Northwest Activity Center

Public Hearing Materials
Forsyth County Commissioners

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Item #1

MEMORANDUM

November 9, 2004
TO: Chairman Pete Brunstetter and the Board of County Commissioners
FROM: A. Paul Norby, Director of Planning
SUBJECT: Metro Activity Center Relocation/Amendment of *Legacy*

In November of 2003, the Board of County Commissioners approved the Brookberry Farms rezoning. This 795 acre rezoning included a significant nonresidential development concentration at its southern edge near Country Club Rd and Meadowlark Rd. Because the rezoning did involve a potentially large amount of non-residential zoning, it brought into question whether the Metro Activity Center (MAC) which the *Legacy Comprehensive Plan* located at the proposed Northern beltway's interchange with Robinhood Rd. was properly located. Therefore, the Board, as part of its action approving the Brookberry rezoning asked the Planning Board and staff to examine the question of a possible relocation of the MAC to Country Club Rd and bring a recommendation back to the Board for consideration.

That process has been completed, and resulted in the City-County Planning Board making a recommendation on October 14 to relocate the MAC to the Country Club/Meadowlark/Shallowford/Styers Ferry Rd area. This recommendation follows a several months of seeking input from planning staff and other County and City departments, holding community workshops with citizens and property owners in the immediate vicinity of both areas, and conducting a Planning Board public hearing on October 14.

Attached to this memo are materials that outline the process conducted; a summary of recommendations; the public comments received as part of the community workshops that were held; a description of what an activity center is and what it looks like; the specific locational and development recommendations concerning the MAC for Country Club Road as well as a smaller scale Community Activity Center for Robinhood Road; and a draft resolution amending the Legacy Plan if the Board chooses to adopt the recommendation.

I would be happy to answer any questions you may have concerning this process and recommendation, and hope that this is responsive to your request.

cc: Graham Pervier, County Manager
Davida Martin, County Attorney

Item #2

Summary of Process:

When the County Commissioners approved the Brookberry Farms project on November 10, 2003, they requested that the City-County Planning Board (CCPB) examine the Northwest Metro Activity Center (MAC), shown in ***Legacy*** as being located where the Northern Beltway crosses Robinhood Road, and determine if it (the MAC) should remain along the Robinhood Road corridor or relocate to County Club Road in the vicinity of the commercial area associated with Brookberry Farms (see the enclosed map).

As a result of this request, staff developed the following process:

- Examine the two (2) areas proposed mentioned for MAC development;
- Solicit input from other City and County Departments on the locations;
- Develop preliminary recommendations and concepts;
- Receive feedback from the surrounding property owners on the preliminary recommendations and concepts;
- Forward our final recommendations for a ***Legacy*** amendment to the CCPB; and
- Forward the CCPB recommendations to the County Commissioners and City Council for their consideration.

Over the past several months, staff has examined the two (2) areas, solicited input from other Departments, and developed preliminary recommendations and conceptual plans. In mid-June, staff developed the public input component of the process, scheduling two (2) public informational sessions for those citizens nearest the two (2) potential Metro Activity Center (MAC) areas.

Staff decided that a separate meeting should be held for each potentially impacted area. The separate meetings allowed staff to provide both groups with the overall recommendations while providing a better focus on the issues important to each area. We sought inputs from the citizens concerning their likes, dislikes and concerns with the recommendations. In all, over 1000 fliers were mailed to property owners and residents in the potentially impacted areas (375+ in the Robinhood Road area and 675+ in the Country Club Road area).

Item #3

Summary of Preliminary Recommendations:

Planning staff examined both the Robinhood Road area and the Country Club Road area and found one (1) location conducive to MAC-type development in each area (see the enclosed map). Following this preliminary search, planning staff, along with staff members from other City and County Departments, analyzed the sites and listed the pros and cons of each. This information is listed below:

MAC at Robinhood Road

PROS	CONS
Logical to leave near the Beltway.	Topograghic considerations for Core.
Many roads provide good access.	Brookberry would need to shift density and commercial to the north.
Land bays easily defined by streams.	Core not "central" as model indicates.
Land assembly is easier than Country Club.	Vienna/Mt. Tabor fire station issue.
Civic uses in support area.	Existing roads poorly configured – would require extensive reconfiguration to be viable for a MAC.
This would better serve the large population of NW Forsyth County and Yadkin County.	

MAC at Country Club Road

PROS	CONS
Potential to celebrate open space/greenway.	A lot of core is in floodplain/wetlands.
Support area abuts Beltway.	Brookberry would expand core beyond typical ¼ mile area (core –skewed towards northeast).
Core area covers most existing commercial – redevelopment opportunities.	Country Club Road and floodplain serve as barriers to the core.
Land bays easy to define.	Large population to the North (Robinhood Road and points north) will be underserved in 20-25 years.
Most of proposed core area is existing, underdeveloped, commercial property.	
Little "greenfield" development necessary.	
Revitalize existing area.	
Stormwater issues better with re-development because of retro-fit (greenfields saved).	
Because of its location in basin, the water will move through the stream network faster and will thus be gone at the time of stormwater concentration (when the peak flow travels by the site).	
Floodplain area provides ample open space opportunities.	

A map outlining staff's preliminary land use recommendations will be provided at the meeting. Based on the information outlined above, staff developed the following preliminary recommendations:

- The MAC should move to the Country Club Road area between Meadowlark Drive and Styers Ferry Road, from its current location (floating over the interchange of Robinhood Road and the Northern Beltway interchange); and
- Related to the above recommendation, however, staff does believe that a Community Activity Center (CAC) will be appropriate for the Robinhood Road area within the next fifteen (15) years, given likely population growth in the area.

Finally, Robinhood Road is currently designated as an Urban Boulevard in the ***Legacy*** Growth Management Plan. Per ***Legacy***, Urban Boulevards are special corridors along major arterial roads that connect the center City of Winston-Salem with MACs. Due to the proposed relocation of the MAC to Country Club Road and because the Country Club Road Corridor more closely resembles the Urban Boulevard concept (a good mix of dense residential and commercial areas that would promote future transit), Country Club Road should be designated as an Urban Boulevard and Robinhood Road's Urban Boulevard designation should be removed. The final recommendation is:

- Country Club Road should be designated as an Urban Boulevard and Robinhood Road's Urban Boulevard designation should be removed.

At both meetings, staff presented an overview of the Activity Center concept, presented our preliminary recommendations (shifting the MAC to Country Club and recommending a CAC at Robinhood), discussed the rationale behind our recommendation, and showed some conceptual land use scenarios. As detailed below, we received both positive and negative feedback on the recommendations.

Item #4

Summary of Public Comments:

July 27, 2004 Meeting:
The July 27th meeting was focused on those persons potentially impacted by the preliminary recommendation for a CAC at the Robinhood Road, Meadowlark Road and Olivet Church Road area. We mailed over 375 fliers to property owners and residents of the area. There were 52 individuals who signed-in at the meeting, although we believe there were several folks who did not sign-in either out of choice or because they came in near the end of the session (once we had abandoned the sign-in table).

Out of the 52+ persons at the meeting, thirteen (13) submitted written comments, either via the comment sheet provided at the meeting or via email. The majority (9 out of 13) prefer that the MAC move to Country Club Road through an amendment to ***Legacy***. There was a slight majority (7 in favor, 6 opposed) who liked the idea of locating a smaller-scaled Activity Center (a CAC or NAC) in the area. Those that favor an Activity Center did indicate that they would prefer to see a NAC, the smallest Activity Center, as opposed to the larger CAC.

Some citizen suggestions concerning an Activity Center in the Robinhood, Meadowlark and Olivet Church Road area that could be incorporated into the our final recommendations include:

- Addressing the road configuration (redesigning the Olivet Church Road intersection with Robinhood Road) so that through traffic could more easily bypass the Activity Center;
- Limiting building heights to three (3) stories;
- Concentrating the more intense commercial uses towards the western portion of the area;
- Pursuing traffic calming street designs where Attanook Road would join the proposed Activity Center, including upgrading part of Attanook;
- Adding a public recreational component, such as a park, greenway, etc.; and
- Including additional perimeter screening requirements.

July 28, 2004 Meeting:
The July 28th meeting was focused on those persons potentially impacted by the preliminary recommendation for a MAC at the Country Club, Meadowlark, Styers Ferry Road area. We mailed over 675 fliers to property owners and residents in the area. There were 33 individuals who signed-in at the meeting, but, just like the meeting on the 27th, we believe there were several folks who did not sign-in either out of choice or because they came in near the end of the session (once we had abandoned the sign-in table).

Out of the 33+ individuals at the meeting, nine (9) submitted written comments, either via the comment sheet provided at the meeting or via email. The majority (6 out of 9) prefer that the MAC move the Country Club Road through an amendment to ***Legacy***. The same majority (6 out of 9) liked the idea of locating a smaller-scaled Activity Center (a CAC or NAC) in the Robinhood, Meadowlark and Olivet Church Road area.

Some citizen suggestions concerning a Metro Activity Center in the Country Club, Meadowlark and Styers Ferry Road area that could be incorporated into the our final recommendations include:

- Constructing the City of Winston-Salem park (Jamison Park) as the first component of the MAC;
- Providing pedestrian access and sidewalks on Meadowlark and Country Club Roads, including pedestrian overpasses or tunnels to get across both Country Club and Meadowlark Roads; and
- Developing strict regulations and guidelines that future development/redevelopment must meet.

Item #5

What is an Activity Center?

Legacy proposes to accomplish more compact development in the County in part by concentrating and intensifying development in and around designated Activity Centers (AC). An Activity Center is a concentrated center of activity that consists of residential, commercial and employment uses and is intended to serve a regional market. There are three (3) levels of Activity Centers; the Metro Activity Center (MAC), the Community Activity Center (CAC) and the Neighborhood Activity Center (NAC).

INTRODUCTION

Activity Centers are compact mixed-use developments that include shopping, services, offices, higher-density housing and civic uses. The size and land uses in Activity Centers can be scaled to serve a single neighborhood (NACs), a group of neighborhoods (CACs) or a region of the county (MACs).

The compact, pedestrian-friendly design of Activity Centers is an alternative to current patterns of suburban commercial development that stretches along our thoroughfares and is commonly called "strip commercial development" and "suburban single-family development". By directing compact commercial and higher density residential development to certain appropriate locations in the County, better use is made of land resources and pressure is reduced for development of farmland, open space and natural areas. Additionally, such development makes for more efficient use of existing infrastructure, which can translate into savings for the taxpayers and utility customers.

The term "village or town center" best describes the preferred pattern of development in Activity Centers. The compact size of these mixed-use developments is based on the one-quarter mile distance a person can comfortably walk in 5 minutes. Coordinated public spaces - streets, sidewalks, plazas and open spaces - where people can conduct their business and meet freely with others – is a key feature that clearly distinguishes activity centers from suburban and rural areas. Buildings have an overlapping pattern of use and are pulled close to the street to enclose these public spaces. The guidelines presented below are intended to identify principles and good practices for creating these walkable, mixed-use developments in the planning area. The larger-scale developments (i.e., the MACs) should contain more of the features listed below than the smaller-scale developments (i.e., the NACs).

RECOMMENDATIONS FOR DESIGN

The following recommended design guidelines for Activity Centers draw from and expand on guidelines in the adopted *Legacy Development Guide*, the *Traditional Neighborhood Development (TND) Design Guidelines* and the work associated with the *Union Cross/Southeast Forsyth County Small Area Plan*:

Mixture of Uses – Core and Support Areas

A mix of uses is key to achieving a "village or town center" feel in Activity Centers. All Activity Centers should generally provide retail, office, residential and institutional uses linked by a highly connected pattern of streets, sidewalks, and shared open spaces.

Building Placement, Scale and Design

Buildings placement serves to define and enclose the pedestrian environment of streets, sidewalks and open spaces. People feel most comfortable on streets where buildings provide some sense of enclosure. The feeling of enclosure is provided by the height to width ratio of the buildings to the street. Studies have shown that a ratio of from 1:1 to 1:6 is the range that produces a sense of place. On wider major streets

where it is more difficult to meet these ratios, a line of canopy trees can help provide the needed sense of spatial enclosure.

For Activity Centers, building heights should be greatest near the center and transition to lower heights outward toward the edge. Buildings at the edge should be comparable in height and massing to the nearby properties, as well as the surrounding neighborhood.

Streets, along with sidewalks and open spaces, should be designed to contribute to a "village" feel and character. Activity Centers should have a grid or modified grid of interconnected streets that disperse traffic and connect the activity center with surrounding development.

Pedestrians, Bicyclists, and Transit Users

Activity Centers should be designed for the pedestrian as well as the automobile. The network of sidewalks, designated street crossings, pathways and shared bicycle paths should be as complete as the one for automobiles providing direct pedestrian routes and convenience. Sidewalks should be placed on both sides of streets whenever possible. Streetyards, street trees and parked automobiles should be used to provide a distinct separation and buffer between pedestrians and moving automobiles. Areas for future transit stops and bus pullover sites should be reserved in the core area and at multifamily complexes. Sidewalks should be, at a minimum, ten (10) feet in width in the core area and at least five (5) feet in width in all other areas.

Automobile Parking

Streets and sidewalks lined by buildings rather than parking lots are more inviting and feel safer to the pedestrian. Surface parking lots should not dominate street frontages or negatively impact surrounding developments. A minimum of 40% of required parking should be located to the rear or side of buildings. Parking to the side of buildings should not occupy more than 1/3 of the frontage of the building.

Parking lots along the street should be screened from the adjacent street and sidewalk by landscaping, walls, or fences. Large parking lots should be divided into several smaller lots using landscaping or other means. Parking lots should clearly define safe pedestrian passage to building entrances and the street.

Shared parking is strongly encouraged between adjacent or vertically mixed uses whose peak demand is off-set from each other. An example is a church next to an office building.

Parking structures may be needed to achieve the compact, intense development called for in MACs. The ground level of parking structures should be wrapped by retail, office or some other activity, at least on their primary facade. Care should be taken with the basic design elements and the level of materials and finishes on parking decks.

Open Space and Sensitive Site Development

Urban open space should be located where it is visible and easily accessible from public areas and have direct access from adjacent streets. The edges of urban open spaces should consist of active uses that provide pedestrian traffic and users for the space. The space should be visible from people passing by on nearby sidewalks and may be visible from adjacent streets but not wholly exposed to them. Urban open space should be partially enclosed using building walls, free standing walls, landscaping, raised planters, or on-street parking to help buffer it and create a comfortable and safe "outdoor room".

Sites for Activity Centers should be designed with the preservation of natural features in mind. Building sites within a development should avoid streams, floodplains, wetlands, and steep slopes. Wherever possible, street locations should account for difficult topographical conditions, paralleling contours to avoid excessive cuts and fills. Every attempt should be made to preserve large existing trees, 12 inches in caliper or more.

Item #6

NORTHWEST METRO ACTIVITY CENTER (MAC)

Mixture of Uses – Core and Support Areas

A mix of uses is key to achieving a "village or town center" feel in MACs. All activity centers should generally provide retail, office and residential uses (institutional uses are good, too) linked by a highly connected pattern of streets, sidewalks, and shared open spaces. Please refer to the enclosed information entitled "*What is an Activity Center*" for additional information referencing project design and layout. The recommendations for uses are further subdivided into the "Core" area and the "Support" area:

CORE:

CORE AREA ACREAGES (Core Area = 138.57 Acres)			
Category	**Recommended %'s**	**Recommended Acreages**	**Recommended Densities**
Commercial	20-50	27.7 to 69.3	Overall Residential Density for the 138.57 acre "Core" area is between 10-18 units/acre
Office	20-50	27.7 to 69.3	
Residential	25-50	34.6 to 69.3	
Public Spaces	5	**6.9	
Light Manuf.	0-10	0 to 13.9	
Institutional	0-5	0 to 6.9	

** - The 100-year floodplain area located within the MAC Core should not be developed and should be used/celebrated as a central "public" green space with greenways, parks, etc.

CORE AREA USES			
ABC Store	Hotel/Motel	Child Day Care Center	Park & Shuttle Lot
Arts/Crafts Studio	Kennel	L&S Child Day Care Homes	Parking, Commercial
Food/Drug Store	Medical/Dental Lab	Church, Community	Terminal, Bus/Taxi
Furniture/Furnishing Store	Medical/Surgical Offices	Church, Neighborhood	Transmission Towers
General Merchandise Store	Non-Store Retailer	Club or Lodge	Utilities
Hardware Store	Offices, Misc.	College or University	Residential, Duplex
Nursery/Garden Retail	Professional Offices	Government Offices	Residential, Twin Home
Restaurant w/o drive-thru	Services, Business A	Library, Public	Residential, Townhouse
Specialty Retail Store	Services, Personal	Museum/Art Gallery	Residential, Multi-family
Shopping Center	Testing/Research Lab	Neighborhood Organ.	Boarding/Rooming House
Wholesale Trade "A"	Veterinary Services	Nursing Care Institution	Combined Use
Banking & Financial Serv.	Rec. Serv., In & Outdoor	Police/Fire Station	Congregate Care Facility
Bed & Breakfast	Swimming Pool, Private	Post Office	Life Care Community
Bldg Contractor, General	Theater, Indoor	Schools, Public & Private	Family Grp. Home "A-C"
Funeral Home	Adult Day Care Home	School, Vocational/Prof.	
Health Services	Adult Day Care Center	Manufacturing "A"	

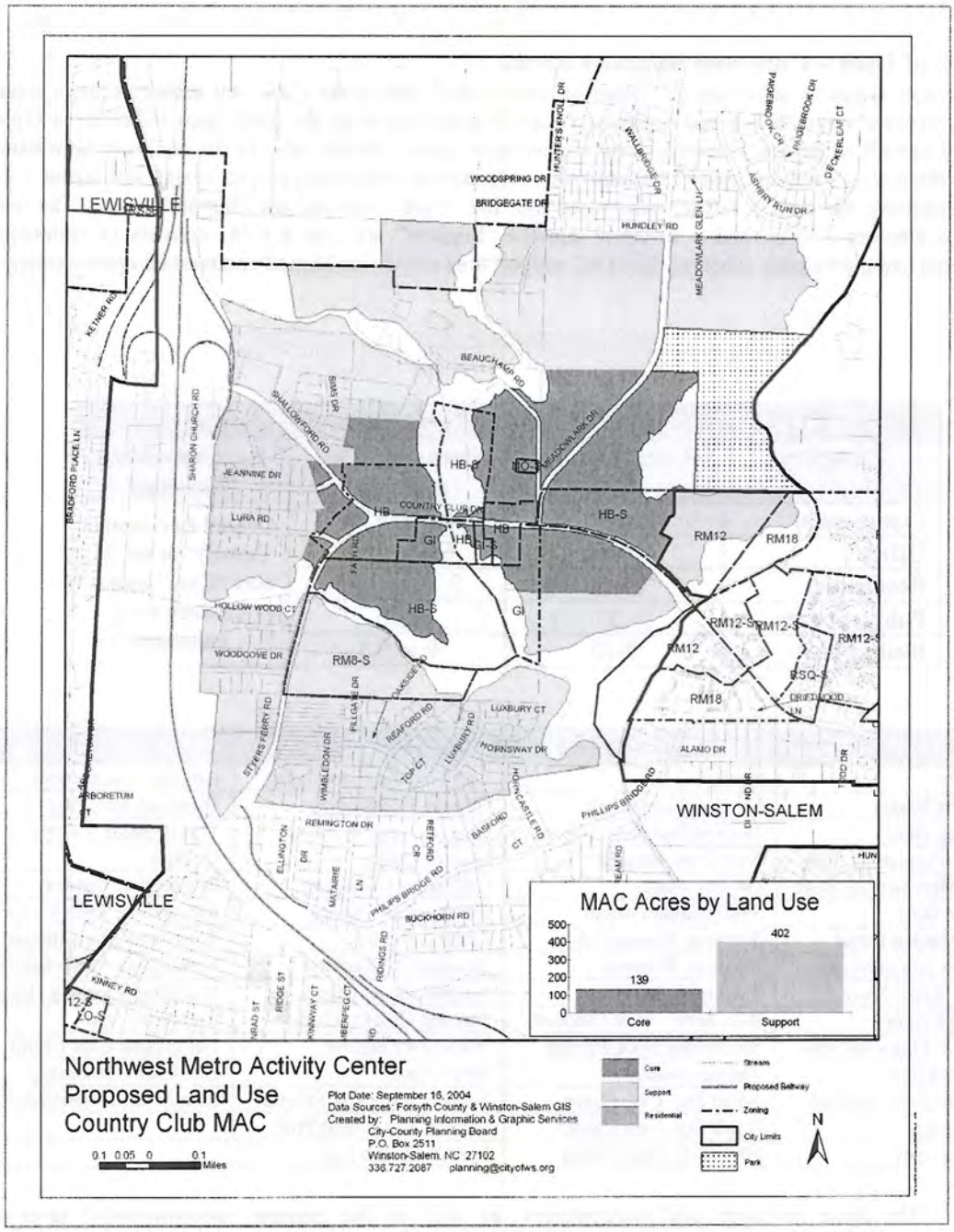
NOTE: The base acreages and percentages, as well as the general recommended land use categories were derived from the Metro Activity Center brochure. Additional detail was provided through the ***Union Cross/Southeast Forsyth County Small Area Plan***. However, as with all Activity Centers, specific adjustments and detailing are needed to fit the particular configuration and circumstances of a given area. The land use percentages, acreages and land use categories recommended above are thought to best represent the needs of the area.

SUPPORT:

SUPPORT AREA ACREAGES (Support Area = 402 Acres)			
Category	**Recommended %'s**	**Recommended Acreages**	**Recommended Densities**
Commercial	1-5	4.02 to 20.1	Overall Residential Density for the 376.8 acre "Support" area is between 4-12 units/acre
Office	1-5	4.02 to 20.1	
Residential	60-88	241.2 to 353.76	
Public Spaces	6-20	24.12 to 80.4	
Institutional	4-10	16.08 to 40.2	

SUPPORT AREA USES			
Arts/Crafts Studio	Rec. Serv., In & Outdoor	Library, Public	Residential, Duplex
Convenience Store	Swimming Pool, Private	Museum/Art Gallery	Residential, Twin Home
Food/Drug Store	Theater, Indoor	Neighborhood Organ.	Residential, Townhouse
Fuel Dealer	Adult Day Care Home	Nursing Care Institution	Residential, Multi-family
Restaurant w/o drive-thru	Adult Day Care Center	Police/Fire Station	Boarding/Rooming House
Specialty Retail Store	Child Day Care Center	Post Office	Combined Use
Bed & Breakfast	L&S Child Day Care Homes	Schools, Public & Private	Congregate Care Facility
Offices, Misc.	Church, Community	Park & Shuttle Lot	Life Care Community
Professional Offices	Church, Neighborhood	Utilities	Family Grp. Home "A-C"
Services, Personal	Club or Lodge	Residential, Single-family	

NOTE: The base acreages and percentages, as well as the general recommended land use categories were derived from the Metro Activity Center brochure. Additional detail was provided through the ***Union Cross/Southeast Forsyth County Small Area Plan***. However, as with all Activity Centers, specific adjustments and detailing are needed to fit the particular configuration and circumstances of a given area. The land use percentages, acreages and land use categories recommended above are thought to best represent the needs of the area.


LEWISVILLE
WINSTON-SALEM
MAC Acres by Land Use
500
400
300
200
100
0
139
402
Core
Support
Northwest Metro Activity Center
Proposed Land Use
Country Club MAC
Plot Date: September 16, 2004
Data Sources: Forsyth County & Winston-Salem GIS
Created by: Planning Information & Graphic Services
City-County Planning Board
P.O. Box 2511
Winston-Salem, NC 27102
336.727.2087 planning@cityofws.org
0.1 0.05 0 0.1
Miles
Core
Support
Residential
Stream
Proposed Beltway
Zoning
City Limits
Park
N

NORTHWEST COMMUNITYACTIVITY CENTER (CAC)

Mixture of Uses – Core and Support Areas

A mix of uses is key to achieving a "village or town center" feel in the CAC. All activity centers should generally provide retail, office and residential uses (institutional uses are good, too) linked by a highly connected pattern of streets, sidewalks, and shared open spaces. Please refer to the enclosed information entitled "*What is an Activity Center*" for additional information referencing project design and layout. The recommendations for uses is further subdivided into the "Core" area and the "Support" area. The main difference between a CAC and a MAC is that the "Support" area for a CAC consists of residential, institutional and public uses, whereas the MAC support area allows for limited commercial opportunities:

CORE:

CORE AREA ACREAGES (Core Area = 31 Acres)			
Category	**Recommended %'s**	**Recommended Acreages**	**Recommended Densities**
Commercial	20-50	6.2 to 15.5	Overall Residential Density for the 31 acre "Core" area is between 4-12 units/acre
Office	20-50	6.2 to 15.5	
Residential	25-50	7.75 to 15.5	
Public Spaces	5	1.55	
Institutional	0-10	0 to 3.1	

CORE AREA USES			
ABC Store	Kennel	L&S Child Day Care Homes	Parking, Commercial
Arts/Crafts Studio	Medical/Dental Lab	Church, Community	Terminal, Bus/Taxi
Food/Drug Store	Medical/Surgical Offices	Church, Neighborhood	Transmission Towers
Furniture/Furnishing Store	Non-Store Retailer	Club or Lodge	Utilities
General Merchandise Store	Offices, Misc.	College or University	Residential, Duplex
Hardware Store	Professional Offices	Government Offices	Residential, Twin Home
Nursery/Garden Retail	Services, Business A	Library, Public	Residential, Townhouse
Restaurant w/o drive-thru	Services, Personal	Museum/Art Gallery	Residential, Multi-family
Specialty Retail Store	Veterinary Services	Neighborhood Organ.	Boarding/Rooming House
Shopping Center	Rec. Serv., In & Outdoor	Nursing Care Institution	Combined Use
Banking & Financial Serv.	Swimming Pool, Private	Police/Fire Station	Congregate Care Facility
Bed & Breakfast	Theater, Indoor	Post Office	Life Care Community
Bldg Contractor, General	Adult Day Care Home	Schools, Public & Private	Family Grp. Home "A-C"
Funeral Home	Adult Day Care Center	School, Vocational/Prof.	
Health Services	Child Day Care Center	Park & Shuttle Lot	

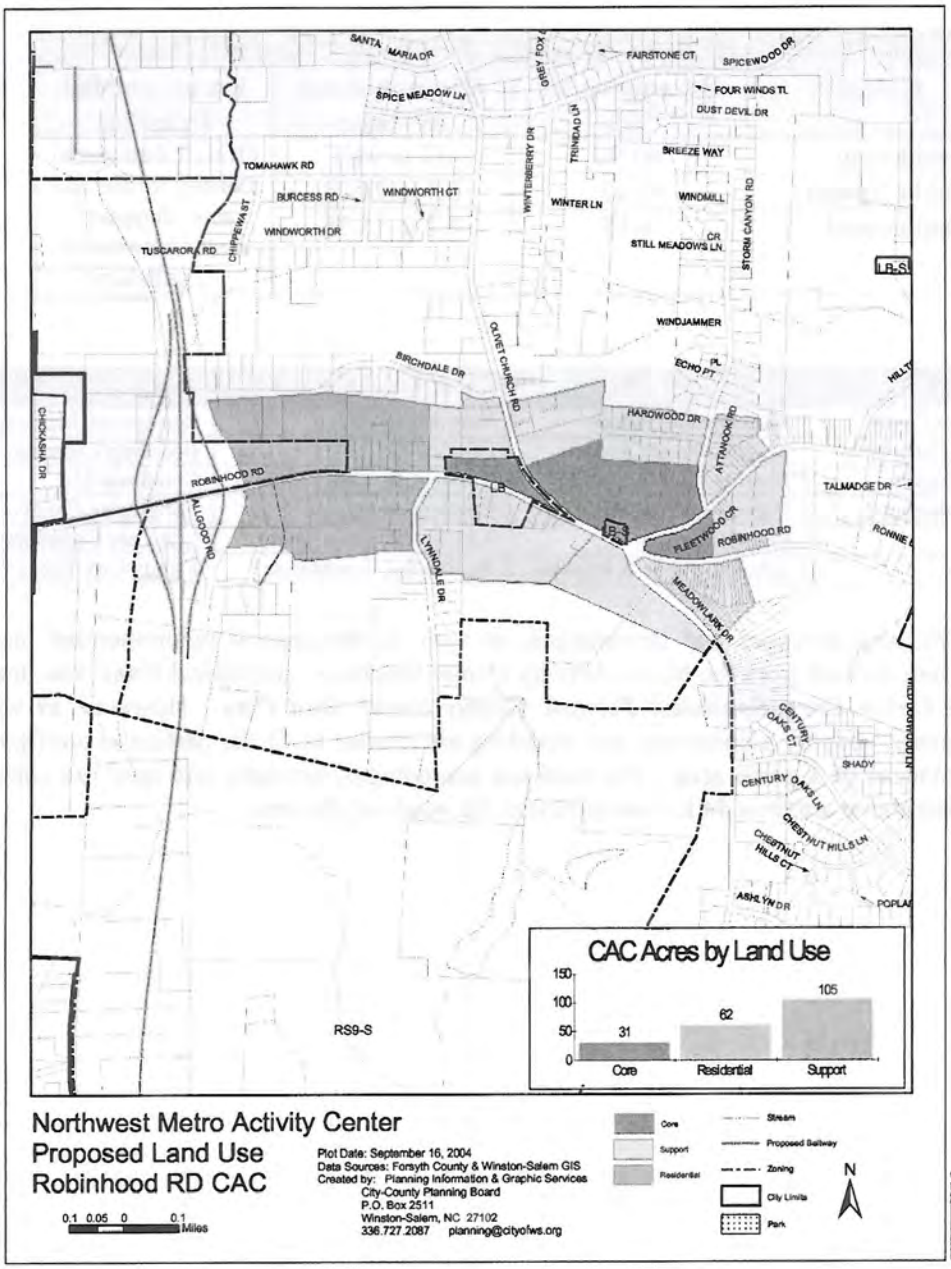
NOTE: The base acreages and percentages, as well as the general recommended land use categories were derived from the Metro Activity Center brochure. Additional detail was provided through the ***Union Cross/Southeast Forsyth County Small Area Plan***. However, as with all Activity Centers, specific adjustments and detailing are needed to fit the particular configuration and circumstances of a given area. The land use percentages, acreages and land use categories recommended above are thought to best represent the needs of the area.

SUPPORT:

SUPPORT AREA ACREAGES (Support Area = 105 Acres)			
Category	**Recommended %'s**	**Recommended Acreages**	**Recommended Densities**
Residential	60-90	63 to 94.5	Overall Residential Density for the 105 acre "Support" area is between 4-12 units/acre
Public Spaces	6-25	6.3 to 26.25	
Institutional	4-15	4.2 to 15.75	

SUPPORT AREA USES			
Child Day Care Center	Museum/Art Gallery	Park & Shuttle Lot	Residential, Multi-family
L&S Child Day Care Homes	Neighborhood Organ.	Utilities	Boarding/Rooming House
Church, Community	Nursing Care Institution	Residential, Single-family	Combined Use
Church, Neighborhood	Police/Fire Station	Residential, Duplex	Congregate Care Facility
Club or Lodge	Post Office	Residential, Twin Home	Life Care Community
Library, Public	Schools, Public & Private	Residential, Townhouse	Family Grp. Home "A-C"

NOTE: The base acreages and percentages, as well as the general recommended land use categories were derived from the Metro Activity Center brochure. Additional detail was provided through the ***Union Cross/Southeast Forsyth County Small Area Plan***. However, as with all Activity Centers, specific adjustments and detailing are needed to fit the particular configuration and circumstances of a given area. The land use percentages, acreages and land use categories recommended above are thought to best represent the needs of the area.



Northwest Metro Activity Center
Proposed Land Use
Robinhood RD CAC

0.1 0.05 0 0.1 Miles

Plot Date: September 16, 2004
Data Sources: Forsyth County & Winston-Salem GIS
Created by: Planning Information & Graphic Services
City-County Planning Board
P.O. Box 2511
Winston-Salem, NC 27102
336.727.2087 planning@cityofws.org

Core
Support
Residential
Stream
Proposed Bailway
Zoning
City Limits
Park
N

Item #7

MINUTES
CITY-COUNTY PLANNING BOARD
OCTOBER 14, 2004
2:00 PM
PUBLIC MEETING ROOM, CITY HALL SOUTH

MEMBERS PRESENT:	Jerry Clark, Carol Eickmeyer, Dara Folan, Lavastian Glenn, Arnold King, Clarence Lambe, Jimmy Norwood, Brenda Smith
MEMBERS ABSENT:	Paul Mullican
PRESIDING:	Arnold King, Chair

D. PUBLIC HEARING ON A POSSIBLE AMENDMENT TO *LEGACY* AS IT RELATES TO THE NORTHWEST ACTIVITY CENTER.

MOTION: Dara Folan moved approval of the amendment to *Legacy*
SECOND: Clarence Lambe
VOTE:
FOR: Clark, Eickmeyer, Folan, Glenn, King, Lambe, Norwood, Smith
AGAINST: None
EXCUSED: None

Item #8

A RESOLUTION TO AMEND *LEGACY: A DEVELOPMENT GUIDE FOR THE NEW CENTURY IN WINSTON-SALEM AND FORSYTH COUNTY*

WHEREAS, *Legacy: A Development Guide for the New Century in Winston-Salem and Forsyth County*, hereafter referred to simply as *Legacy*, serves as the framework upon which future development decisions are based; and

WHEREAS, *Legacy* contains a development concept known as a Metro Activity Center (MAC) that is shown in generalized locations in various parts of the County to serve as a regional draw for commercial, office, entertainment and residential uses and which are "connected" to the downtown core via another *Legacy* concept, known as an Urban Boulevard; and

WHEREAS, the "Growth Management Plan" of *Legacy* identified one of these Metro Activity Centers (MACs) floating over the general area of the future interchange between Robinhood Road and the Northern Beltway in the northwest area of Forsyth County and Robinhood Road was identified as an Urban Boulevard; and

WHEREAS, as part of the approval of the Brookberry Farm project, the Forsyth County Board of Commissioners requested that the City-County Planning Board examine the location of the Northwest Metro Activity Center (MAC) to determine if it should remain along Robinhood Road or relocate to Country Club Road; and

WHEREAS, the City-County Planning Board staff examined the respective locations, developed preliminary recommendations, received input on the preliminary recommendations from citizens in the surrounding areas, and presented final recommendations; and

WHEREAS, City-County Planning Board considered the recommendations and held a public hearing on October 14, 2004; and

WHEREAS, the City-County Planning Board unanimously recommended for adoption all four (4) sections, as listed below; and

WHEREAS, the Forsyth County Board of Commissioners has considered the recommendations;

NOW, THEREFORE, BE IT RESOLVED by the Forsyth County Board of Commissioners that *Legacy* is hereby amended, as indicated below, for the portions applicable to the County jurisdiction:

Section 1: The Northwest Metro Activity Center (MAC) is relocated from the Robinhood Road area to Country Club Road, as shown on the map entitled *Northwest Metro Activity Center Proposed Land Use – Country Club MAC*, a copy of which is attached;

Section 2: Country Club Road is designated as an Urban Boulevard while such designation is removed from Robinhood Road;

Section 3: That the Recommended Core and Support Area acreages and uses for the respective Metro Activity Center (MAC) and Community Activity Center (CAC) areas, a copy of which is attached, be used as targets in any future development scenarios; and

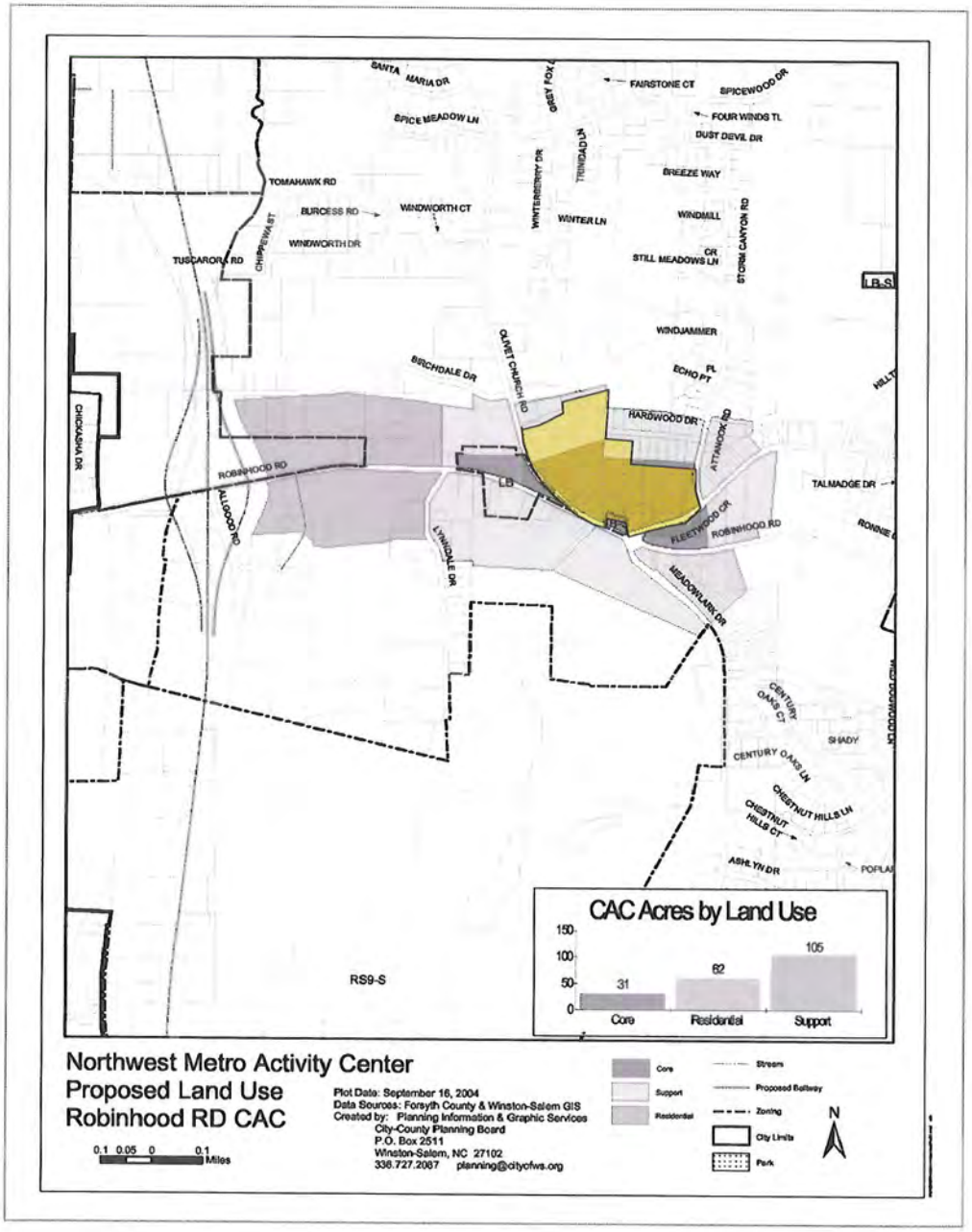
Section 4: To serve the future needs of the neighborhoods in and around Robinhood Road, a Community Activity Center (CAC) be located along the Robinhood Road corridor, as shown on the map entitled *Northwest Metro Activity Center Proposed Land Use – Robinhood Rd CAC*, a copy of which is attached.

A motion was made by Commissioner _____ and seconded by Commissioner _____ for the adoption of the following resolution, and upon being put to a vote was duly adopted.

Adopted on this the _____ day of_____, 200__.

_____
Peter S. Brunstetter, Chairman
Forsyth County Board of Commissioners

_____
Jane Cole, Clerk
Forsyth County Board of Commissioners



Site as it relates to Community Activity Center approved by BOCC in January 2005

Acknowledgments

CITY-COUNTY PLANNING BOARD
Guidelines Recommended for adoption October 14, 2004

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Guidelines Adopted January 2005

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