



# PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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## Aaron King is the New Director of Planning and Development Services



The City-County Planning Board voted in September to hire Aaron King as Director of Planning and Development Services for Winston-Salem and Forsyth County. King succeeds Paul Norby, who served for almost 20 years and retired in August.

King joined the City-County Planning Department in 2005 and has been the land use coordinator, working in both the Planning and Inspections divisions, for the Planning and Development Services Department since 2013. Prior to that he was the principal planner overseeing design and development review.

King is a native of Winston-Salem. He has a bachelor's degree in Urban and Regional Planning from East Carolina University and a master's in Public Administration from Appalachian State University. King lives in Winston-Salem. He is excited about helping shape the future of Winston-Salem and Forsyth County.

## Ordinance Change Allows Multifamily Housing in More Zoning Districts

In October, the City Council adopted UDO-283, a text amendment recommended by the Planning Board that allows multifamily development in the HB (Highway Business) and GO (General Office) zoning districts and is intended to encourage mixed-use development. After hearing citizen concerns about multifamily housing being built too close to single-family neighborhoods, the Planning Board recommended limiting such development in HB to parcels greater than one acre along growth corridors and within activity centers. Multifamily in GO will have an 18-unit per acre limit.

There are many possible benefits to UDO-283:

- By encouraging a mix of residential, business, and office uses in strategic locations, the city could see redevelopment of underutilized commercial and office developments while also promoting residential uses near employment areas.
- By concentrating such development along growth corridors and in activity centers, the city's transit system could be made more efficient.
- The supply of housing is likely to increase, which could contribute to lower housing prices.
- No residents are displaced when housing is built in districts previously reserved for business and office, such as HB and GO.

At the City Council's public hearing for the text amendment, which took place on October 1, Council Member Dan Besse said, "to promote more affordable housing in the city, this is a positive change."

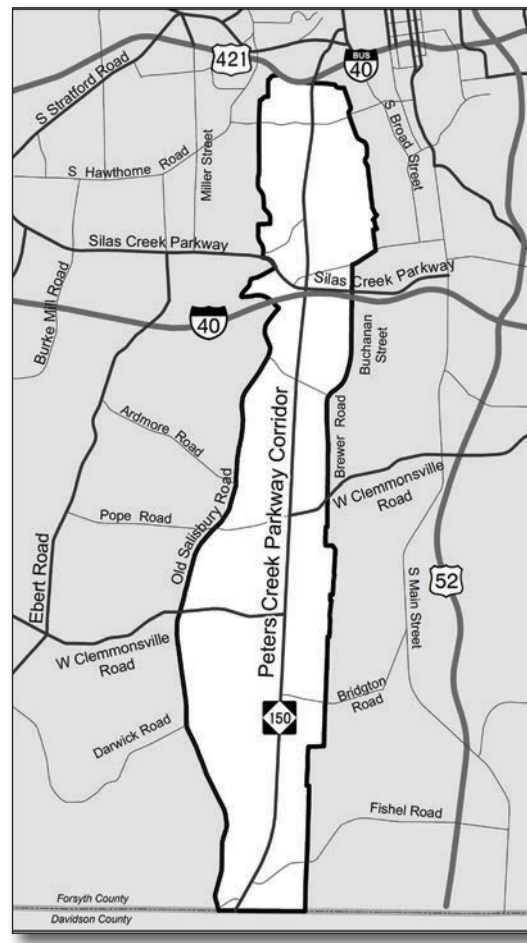
## Peters Creek Growth Corridor Plan Kickoff

Developing detailed plans for Growth Corridors is part of the *Legacy 2030* comprehensive plan's growth management strategy. The Peters Creek corridor—from Business 40 to the Davidson County line—is the first corridor to be studied. The corridor plan will define policies and actions that will guide how the corridor should be maintained or changed in the future. The process will include community involvement in developing a long-term vision for the corridor.

The Peters Creek Growth Corridor Plan kickoff meeting has been scheduled for:

**Thursday, November 15, 2018  
6:00 p.m. to 7:30 p.m.**

Georgia Taylor Neighborhood Center  
1471 W. Clemmonsville Road  
Winston-Salem



## Roots Day in North Hills Neighborhood



On a drizzly October morning, the Community Appearance Commission of Winston-Salem & Forsyth County, the Winston-Salem Vegetation Management Department, and Keep Winston-Salem

Beautiful held Community Roots Day in the North Hills neighborhood. This year marked the 26th anniversary of the event that began in 1993 in the Boston-Thurmond neighborhood.

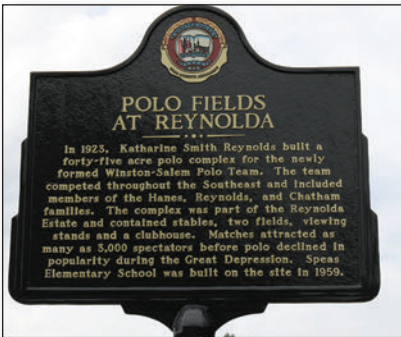
Volunteers planted approximately 230 trees within the neighborhood during the event. Eight different varieties of trees –Kousa and Stellar Pink Dogwood, Okame and Kwanzan Cherry, Hearts of Gold and Forest Pansy Redbud, Trident Maple, and Japanese Snowbell – were planted in the neighborhood during the event. Over the past 26 years,

volunteers have planted over 8,000 trees throughout the City of Winston-Salem in neighborhoods such as Belview, East Winston, West Salem, Sunnyside, Smith Farm, Happy Hill, and Castle Heights. Given the success of the event over the years and other City tree-planting efforts, the City was again named a Tree City USA.

City Council Members Denise Adams and Dan Besse welcomed the crowd of volunteers during the opening ceremony. Assistant to the City Manager Meridith Martin and Planning and Development Services Director Aaron King were also in attendance at the event. Keith Finch, Director of Vegetation Management, provided the invocation. The event is made possible through grant funds and donations.



## Polo Fields at Reynolda Historic Marker Unveiling



The Forsyth County Historic Resources Commission unveiled the Polo Fields at Reynolda historic marker, located near the athletic fields at Speas Elementary School on October 16th. Members of the community along with second-and third-grade students from Speas School joined Historic

Resources Commission members Kaky Berry and Alanna Meltzer-Holderfield. Mayor Allen Joines, Mayor Pro Tempore Vivian Burke, and Council Member John Larson made remarks, followed by presentations from Kaky Berry and Phil Archer of Reynolda House.

The polo complex, including a Charles Barton Keen designed grandstand, was built in 1923 by Katharine Smith Reynolds on the edge of Reynolda. Winston-Salem fielded a team of industrialists who played other teams from the Southeast. Until the Depression, polo was an extremely popular spectator sport in Winston-Salem, drawing as many as 3,000 spectators. Speas School was built on the site in 1959, but the memory of polo matches lives on in the name of Polo Road.



### *Want more information?*

Contact the City-County Planning Board Office

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*The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.*

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