

The Legacy

Development Guide

UPDATE
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Legacy is a 15-year development guide adopted by: Forsyth County and its municipalities in 2001 to improve the quality of life in the community. A large and diverse group of citizens involved in the creation of this Plan envisioned a thriving economy, safe, livable neighborhoods and a commitment to preserving environmental quality and community character. The plan contains goals, policies and actions designed to achieve this vision.

The Legacy Oversight Committee is a group of citizens charged with the responsibility of monitoring the implementation of *Legacy*. The Committee convenes yearly to prepare its annual report. This is its seventh report to the community.

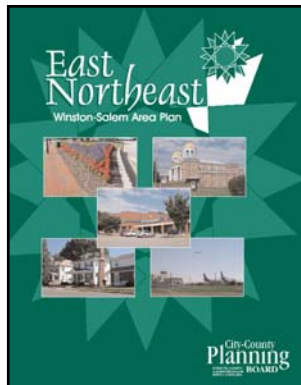
Major Activities — 2008

Major Achievements

Area Plans

Work continued on area plans:

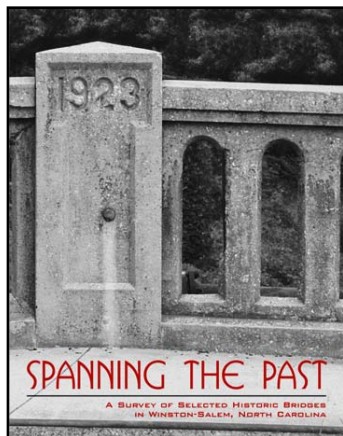
- ◆ The *East/Northeast Winston-Salem Area Plan* was adopted by the City Council.
- ◆ The *Southwest Suburban Area Plan* was adopted by the City Council.
- ◆ An update of the *Clemmons Area Development Guide* is underway.
- ◆ Work commenced on the *Southwest Winston-Salem Area Plan* and the *Southeast Suburban Area Plan*.



Other Studies

Substantial progress was made on studies that further *Legacy's* goals and objectives:

- ◆ The *Future Interstate 74/Kernersville Road Interchange Study* was completed.
- ◆ *Direction 2007 – Forsyth County Trends and Profiles* was completed in early 2008.
- ◆ *Spanning the Past – A Survey of Selected Historic Bridges in Winston-Salem* was completed.



Revitalization Efforts

City staff has provided planning, design and other technical assistance to petitioners with revitalization projects in the Waughtown, Washington Park, and Liberty Street Revitalizing Urban Commercial Areas (RUCAs). Some City funding is available for projects which implement the recommendations of the RUCA Study completed in 2005. Staff is also working with developers in the North Cherry Street Redevelopment Area and with the Housing Authority on developing a plan for revitalizing the Cleveland Street Area.

Ordinances

Work has continued on ordinance amendments that would facilitate the application of *Legacy's* principles to rezonings and subdivisions. The following progress has been made in the past year:

- ◆ The County Commissioners adopted provisions for a Voluntary Agricultural District Program whereby landowners receive a set of benefits in exchange for restricting development on their land for a specific time period. This program can help preserve farmland, open space, and rural character.
- ◆ The County Commissioners also adopted an agricultural tourism ordinance.
- ◆ An ordinance revising the Planned Residential Development (PRD) standards was adopted by the City Council and County Commissioners. It will increase and improve the quality of the community's open space within cluster home subdivisions.
- ◆ An ordinance creating standards for residential infill development was adopted by the City Council. The ordinance encourages new residential development that is compatible with surrounding development in older areas of Winston-Salem.
- ◆ Revisions have been made to the Flood Damage Prevention Ordinance based on a new state model ordinance, and new flood maps have been adopted.
- ◆ Work is ongoing on an ordinance reducing minimum parking requirements for a variety of uses and allowing greater credit for bicycle parking.
- ◆ Work on the proposed Tree Ordinance is nearing completion.



Public Awareness Community Outreach

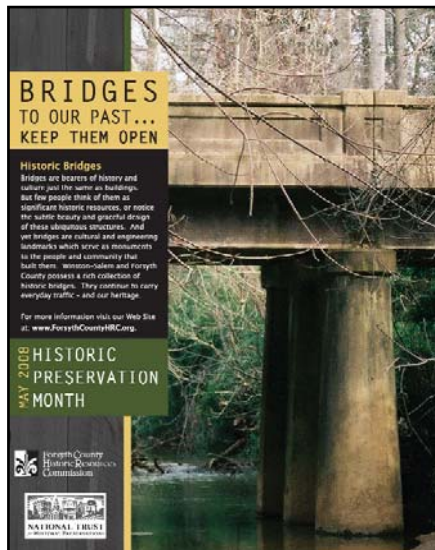
The bimonthly Planning Newsletter, Public Service Announcements (PSAs) and *Today's Tomorrow* on TV13 continue to be used to increase public awareness of *Legacy*. *Today's Tomorrow* in 2008 featured Transportation, Historic Preservation, Downtown Winston-Salem, and the new ballpark.



Historic Preservation

The highlight of the 2008 Historic Preservation Month's activities was the Heritage Awards with keynote speaker Mayor Joseph P. Riley Jr. Mayor of Charlestown, SC. Other noteworthy achievements were:

- ◆ The National Register Listing of the Reynoldstown Historic District. The neighborhood, started by R. J. Reynolds and the Reynolds Tobacco Company, is historically significant in the areas of community planning and development and African-American heritage.
- ◆ The National Register Listing of Sunnyside, Central Terrace and Centerville Historic Districts which are significant in community planning and development, industry, commerce and architecture.
- ◆ The unveiling of a Historic Marker on the site of the former Maynard Field, the first commercial airfield in North Carolina, located off Kernersville Road, Winston-Salem.
- ◆ The unveiling of a Historic Marker on the site of Bethania's Freedmen's Community, an area built by African-American men and women following the Civil War.
- ◆ Completion of a study report on the historic resources of the Hope/Fraternity Church Historic Area.



Summary – Rezoning and Legacy Compliance 2008

Statistics on rezonings for the period 2008 reveal that, in cases where *Legacy* principles were relevant, decisions made by Planning Boards and elected officials showed a high rate of compliance with those principles. Elected bodies, Planning Boards and staff were in agreement on decisions in 64 cases or 95% of cases.

Summary of Major Activities 2002 - 2008

- ◆ *Greenway Plan and Parks and Open Space Plan* adopted.
- ◆ *Winston-Salem Downtown Plan* adopted and twice updated.
- ◆ *South Central Winston-Salem Area Plan* and *Southeast Winston-Salem Area Plan* adopted.
- ◆ *Liberty Street Redevelopment Plan* and *Old Cherry Redevelopment Plan* adopted.
- ◆ *Union Cross Area/Southeast Forsyth County Area Plan* and *Walkertown Area Plan* adopted.
- ◆ *Kernersville's Land Use Plan* and *Martin Mill Creek Land Use Plan* adopted.
- ◆ Updated *Lewisville Development Plan* and *Vienna Business District Area Plan* adopted.
- ◆ *North Suburban Area Plan* and *North Central Winston-Salem Area Plan* adopted.
- ◆ Updated *Kernersville Development Plan* and *North Main Street Area Plan Phase I* adopted.
- ◆ *Wayfinding - Town of Kernersville* adopted.
- ◆ *Metro Activity Center Design Guidelines* adopted.
- ◆ *Winston-Salem Urban Area Comprehensive Bicycle Master Plan* adopted.
- ◆ *Town of Rural Hall Bicycle and Pedestrian Facilities Plan* adopted.
- ◆ *The Town of Kernersville - Pedestrian and Bicycle Plan* adopted.
- ◆ *The Winston-Salem Urban Area Sidewalk and Pedestrian Facilities Plan* adopted.
- ◆ *The Winston-Salem Urban Area Collector Street Plan* adopted.
- ◆ *Central City Streetcar Feasibility Study* prepared and presented.
- ◆ *Revitalizing Urban Commercial Areas Study* completed.
- ◆ *Historic Resources in Forsyth County - A Source Book* completed.
- ◆ *West End Overlay District Review Guidelines* revised.
- ◆ *Benchmarking Our Future* updated.
- ◆ Ordinance amendments adopted on: Neighborhood Conservation Overlay Districts; Street Design Standards; On-premise Sign Regulations; Kernersville's Zoning Overlay Districts; Mixed-Use Districts; Design Options and Zoning Requirements for Large-scale Retail Developments; the Central Industrial District; Demolition-by-Neglect; the Lewisville Rural Overlay District; and the Vienna Business District.
- ◆ Public Awareness and Community Outreach Projects that include the Legacy Toolkit; Public Service Announcements; bimonthly Department Newsletters; Today's Tomorrow on TV 13; and Historic Preservation Month.
- ◆ Developments that incorporate planning principles from *Legacy* include West End Village, Southeast Gateway, Goler Heights, Hillcrest, Northern Quarters, Brookberry Farm, Robinhood Village, Harper Hill Commons, Nissen Building, Traders Row, Shoppes at Little Creek, Clemmons Town Center, and the Piedmont Triad Research Park.

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Legacy Oversight Committee

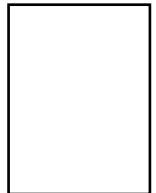
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Ferrell Clay
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Legacy — The Future

The Legacy Oversight Committee, having monitored the implementation of the recommendations of the *Legacy Development Guide* annually, has concluded that many of the goals, policies and actions proposed in the Plan have been accomplished. The Committee, having also assessed the community's progress in meeting *Legacy's* benchmarks, is satisfied that good progress was made in improving many aspects of the community's quality of life, although slower progress was made in some other areas.

Our community now has in place many of the growth management tools recommended by *Legacy* to achieve its vision of the future. The public's awareness, understanding and acceptance of *Legacy's* principles have increased with their participation in ongoing area plans, implementation of projects on the ground, and specific efforts to increase public awareness.

The principles of *Legacy* are still relevant; however, plans should not be static, but rather be dynamic and evolving. The Committee feels that in light of what has been learned to date, it is time to take stock and begin the process for updating *Legacy* so that it can stay current. The insight of a wide range of residents will be invaluable in the updating process.



To: