



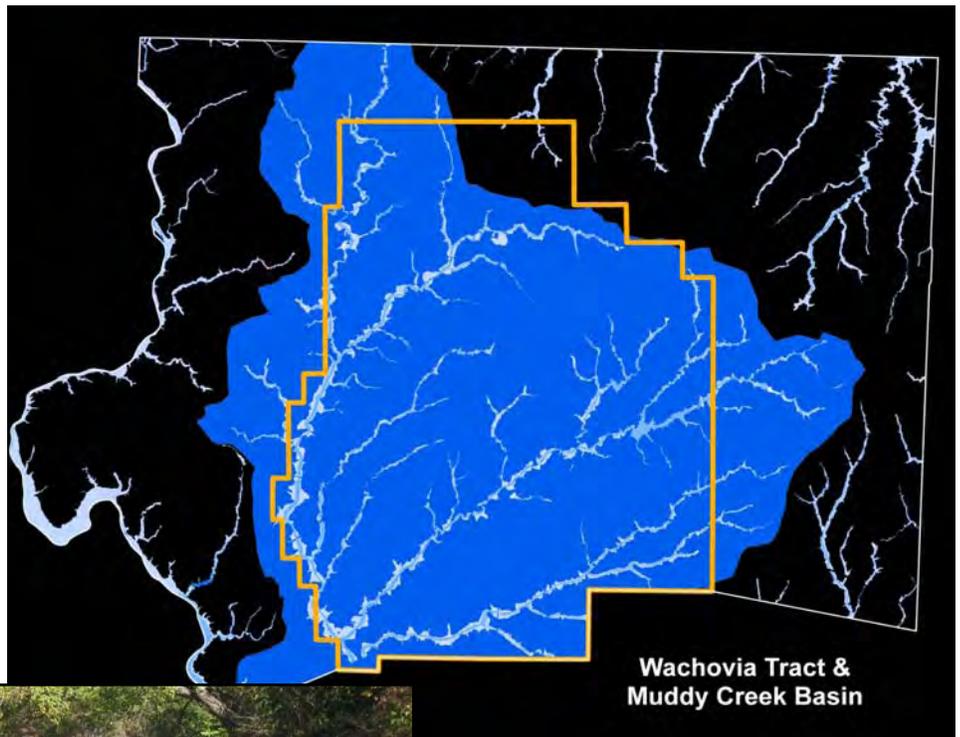
## Forsyth County Is A Unique Blend Of Urban Growth And Rural Character

### *Why? Simple Geography*

How is it that one of the smallest counties in one of our state's fastest growing urban regions has kept some of its rural character? The answer lies in a very important geographic feature. Ever since the Moravians began their settlement of the Wachovia Tract in the 1700's, the Muddy Creek drainage basin has played a central role in Forsyth County's growth, and continues to be a core factor in the *Legacy* Comprehensive Plan.

Essentially, the funnel-like network of streams in the Muddy Creek basin serve as the blueprint for the county's cost-effective sewer service area. Because gravity is free, construction and maintenance costs can be held at a minimum. *Legacy* recognizes this important fact by generally designating areas **inside** the basin for municipal services and **outside** the area as rural. Recently the Forsyth County Commissioners asked the Planning staff to study the degree to which there is a potential loss of rural character near the Yadkin River. Planning staff recently completed a report which further confirms the principal of limiting sewer extension outside the basin as a way to keep the rural area rural.

Collaborating with the staffs of the City-County Utility Commission, the Forsyth County Health Department



and the Forsyth County Cooperative Extension Service, Planning staff used the tools of our Geographic Information System (GIS) to identify various development opportunities and limitations in the rural area west of the Muddy Creek divide. The main finding was that only about 26% of the land is suitable for conventional subdivision development and those

lands are scattered in smaller pieces throughout the area. Further, it was determined that sewer would cost about four times more to serve new development in this area than elsewhere inside the Muddy Creek basin. Since sewer is the main requirement for urban or suburban growth, it appears unlikely we will see significant changes in this area for the foreseeable future. Forsyth County is in an enviable position to enjoy the best of both worlds: cost-efficient municipal services and a rural landscape close to a growing urban area.

# Public Hearing for Historic District Guidelines

Each locally-zoned historic district has its own set of design review guidelines which establish criteria used by the Historic Resources Commission in its review and approval of the alteration, restoration, construction, relocation, or demolition of properties in these historic areas. These guidelines occasionally need to be revised. A 12-member citizen committee, working with City-County Planning Board staff, recently updated the design review guidelines for the Old Salem and Bethabara Historic Districts.



For more information, please contact Kelly Bennett [kellyb@cityofws.org](mailto:kellyb@cityofws.org) at 747-7062 or LeAnn Pegram [leannp@cityofws.org](mailto:leannp@cityofws.org) at 747-7054.

The Historic Resources Commission will hold a public hearing on the adoption of the revised Old Salem Historic District Design Review Guidelines and the Bethabara Historic District Design Review Guidelines at its April 6, 2011 meeting at 4:00 p.m. The hearing will take place in the 5th Floor Public Meeting Room of the Stuart Municipal Building, 100 East First Street (Southwest Corner of Church and First Streets) in Winston-Salem.

## Learn about pending zoning cases on our web site

The Planning Office web site has a lot of information about the zoning cases we process each month. By logging on to [www.cityofws.org/planning](http://www.cityofws.org/planning) and clicking on the red rezoning notice icon on the home page, you will advance to the page with the zoning case information organized by month and year.

When you click on one of the months, a list of cases will pop up with hyperlinks to additional information for each case. The newest cases have a location map, and for Special Use cases, a site plan. On the Friday afternoon of the week prior to the Planning Board hearing date, the entire staff report is added to the information available online.

While reviewing the staff report, you can send an email to the staff person assigned to the case by clicking on his or her name.

Another way staff advertises zoning cases is by posting a legal ad in the *Winston-Salem Journal* which typically runs in the Thursday newspaper two weeks prior to the Planning Board Hearing. Signs are posted on the property and directional signs are routinely posted near the site to help raise awareness of the case. Each sign has the case number and telephone number for City Link in addition to our web address. City Link staff has a list of Planning staff members assigned to each case and will try to connect callers directly to that staff person.

### *Want more information?*

Contact the City-County Planning Board Office  
Bryce A. Stuart Municipal Building • 100 East First Street • Winston-Salem, NC 27101  
Telephone: 336-727-8000 • Fax: 336-748-3163  
Web site: [www.cityofws.org/planning](http://www.cityofws.org/planning)  
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and the Forsyth County Board of Commissioners.*

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