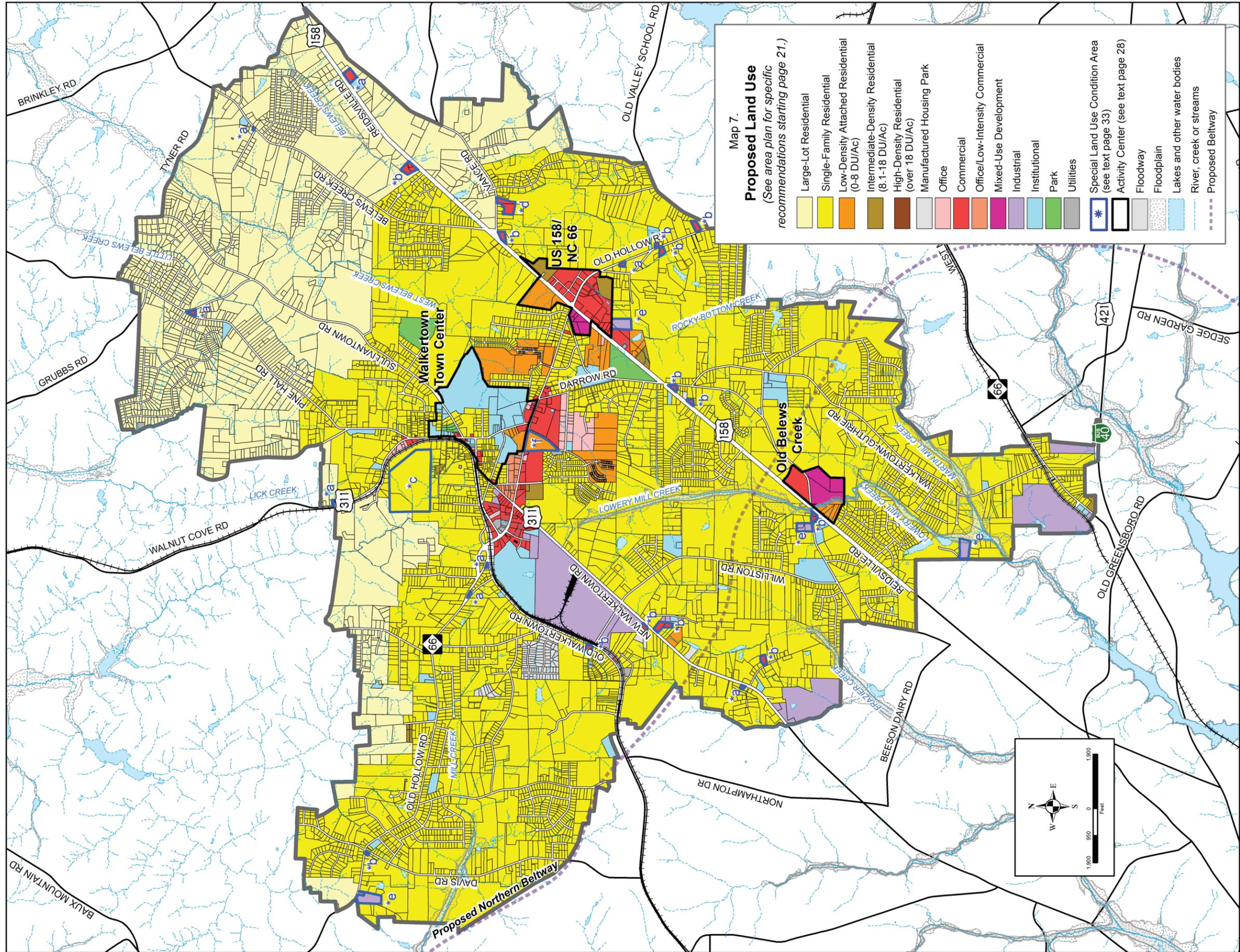
Whitehall Village Single Family Housing



Map 6.
Proposed Land Use Changes
 (See area plan for specific recommendations starting page 21.)

- Large-Lot Residential (over 5 Ac)
 - Single-Family Residential
 - Low-Density Attached Residential (0-8 Du/Ac)
 - Intermediate-Density Residential (8.1-18 Du/Ac)
 - Manufactured Housing Park
 - Office
 - Commercial
 - Office/Low-Intensity Commercial
 - Mixed-Use Development
 - Industrial
 - Institutional
 - Park
 - No Proposed Changes
-
- Special Land Use Condition Area (see text page 33)
 - Activity Center (see text page 28)
 - Floodway
 - Floodplain
 - Lakes and other water bodies
 - River, creek or streams
 - Proposed Beltway







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 (see **Map 7** on **page 25**).

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**. Office/Low-Intensity Commercial uses are proposed for:

- NC 66 (Old Hollow Road) between New Walkertown Road and the boundary of the town center.

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. New commercial development and improvement of existing commercial areas are recommended for the following areas:

- Along NC 66 (Old Hollow Road).
- At the identified US 158/NC 66 and the Old Belews Creek Road Activity Centers.
- Identified Special Land Use Condition sites discussed in following sections.

Existing shopping centers along NC 66 at Walkertown Plaza Boulevard, Morris Street and Rocky Branch Road are in need of redevelopment, upgrading or revitalization.

The total of new proposed commercial use is approximately 91 acres. Most of this acreage is already zoned for commercial use but is undeveloped (the proposed commercial use in the Old Belews Creek Activity Center is an exception). Of this total 62 acres are located both in the town of Walkertown and in the Salem Lake protected watershed and potentially may be considered for SIDA (see Watersheds on **page 17**).

OFFICE

There is limited existing office use and few sites zoned for office use in the plan area. New office use is recommended at the following locations:

- Identified activity centers in areas designated for commercial or mixed-use development.
- Sites identified off Rocky Branch Road, Poindexter Street and Dillon Street.

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

*Uses defined in the Unified Development Ordinances.



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, government offices and services, community organizations and non-profit 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.



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, town-or county-owned land, or town and county parks (See Community Facilities recommendations on **page 38**). Proposed new parks constitute potential additional open space.



INDUSTRIAL

There are two large industrial areas in the planning area. This plan recommends the consolidation of industrial uses at these two existing locations as well as the development of one new industrial area. Industrial development is recommended as follows (see **Map 7** on **page 25**):

- Expansion of and redevelopment, as necessary, of the existing industrial development located between Old Walkertown Road and New Walkertown Road (US 311) south of Old Hollow Road (NC 66).
- Revitalize and consolidate, as necessary, existing industrial development located off West Mountain Street.
- Development of a 105-acre site located off New Walkertown Road just south of Sell Road and about 0.6 miles south of the proposed interchange of New Walkertown Road with the Northern Beltway. The site has considerable frontage on New Walkertown Road, is relatively flat with some steeper areas immediately along the west side of Frazier Creek and is in proximity to land with General Industrial (GI) zoning.

MIXED-USE LAND USE



CATEGORIES

MIXED-USE DEVELOPMENT

Mixed-use development typically includes a mixture of compatible commercial, office, varied residential types and densities, institutional, and recreational uses that might be appropriate for a designated area. Proposals for development of a mixed-use area should include a mix of at least two distinct uses. Mixed uses can be accommodated in several zoning districts with differing requirements depending upon the site and the proposal. Proposals will need to be evaluated individually to determine how they are integrated with and complement the surrounding neighborhoods. A site recommended for mixed-use needs to be comprehensively planned. This plan recommends mixed-use development at sites located in the US 158/NC 66 and Old Belews Creek Activity Centers (see **Map 7** on **page 25**).

ACTIVITY CENTERS

Activity centers are compact, pedestrian-oriented 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. 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 *Walkertown Area Plan Update* identifies three activity centers: the Walkertown Town Center, the US 158/NC 66 Activity Center, and the Old Belews Creek Road Activity Center (see **Map 7** on **page 25**).

Walkertown Town Center

The Walkertown Town Center (see **Map 7** on **page 25** and **Figure 2** on **page 29**) contains approximately 205 acres of land and is generally located along Main Street from Alley Street to Old Hollow Road (NC 66). Proposed boundaries include minor adjustments to the 2006 boundaries of the Walkertown Town Center.

The town center contains the town hall, library, post office, Town Center Park, fire station, community center, the Walkertown Depot, churches, elementary, middle and high schools. Most of the remaining land is in single-family residential use and includes the Thomas A. Crews House, a National Register Local Historic Landmark. There is some limited commercial development at the intersections of Main Street and Old Hollow Road, Main Street and Sullivantown Road and on Harley Drive.

Plan Recommendations



This plan recommends developing the Walkertown Town Center as the community's focal point since many public uses already exist here.

Recommendations

- Expand the existing Town Center Park to adjoining land as properties and funding become available.
- Construct additional sidewalks where feasible.
- Enliven the pedestrian environment for employees, shoppers and residents by completing and implementing a comprehensive town center landscape plan that could include tree planting and amenities such as seating, special paving, planters and, artwork.
- Attempt to retain and restore the Walkertown Depot which is listed on the National Register Study List. If it cannot be retained in place (on the railroad property), it should be relocated to a suitable property within the town center that could serve as a community gathering area.

US 158/NC 66 Activity Center

The US 158/NC 66 Activity Center (see **Map 7** on **page 25** and **Figure 3** on **page 30**) contains approximately 118 acres of land and is located at the intersection of US 158 (Reidsville Road) and NC 66 (Old Hollow Road). Land in this activity center is zoned for commercial and intermediate-density residential uses east of US 158 (Reidsville Road) and single-family use west of US 158 (Reidsville Road).

There is existing commercial development east of US 158 (Reidsville Road) surrounded by vacant commercially zoned land. The potential, therefore, exists to add multi-family residential and office uses at this location transforming it into a mixed-use activity center. The intensity of development of portions of this activity center is limited by the watershed regulations because of its location within the Salem Lake Watershed.

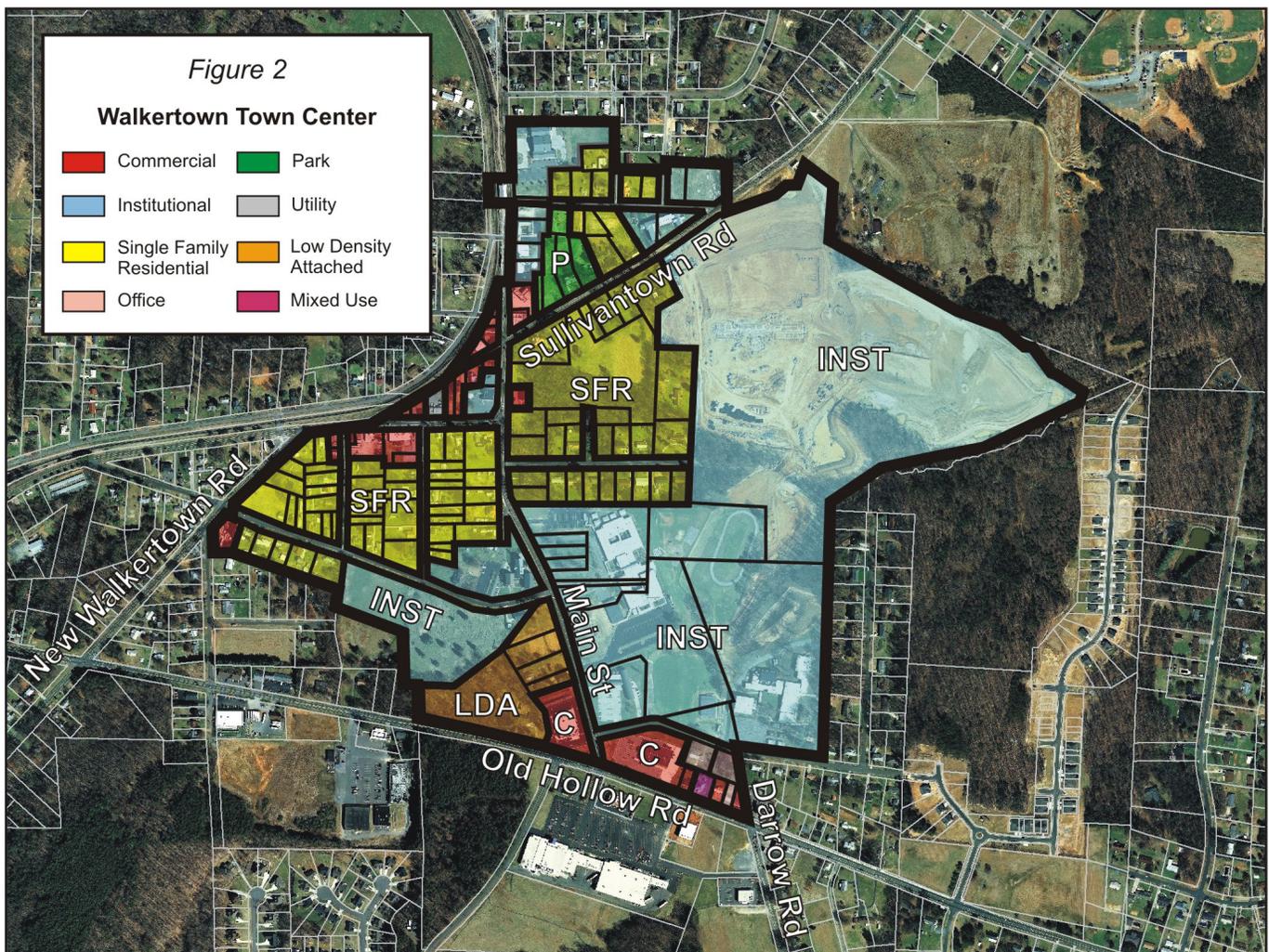


Figure 2. Walkertown Town Center

General Recommendations

New developments should be designed to facilitate pedestrian and bicycle traffic, linking existing neighborhoods and new multifamily development to existing and proposed commercial and office uses. Proposed sidewalks on the north side of NC 66 (Old Hollow Road) would facilitate pedestrian activity connecting this activity center to the town center where most of the public and institutional uses are located.

- Locate mixed-use development in the SW quadrant of US 158 (Reidsville Road) and NC 66 (Old Hollow Road) east of Martin Street.
- Locate low-density attached residential development (0-8 du/ac) west of US 158 (Reidsville Road) and north of NC 66 (Old Hollow Road).
- Locate intermediate-density residential development (8.1-18 du/ac) east of US 158 (Reidsville Road) and north of existing commercial development in the activity center.

- Develop individual parcels of land located within designated commercial, residential, and mixed-use areas comprehensively and not in a piecemeal manner.
- Link uses to each other internally with pedestrian and vehicular connections. Pedestrian access should be feasible between residential, mixed-use and commercial areas.
- Coordinate and rationalize road and driveway access points on US 158 (Reidsville Road).
- Locate parking areas internally, so that they may be shared by uses on site and design them to be visually unobtrusive and pedestrian-friendly.
- Support public improvements that facilitate the function of the activity center.

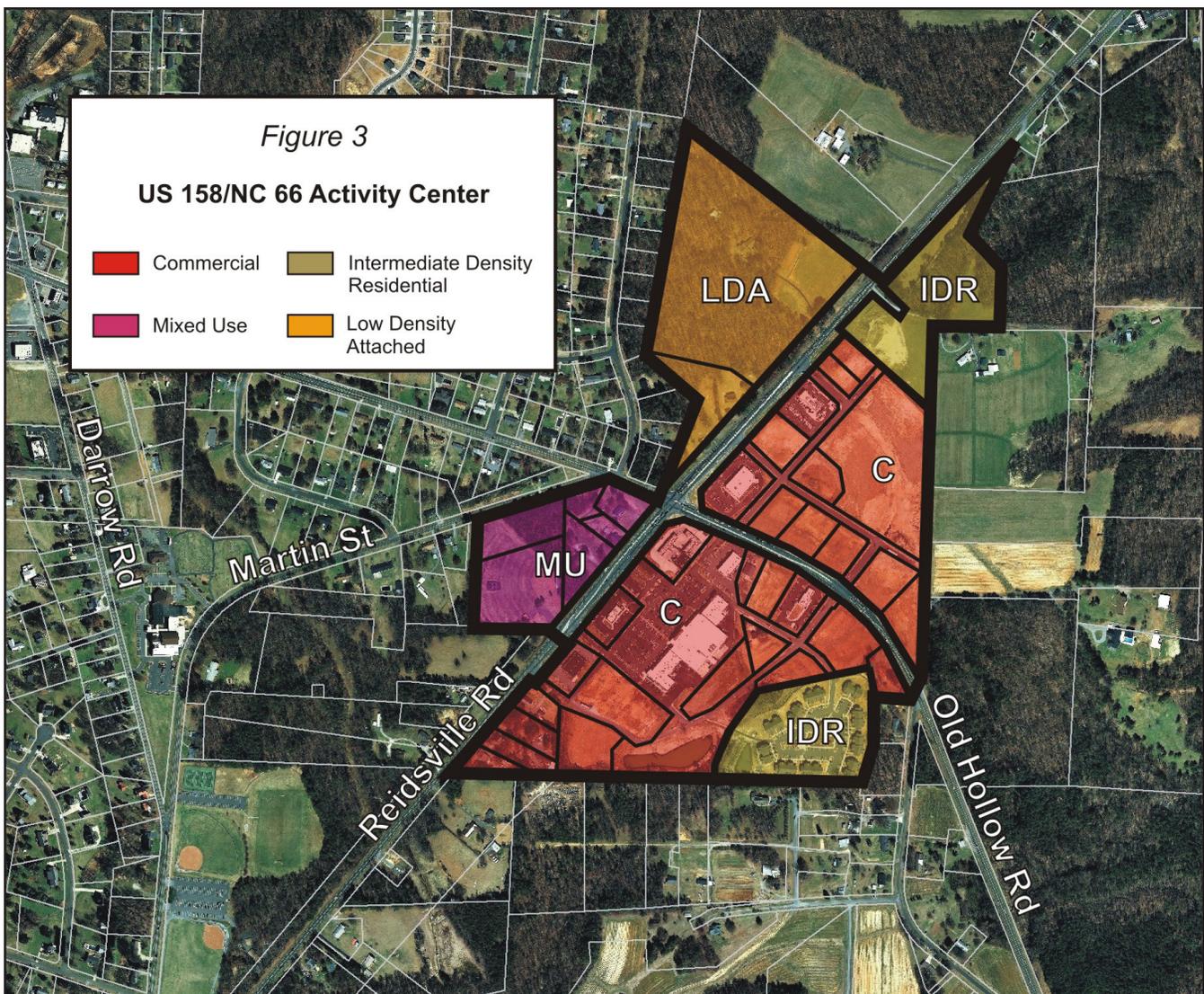


Figure 3. US 158/NC 66 Activity Center

Mixed-Use Site Recommendations

Six parcels of land, consisting of approximately 10 acres, along the western edge of the US 158/NC 66 Activity Center are recommended on the Proposed Land Use Map (**Map 7** on **page 25** and **Figure 3** on **page 30**) for mixed-use development. Mixed-use development typically includes a mix of at least two or three distinct uses. This mix can include residential, commercial, office, recreational, or institutional uses that might be appropriate for the area. There are a number of site constraints that need to be considered regardless of what use or uses are determined to be the most appropriate for the site.

Land Assembly

Comprehensive assembly of the six parcels of land in this area would be essential to maximizing the development potential of the designated mixed-use area.

Road Access

Access to the site is limited in several ways. Traffic traveling north on US 158 (Reidsville Road) would not have direct access to the designated area due to a concrete median installed along the length of these parcels. Second, access off NC 66 (Old Hollow Road) is limited by the fact that this area has only 275 feet of frontage along this busy road, and the site is located directly at the intersection of NC 66 (Old Hollow Road) with US158 (Reidsville Road). Full access to the area from NC 66 (Old Hollow Road) is, therefore, unlikely to be permitted by NCDOT given other access alternatives to a larger comprehensively planned site. While access to the area could be provided from Martin Street, the impacts on the surrounding residential neighborhood of using this residential street for commercial traffic needs to be considered.

Watershed

Development of this site is constrained by its location within the Salem Lake Water Supply Watershed. Substantial limitations (maximum 24% built-upon area) on site development exist for sites within this watershed. These limitations can only be exceeded if the Town of Walkertown approves a Special Intense Development Allocation (SIDA) permitting up to 70% built-upon area. However, the Town of Walkertown has a limited amount of SIDA remaining to allocate, as it deems appropriate, for the remainder of its jurisdiction located within the watershed (see Watersheds on **page 17**). Other development opportunities exist along NC 66 (Old Hollow Road) which may be equally worthy of SIDA.

Existing Commercial Development

Adding new commercial or office uses at this location could further reduce the likelihood of undeveloped or underutilized commercial property in the NC 66 (Old Hollow Road) area being developed or redeveloped. Additionally, several vacant development-ready commercially zoned sites currently exist within the boundaries of the US158/NC 66 Activity Center.

Compatibility with Existing Residential Development

The impact of development at this location on the existing single-family residential development along Martin Street and NC 66 (Old Hollow Road) needs to be considered in any development proposal for the area. Nonresidential uses should be oriented away from Martin Street and should be buffered to provide compatibility with existing residential development. Specific intense commercial developments on this site may be incompatible with the character of the surrounding low-density residential area.

Internal and External Cross-Access

Development at this location should include internal and external vehicular cross-access within the site and to the proposed low-density attached residential area to the south of this site to facilitate integration with future development and to disperse traffic.

Old Belews Creek Road Activity Center

The Old Belews Creek Road Activity Center (see **Map 7** on **page 25** and **Figure 4** on **page 32**) contains approximately 55 acres and is located at the southeast quadrant of the intersection of the proposed Northern Beltway and US 158 (Reidsville Road). It is bisected by Old Belews Creek Road and is easily accessible from US 158 (Reidsville Road) and the proposed Northern Beltway.

This site consists mainly of vacant and agricultural land. It has the potential to be comprehensively developed with a mix of commercial, service, office, institutional and multifamily residential uses in a pedestrian oriented environment.

This activity center would serve the southeastern section of the planning area which lacks service facilities. Since it is located within the Salem Lake Watershed, development will have to meet watershed regulations.

Recommendations

- Locate commercial development, east of US 158 (Reidsville Road), in the area between the proposed Northern Beltway Interchange, US 158 (Reidsville Road) and Old Belews Creek Road.
 - Locate mixed-use development east of US 158 (Reidsville Road), between US 158 (Reidsville Road), Lowery Mill Creek and Old Belews Creek Road.
 - Locate low-density attached residential development (0-8 du/ac) east of US 158 (Reidsville Road) between US 158 and Lowery Mill Creek.
 - Develop individual parcels of land located within designated commercial, residential, and mixed-use areas comprehensively and not in a piecemeal manner.
- Link uses to each other internally with pedestrian and vehicular connections. Pedestrian access should be feasible between residential, mixed-use and commercial areas.
 - Determine the feasibility of establishing a trail along the section of Lowery Mill Creek located within the activity center.
 - Coordinate and rationalize road and driveway access points on US 158 and Old Belews Creek Road.
 - Locate parking areas internally, so that they may be shared by uses on site and design them to be visually unobtrusive and pedestrian-friendly.
 - Support public improvements that facilitate the function of the activity center.

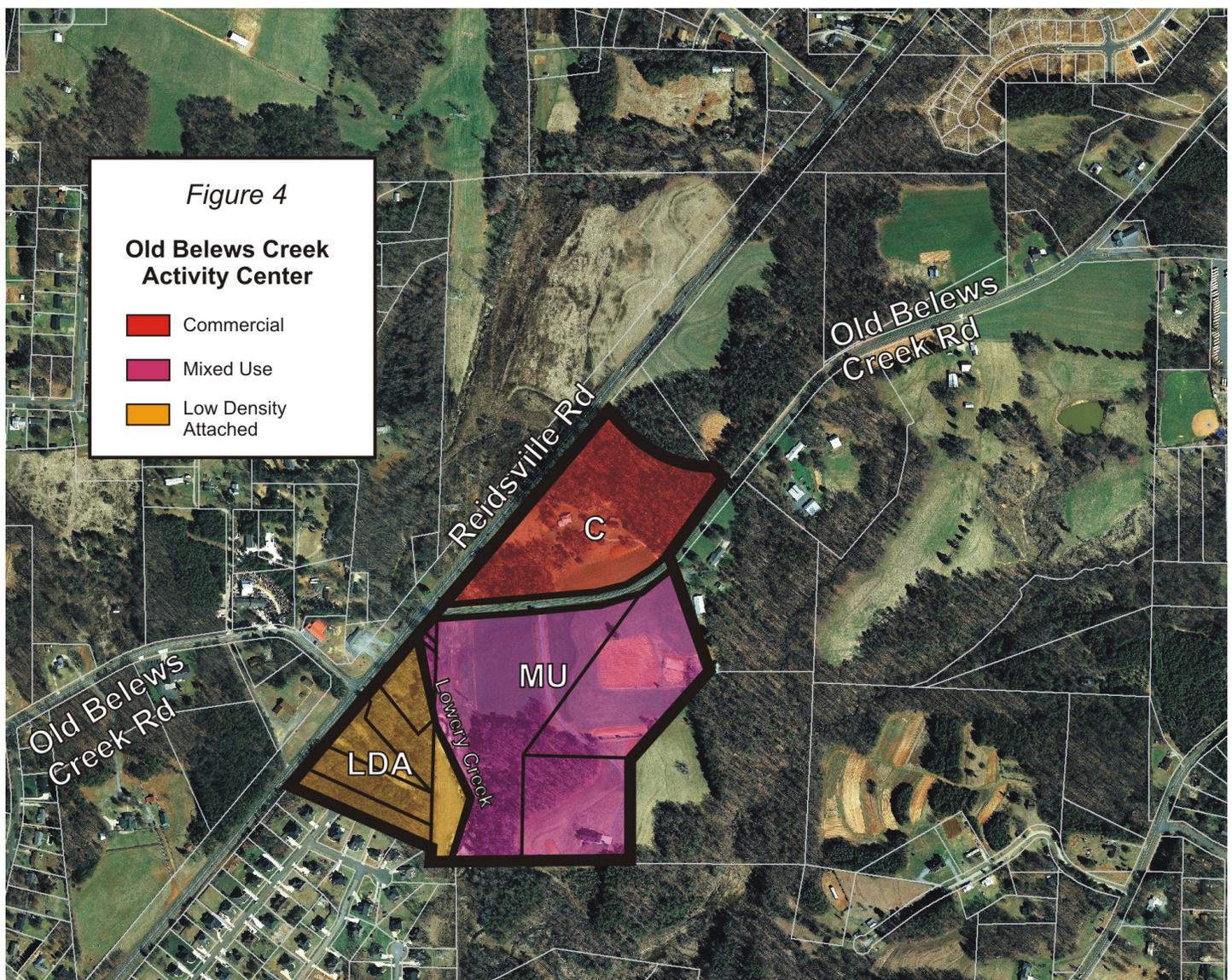


Figure 4. Old Belews Creek Activity Center



SPECIAL LAND USE CONDITIONS

The Proposed Land Use Map 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 **Map 7** on **page 25** with a blue ★ (star) and a lower case letter as follows:

★ a.

Nonconforming Uses

A number of properties with similar characteristics are grouped under this Special Land Use Condition. All of these properties are currently zoned residential use or agricultural use, have a nonresidential structure on the property, and have either an existing nonconforming use on site or a vacant nonresidential building. They are listed by location as follows:

- Auto sales facility on the west side of New Walkertown Road north of Amber Lane.
- Auto sales facility at the intersection of Old Walkertown Road and Pegram Park Place.
- Auto sales facility at the intersection of Old Hollow Road and Amarillo Lane.
- A vacant nonresidential building at the intersection of Pine Hall Road and Judge Clement Road.
- A vacant nonresidential building on NC 66 (Old Hollow Road) between its intersections with Old 66 Circle.
- Country store at the intersection of Belews Creek Road and Corvette Lane.
- Auto parts sales and service on the east side of US158 (Reidsville Road) north of its intersection with Vance Road.

This plan recommends the following for the sites listed above:

- The existing commercial uses can continue to operate under their nonconforming status.
- Rezoning of the properties at these locations to nonresidential zoning districts may be an appropriate way to recognize the existing uses in specific cases or to use existing vacant noncommercial buildings but should take into consideration the requested zoning district, size of the site, the nature of surrounding development, adequate buffering to surrounding residential properties.
- Expansion of the existing use to adjacent lots is not recommended.

★ b.

Scattered Small-Scale Commercial/Industrial-Zoned Sites

A number of properties with similar characteristics are grouped under this Special Land Use Condition. All of these properties are currently zoned HB, HB-S, LB-S, NB or LI and have a nonresidential structure on the property. They are generally small business operations in mainly single-family residential areas. They are listed by location as follows:

- Golf cart shop on the west side of US 158 (Reidsville Road) north of Kitty Lane.
- Gas station at the intersection of US 158 (Reidsville Road) and Vance Road.
- Hair stylist/pizza shop on the east side of NC 66 (Old Hollow Road) south of Old 66 Circle.
- Produce retail store on the west side of NC 66 (Old Hollow Road) south of its intersection with Old 66 Circle.
- Auto sales on NC 66 (Old Hollow Road) north of Robinson Farm Road.
- Gas station at the intersection of US 158 (Reidsville Road) and Old Belews Creek Road.
- Auto shop on the east side of US 158 (Reidsville Road) north of Knollridge Drive.
- Salvage furniture store on the west side of US 158 (Reidsville Road) at its intersection with Old Belews Creek Road.
- Storage on Sell Road.
- Vacuum cleaner sales and repair on the west side of New Walkertown Road opposite to Dillon Farm Road.
- Auto body shop on the east side of New Walkertown Road south of Dillon Farm Road.
- A self-storage facility on the west side of Old Walkertown Road at its intersection with Oak Hills Drive.
- Corner Country Store on the south side of Old Hollow Road (NC 66) at its intersection with Davis Road.

This plan recommends the following for all the sites listed above:

- Expansion of the existing use on site may be appropriate depending on the scale of expansion, design details and the nature of surrounding development.
- Adequate buffering to surrounding residential properties is to be determined for each specific site.
- Expansion of the existing use to adjacent lots is not recommended.

★c. Site West of the Norfolk Southern Rail Line

This site is located west of the Norfolk Southern rail line and northwest of the Walkertown Town Center. The site, approximately 65 acres, is zoned for industrial use (LI) and is currently in agricultural use. It is located outside of the area where sewer is available and is surrounded by vacant land and large-lot residential development, zoned RS-20. Residential development is considered more appropriate for this site and rezoning of this site to single-family residential use (0-8du/acre) is recommended.

★d. Venable Drive Site

The site, 6.3 acres, is located at the intersection of Vance Road and Venable Drive and is zoned HB-S (agricultural production; building materials supply; building contractor general; nursery, lawn and garden supply store; offices, miscellaneous; and warehousing). There are existing residential buildings but no existing commercial development on the site. There is an existing residential subdivision east of the site at Sheffield Place Drive. Recommendations are:

- Keep the existing boundaries of the nonresidential district. Do not expand current nonresidential zoning to adjoining properties.
- Develop existing sites under current zoning or to less intensive zoning classifications.

★e. Industrial Sites

Properties with similar characteristics are grouped under this Special Land Use Condition. These properties are currently zoned for residential use and have an existing industrial use on the property. They are listed by location as follows:

- Car storage/salvage on the south side of NC 66 (Old Hollow Road) west of Davis Road.
- Car storage/salvage on the north side of Old Belews Creek Road west of US 158 (Reidsville Road).
- Car storage/salvage on Stanley Avenue.
- Car storage/salvage on the east side of US 158 (Reidsville Road) south of Walkertown Commons Drive and the US158/NC 66 Activity Center.

This plan recommends the following for these sites:

- The existing uses can continue to operate.
- Do not expand the existing use but some improvement of existing on-site conditions can be considered.
- Do not rezone these properties to industrial use.

★f. Old Hollow Road/Rocky Branch Road Site

This 11.45-acre vacant site is located southwest of the intersection of NC 66 (Old Hollow Road) and Rocky Branch Road, south of the town center, west of existing commercial development, east of existing commercial and residential development. The site is currently zoned HB-S. The plan identifies the site for low-density attached residential development (0-8 du/acre) but alternative development scenarios for the site can be considered. Recommendations are as follows:

- Develop the site for low-density attached residential development as designated in the plan.
- Alternatively develop the site for commercial uses under the current zoning.
- Consider development of a mix of uses that could include commercial, office and residential uses.
- Develop the site comprehensively for the selected development alternative.
- Development should be designed to be pedestrian friendly. Link uses to each other internally with pedestrian and vehicular connections. Pedestrian access should be feasible between proposed residential, mixed-use and commercial areas.
- Proposals for road improvements at the intersection of Rocky Branch Road and NC 66 (Old Hollow Road) must be approved by the North Carolina Department of Transportation.



B&B Country Corner Store

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 promote connectivity in communities. Developing walkable neighborhoods and creating a network of bikeways, sidewalks, and greenways will provide for needed transportation choices for all segments of the population.

PROPOSED STREET AND HIGHWAY IMPROVEMENTS

The Transportation Features Map (**Map 8 on page 37**) shows the location of the proposed projects listed in Table 9, Transportation Improvement Projects. 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.

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

Winston-Salem Northern Beltway (Eastern Section)

US 52 and Business I-40 in Winston-Salem are currently over capacity. The 2012-2018 MTIP includes project U-2579 that is intended to address this problem. The project consists of constructing a four-to-six lane freeway from US 52 north of Winston-Salem to I-74 southeast of Winston-Salem. This project is currently in the project development phase, except for the U-2579 B section between Business I-40 and US 158 (Reidsville Road). Acquisition of right-of-way is currently underway for this segment.

US 158 (Reidsville Road)

US 158 from Old Greensboro Road (SR 2357) to Guilford County is projected to be near or over capacity by 2035. The 2012-2018 MTIP includes project R-2577 that is intended to address this problem. The project consists of widening the existing two-to-three lane facility to a four-lane facility. This project is currently in the project development phase.

Comprehensive Transportation Plan Projects

Walkertown Bypass

The proposed project is to construct a three-lane major thoroughfare on a new location from NC 66 (Old Hollow Road) to US 311 (Walnut Cove Road). The purpose of this project is to relieve congestion on local facilities and create system linkage between NC 66 and US 311.

Williston Road Extension

This project would provide greater system linkage and routing alternatives by connecting Williston Road directly into US 158 (Reidsville Road).

NC 66/US 158 Intersection Improvements

This project consists of widening a portion of Old Hollow Road (NC 66) from its intersection with US 158 (Reidsville Road) to approximately 500 feet east of Whitehall Village Lane/Bellaire Circle and will include a sidewalk on the north side of the road. Design work has commenced and construction is scheduled for completion in December 2015.

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. Construction and funding of new collector streets are dependent on developer participation in road construction as part of new developments. Proposed locations for new collector streets are:

- Connect Gallant Lane and Creekridge Lane.
- Connect Dippen Road and Davis Road.
- Extend Avalee Road to the proposed Wickenham extension.
- Extend Grubbs Road to Tyner Road and Tyner Road to Brinkley Road.

These proposed collector streets, which were included in the transportation recommendations of the 2006 *Walkertown Area Plan*, are still feasible. However, alternatives may need to be considered for the following road extensions made infeasible by recent developments.

- Extend Rocky Branch Road to Esther Lane.
- Extend Rocklane Drive to New Walkertown Road.

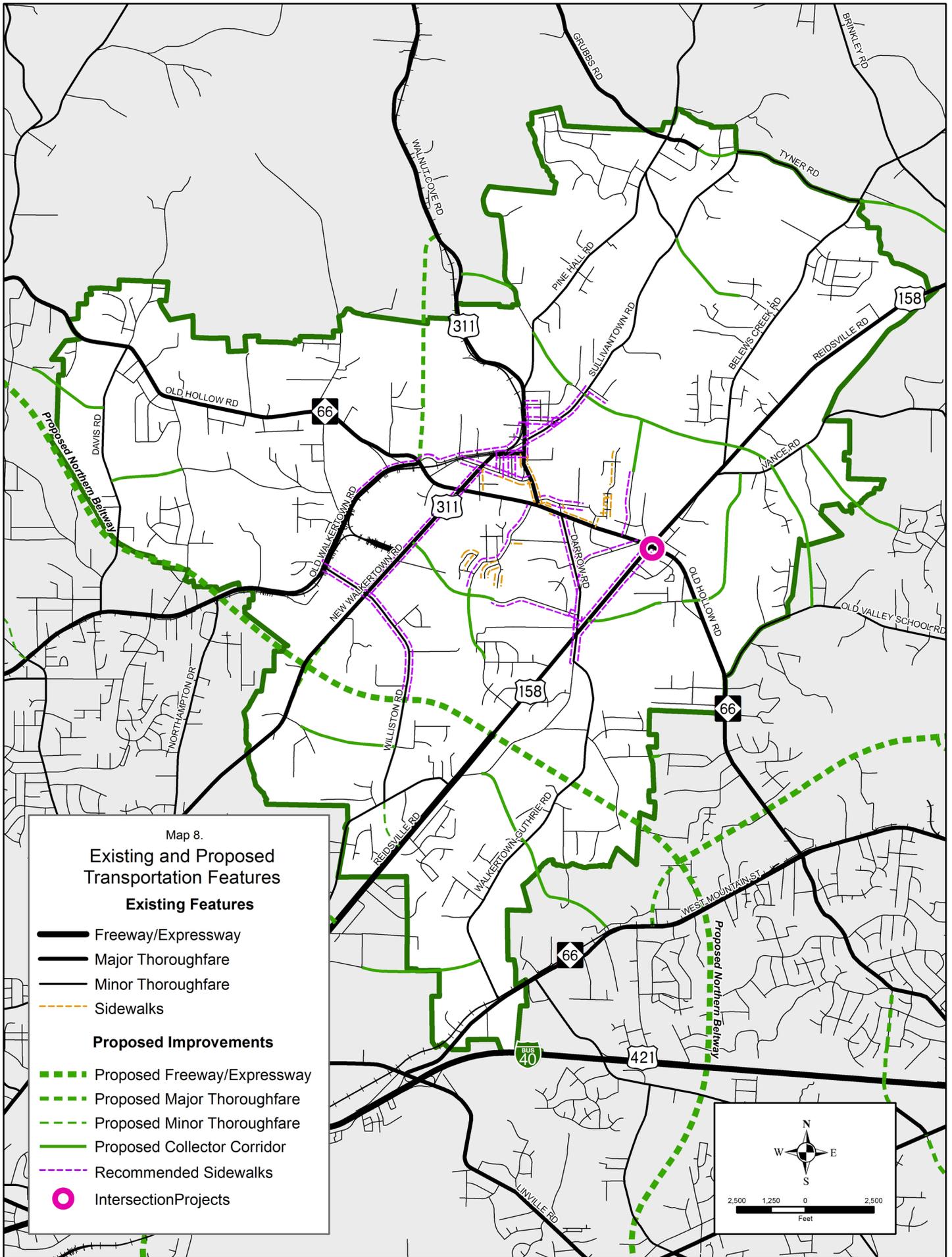
Other Recommendations

- Determine the feasibility of an east-west connector from US 311 (Walnut Cove Road), south of the proposed Walkertown Bypass, to US 158 (Reidsville Road) and east to Old Valley School Road due to the expressed interest of residents.
- Ensure connectivity of existing and proposed residential streets, where feasible, to facilitate traffic flow.

Table 9. Transportation Improvement Projects

Location	Description	Current Status	Completion
Road Widening and Improvements			
U-2577 – Reidsville Road (US 158) (I-40 Business to Guilford County Line)	Widen to four lanes	Unfunded MTIP Project	---
NC 66 (Old Hollow Road) - from US 158 (Reidsville Road) to Whitehall Village Lane	Widen to three lanes	Funded CTPP	2015
New Roads			
U-2579B - Winston-Salem Northern Beltway, Eastern Section (I-40 Business to US 158)	Freeway	MTIP Project	Start of construction 2015
U-2579 - Winston-Salem Northern Beltway, Eastern Section (I-74 to US 52)	Freeway	Unfunded MTIP Project	—
Walkertown Bypass	Other Major Thoroughfare	Unfunded Comprehensive Transportation Plan proposal	—
Williston Road Extension	Minor Thoroughfare	Unfunded Comprehensive Transportation Plan proposal	—
Walkertown Bypass - Old Valley School Road Connector	Collector Street	Collector Street Plan proposal	Based on developer participation
Gallant Lane - Creekridge Lane Connector	Collector Street	Collector Street Plan proposal	Based on developer participation
Dippen Road - Davis Road Connector	Collector Street	Collector Street Plan proposal	Based on developer participation
Avalee Road Extension	Collector Street	Collector Street Plan proposal	Based on developer participation
Grubbs Road Extension	Collector Street	Collector Street Plan proposal	Based on developer participation
Tyner Road Extension	Collector Street	Collector Street Plan proposal	Based on developer participation

Source(s): 2012 Winston-Salem Urban Area Comprehensive Transportation Plan, 2035 Winston-Salem Urban Area Long-Range Transportation Plan, NCDOT Updates



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 long term for all thoroughfares and collector streets except for those in the Rural Area and for freeways and expressways. All proposed sidewalks in the *Pedestrian Facilities Plan* are evaluated on an annual basis and ranked for future construction. Topography and the presence of curb and gutter along streets are considered when evaluating projects.

- Funding was approved in 2012 by the Winston-Salem Urban Area Metropolitan Planning Organization for the following sidewalk projects:
- Sullivantown Road from Main Street to Depot Street on the south side of the street;
- Old Belews Creek Road from Ramseur Drive to Gospel Light Church Road on the west side of the street; and
- Darrow Road from Old Hollow Road to Reidsville Road. The project for the widening of Old Hollow Road (NC 66) includes a sidewalk on the north side of the road.

Forsyth County and Walkertown have adopted street design standards for new developments that include requirements for sidewalks on one side of the street. Sidewalks or easements are also required as development occurs in the Walkertown Town Center. Additional proposed sidewalks currently unfunded are shown on **Map 8** on **page 37**.

GREENWAYS

Greenways serve a dual purpose within a community. Beyond being a recreational amenity, greenways play an integral role in establishing an active transportation network along with sidewalks and bikeways.

Three greenways and multiple connectors are proposed for this area. Information and recommendations pertaining to greenway projects can be found in the Community Facilities section.

BICYCLE

Designated Bicycle Lanes

The *Winston-Salem Urban Area Comprehensive Bicycle Master Plan* does not recommend any designated bicycle lanes in the planning area. However, bike lanes or other accommodation for bicycles should be given consideration when planning, designing and constructing road improvements and new commercial and multifamily developments.

COMMUNITY FACILITIES

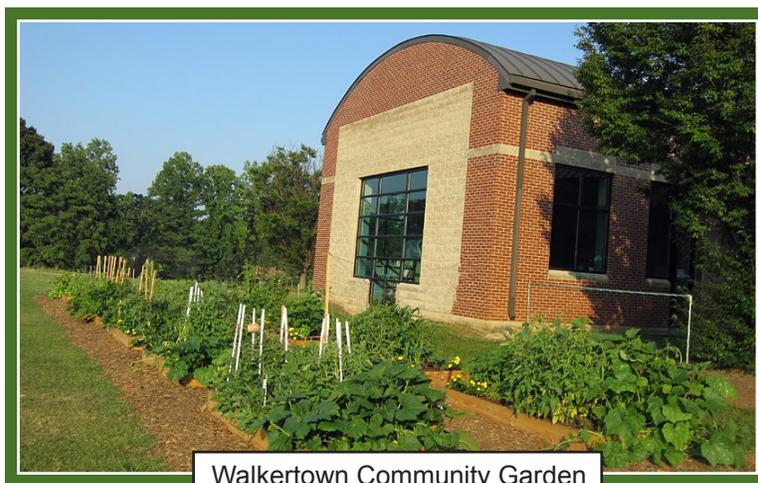
RECOMMENDATIONS

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. *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 a central public space in all communities to serve as an urban reference point and the focus of civic and community life. **Map 9** on **page 40** 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: Build new schools, or replace, upgrade or expand existing schools to meet the needs of the planning area as its population grows. A new middle school is proposed for the plan area. A site has not been selected.

- 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.



Walkertown Community Garden

RECREATION FACILITIES

Recommendations for proposed parks, recreation facilities, greenways 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 the 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.
- Consider expansion of the Town Center Park and Whickenham Park as land becomes available.
- Consider the expansion of soccer fields given the community's expressed interest in such facilities.
- Consider the establishment of a new community park to provide for future recreation needs. Consider potential sites in the western part of the planning area where there are no existing parks. The site should be easily accessible from a main road, designed to serve also as a neighborhood park and connected to a proposed greenway trail, where possible.
- 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 the establishment of a community recreation center at an easily accessible location.
- Consider multi-purpose courts and fields to meet existing and future needs.

TREES AND OPEN SPACE

Many trees are found throughout the Walkertown Planning Area. These trees add aesthetic and financial value, and have a positive environmental impact.

- Protect the planning area's tree canopy as much as possible.
- Retain existing large trees on private property whenever possible.
- Identify additional areas for planting street trees on public-right-of-way.

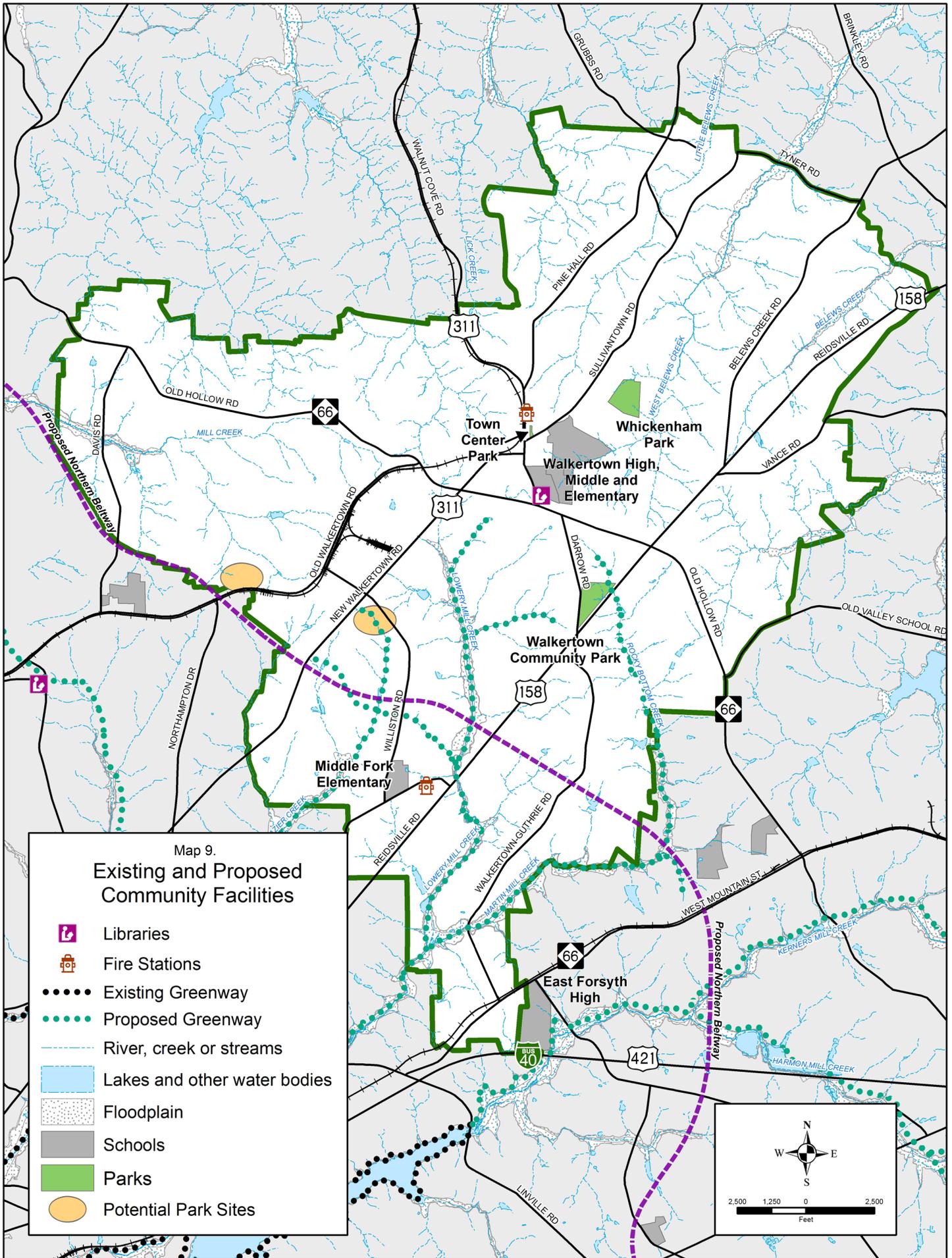
GREENWAYS

There are three proposed greenways within the planning area boundary that have been identified in the 2006 *Walkertown Area Plan* and the *Greenway Plan Update*. These are the proposed Lowery Mill Creek, Martin Mill Creek, and Frazier Creek greenways. Several connectors have also been proposed in these plans. However, these greenways and connectors are long term projects with construction likely not to begin for at least ten to fifteen years or more. Given this, the following recommendations are proposed:

- Complete feasibility studies along Lowery Mill, Martin Mill, and Frazier Creeks to determine the most appropriate alignment, possible connections to existing and proposed parks and schools, and phasing schedule. Given expressed interest, it is recommended that Lowery Mill Creek be examined first for feasibility.
- Obtain minimum 40-foot wide easements along Lowery Mill, Martin Mill, and Frazier Creeks as part of the development process.
- Identify potential funding sources for greenway construction. This could potentially be done as part of feasibility studies.

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.
- Encourage schools and community groups to assist in maintaining the aesthetics of community facilities.



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 Town of Walkertown and Forsyth County by providing incentives, utilizing cost-effective site design, and permitting accessory dwellings and congregate care facilities.

GENERAL RECOMMENDATIONS

- Encourage the development of a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to provide a mixture of housing opportunities including housing opportunities for senior citizens.
- Incorporate traditional neighborhood design principles into 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 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.
- Install sidewalks and/or traffic calming measures, where feasible, to make neighborhoods more pedestrian friendly and safe.
- Consider the establishment of neighborhood associations, where they do not exist, to facilitate citizen involvement in neighborhood issues.

AFFORDABLE HOUSING

- Encourage for-profit developers and nonprofit developers to build affordable housing in the planning area for different income levels and for senior citizens.
- Ensure that new affordable housing units are compatible with the character of existing neighborhoods.

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 façade improvements, landscaping, and parking area improvements.
- Ensure that attractive landscaping is integrated into the design of new roads or the improvement of existing roads.
- Develop a planting program that includes street trees throughout the planning area and street yards in commercial districts.
- Refer to the design guidelines for developing suburban business parks, as detailed in **Appendix C** on **page 49**, when reviewing zoning requests and site plans within the planning area.
- Refer to the design guidelines for multifamily development, as detailed in **Appendix D** on **page 51**, 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** on **page 52**, when reviewing zoning requests and site plans within the planning area.
- Encourage a mix of outdoor cafes, small stores and services at a pedestrian scale, where appropriate, that meet the needs of residents.
- Encourage high-quality design for new developments throughout the planning area.
- Promote the use of art in public spaces where residents gather.

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 10** on **page 44** and **Appendix A** on **page 47**). 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.

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.

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 **Map 7** on **page 25**.

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.
- 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 potential 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 its creeks from pollution and its floodplains from inappropriate development and the need to maintain an adequate tree canopy.

GENERAL RECOMMENDATIONS

- Manage development pressures to preserve environmentally-sensitive areas, forested areas, wildlife habitats, and scenic areas.
- Encourage the donation of easements to preserve and protect high-quality natural and scenic areas.
- 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.

AGRICULTURAL RECOMMENDATIONS

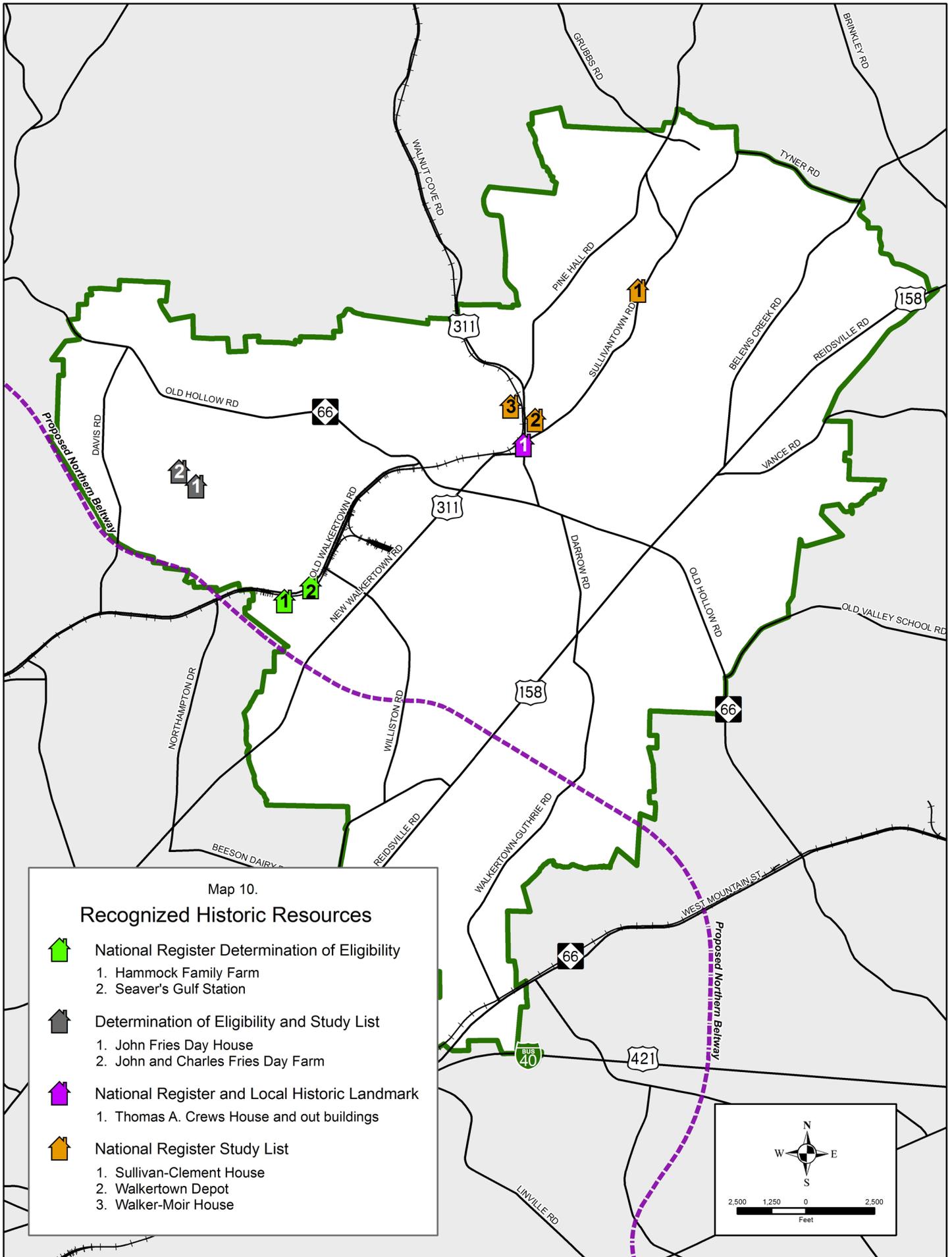
Legacy identifies the Rural Area as the area where farmlands, natural areas and rural character are protected. It is located beyond the area that can cost effectively be provided with sewer and other services. The Rural Area is intended to remain in large-lot residential and agricultural uses for the time horizon of the plan (see **Map 2** on **page 2** and **Map 7** on **page 25**). Recommended policies are aimed at preserving and encouraging existing and new types of agricultural enterprises as a contributor to the economy and character of the area; preserving natural areas and open space; and maintaining single-family residential use.

GENERAL RECOMMENDATIONS

- Promote land use measures that support farm and agricultural development.
- Give agriculture priority over other uses on land suitable for farming.
- Support the Voluntary Agriculture District provisions adopted by Forsyth County that identify farms and farmers who want to keep their land in agriculture.
- Explore the profitability of new crops and agribusiness to maintain land in agriculture.
- Encourage farm and agricultural-related businesses, such as equipment/feed and seed establishments and other supply and service providers, to locate in the rural areas of the community.
- Explore opportunities for agritourism and farm heritage which bring awareness of agricultural life to urban/suburban life and can become a source of income to farmers.
- Encourage the donation of agricultural and open space conservation easements to nonprofit conservation organizations to protect farmland from development.
- Work with the Forsyth County Cooperative Extension Office and the Department of Conservation and Natural Resources to support community farming initiatives and incentives that encourage the continued use of land for farming.



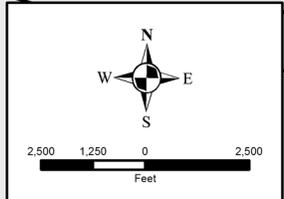
A Local Tree Farm



Map 10.

Recognized Historic Resources

-  National Register Determination of Eligibility
 1. Hammock Family Farm
 2. Seaver's Gulf Station
-  Determination of Eligibility and Study List
 1. John Fries Day House
 2. John and Charles Fries Day Farm
-  National Register and Local Historic Landmark
 1. Thomas A. Crews House and out buildings
-  National Register Study List
 1. Sullivan-Clement House
 2. Walkertown Depot
 3. Walker-Moir House



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 applicable elected body based on the availability of funding and consideration of priorities.

ACTION/PROJECT	RESPONSIBLE AGENCY	TIMING*
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LAND USE RECOMMENDATIONS

Follow Proposed Land Use Plan, land use policies, and Special Land Use Conditions. Ensure that future land use changes do not negatively affect new and existing neighborhoods (pages 21 - 34).	CCPB, WPB, WTC, FCBOC	Ongoing
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TRANSPORTATION RECOMMENDATIONS

Roads

Construct the Northern Beltway Eastern Section (Business 40 to US 158) (page 35).	NCDOT	Medium Range
Widen Reidsville Road (US 158) to four lanes (page 35).	NCDOT	Medium Range
Widen Old Hollow Road (NC66) from its intersection with US 158 to Whitehall Village Lane/Bellaire Circle (page 35).	NCDOT	Immediate
Construct the Walkertown Bypass and Williston Road Extension (page 35).	NCDOT	Long Range

Pedestrian

Construct sidewalks within new residential areas, along thoroughfares and collector streets (page 38).	Private development in conjunction with NCDOT	Ongoing
Build sidewalk on Sullivantown Road from Main Street to Depot Street on the south side of the street (page 38).	NCDOT, WTC	Short Range
Build sidewalk on Old Belews Creek Road from Ramseur Drive to Gospel Light Church Road on the west side of the street (page 38).	NCDOT, WTC	Short Range
Build sidewalk on Darrow Road from Old Hollow Road to Reidsville Road (page 38).	NCDOT, WTC	Short Range

COMMUNITY FACILITIES RECOMMENDATIONS

Parks

Consider expansion of the Town Center Park and Whickenham Park as land becomes available (page 39).	WTC	Short to Medium Range
Consider the establishment of additional soccer fields (page 39).	WTC	Short to Medium Range
Consider the establishment of a new community park to provide for future recreation needs (page 39).	WTC, FCPR	Long Range

Greenways

Study the feasibility of the proposed greenway trail along Lowery Mill Creek (page 39).	WTC, FCPR	Medium Range
Study the feasibility of other proposed greenway trails (page 39).	WTC, FCPR	Long Range

*Timing: Immediate: 1-2 years Short Range: 3-5 years Medium Range: 6-10 years Long Range: 10+ years

Implementation Schedule



ACTION/PROJECT	RESPONSIBLE AGENCY	TIMING*
HOUSING AND COMMUNITY DEVELOPMENT RECOMMENDATIONS		
Incorporate traditional neighborhood design principles in new neighborhood development, where feasible (page 41).	CCPB, WPB, WTC, FCBOC	Ongoing
Encourage a variety of housing types to provide a mixture of housing opportunities (page 41).	CCPB, WPB, WTC, 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 41).	NCDOT, WTC	Ongoing
Refer to the area plan design guidelines when reviewing zoning requests and site plans in the planning area (page 41).	CCPB, WPB, WTC, FCBOC	Ongoing
HISTORIC RESOURCES RECOMMENDATIONS		
Recognize buildings, events or areas of historical, cultural or architectural significance with signage, plaques or markers (page 42).	CCPB, HRC, WTC	Ongoing
Encourage property owners to seek National Register and Local Historic Landmark designation for eligible properties (page 42).	CCPB, HRC	Ongoing
Initiate public outreach on the benefits of preserving historic resources (page 42).	CCPB, HRC	Ongoing
ECONOMIC DEVELOPMENT RECOMMENDATIONS		
Support balanced, compatible economic development by the private and public sector (page 42).	WTC, FCBOC	Ongoing
Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites (page 42).	CCPB, WTC, FCBOC	Ongoing
ENVIRONMENT AND OPEN SPACE RECOMMENDATIONS		
Manage development pressures to preserve environmentally-sensitive areas, forested areas, wildlife habitats, agricultural lands and scenic areas (page 42).	CCPB, WPB, WTC, FCBOC	Ongoing
Encourage the donation of easements to preserve and protect high-quality natural, scenic areas and farmland (page 42).	CCPB, WTC, FCBOC, PLC	Ongoing
AGRICULTURAL RECOMMENDATIONS		
Promote land use measures that support farm and agricultural development (page 43).	CCPB, FCCEO, FCBOC	Ongoing
Encourage agricultural-related businesses to locate in the rural areas of the community (page 43).	CCPB, FCCEO, FCBOC	Ongoing

*Timing: Immediate: 1-2 years Short Range: 3-5 years Medium Range: 6-10 years Long Range: 10+ years

Abbreviations Used:			
CCPB	City-County Planning Board	NCDOT	North Carolina Department of Transportation
FCBOC	Forsyth County Board of Commissioners	PLC	Piedmont Land Conservancy
FCPR	Forsyth County Parks and Recreation Dept.	WPB	Walkertown Planning Board
FCCEO	Forsyth County Cooperative Extension Office	WTC	Walkertown Town Council
HRC	Forsyth County Historic Resources Commission		

Appendix A. Significant Historic Resources



Walkertown Area Plan: Recognized Historic Resources

Name	General Location	Date	Survey Site Number
Hammock Family Farm (DOE)	200 Hammock Farm Road	1925; ca. 1950s	FY00077
Thomas A. Crews House (NR//LHL)	4997 Sullivantown Road	1891; 1911	FY00455
Sullivan-Clement House (SL)	5845 Sullivantown Road	1850	FY00464
Walkertown Depot (SL)	Main Street	ca. 1890	FY00469
Walker-Moir House (SL)	5295 Salem Road	ca. 1880-1890	FY00470
John Fries Day House (SL/DOE)	4995 Dippen Road	ca. 1880	FY00507
John and Charles Fries Day Farm (SL/DOE)	4995 Dippen Road	ca. 1880, 1900	FY00508
Seaver's Gulf Station (DOE)	5475 Old Walkertown Road	1932	FY03175

Abbreviations Used:

LHL	Local Historic Landmark	DOE	National Register Determination of Eligibility
NR	National Register	SL	North Carolina National Register Study List



Historic Hammock House

Appendix B. Forsyth County Historic Preservation Tools



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 local 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 district does not replace or change the underlying zoning classification. Rather, it superimposes the Historic Overlay District 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.

Appendix C. Design Guidelines for Suburban Business Parks



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.

Appendix C. Design Guidelines for Suburban Business Parks



EXTERNAL DESIGN GUIDELINES

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, sidewalks 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 right-of-ways. 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.

Appendix D. Design Guidelines for Multifamily Developments



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



Pinecrest Multifamily Housing

Appendix E. Design Guidelines for 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.

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 right-of-ways.

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

Lighting.

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



Attractive low intensity office/commercial development with an urban form

Walkertown Town Council

Adopted March 27, 2014

Randy Mendenhall *Wayne Hester	Kenneth Davis Mayor Marilyn Martin Scott Snow Town Manager	Peggy Leight Sarah Welch
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**former Council Member*

Walkertown Planning Board

Endorsed February 4, 2014

Robert Lee Butler
Chairman

Jake Moser	Jenny Morris	George King	Kevin Briggs
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Forsyth County Board of Commissioners

Adopted June 9, 2014

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Mark Baker Walter Marshall	David R. Plyler J. Dudley Watts, Jr. County Manager	Bill Whiteheart Everette Witherspoon

City-County Planning Board

Adopted April 3, 2014

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**Planning Board Member for the Planning Area*

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Walkertown Area Plan Update

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