



PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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2016 Marks 250 Years of Progress That Began in Salem

Happy New Year and Happy Anniversary! 2016 marks the 250th year since the founding of the new Moravian settlement of Salem, which grew and gave birth later on to adjacent Winston, and eventually becoming the merged city of Winston-Salem! According to information supplied by the Moravian Archives, January 6, 1766, marked the date of the first clearing of trees for the building of Salem, which was to be the central community of the Wachovia Tract (acquired earlier by Bishop Spangenberg for the



Map of Wachovia in North Carolina, 1766, by Philip Christian Gottlieb Reuter (Courtesy of Moravian Archives, Herrnhut, Germany)

Moravians to settle in and making up a major portion of present day Forsyth County). During the remainder of 1766, the builders cabin was constructed, the plan for Salem Square and the surrounding buildings to be built was finalized, and the First House on Main Street north of Salem Square was built and occupied. This First House also included space for the first business venture in Salem, a loom. From that point, Salem grew and flourished as a planned community with an entrepreneurial spirit.

Imagine all the planning and preparation, the building, the conservation, the business development, the innovation, the resilience and the re-invention accomplished by the people of Salem, Winston, and Forsyth County between those beginnings in 1766 and our community of over 365,000 today!

Moving from our historic beginnings as a community to the recent history of last year, a lot happened in 2015 to set the stage for exciting things to come. We had a big building year, with building permits issued in the city and county through November indicating an increase in dollar value of \$60 million over the same period in 2014—a 46% increase! Building activity continues to be strong in the downtown area, led by the reuse of the historic RJ Reynolds Building and continued development in the Wake Forest Innovation Quarter. The biggest increase overall during 2015 in the city and county has been in nonresidential development, which was down for several years during the recession. The City, County, and State have also been making major planned investments in facilities and infrastructure led by the implementation of the City's 2014 bond issue; the

construction beginning on the new Central Library; and the beginnings of the eastern leg of the Northern Beltway, the Research Parkway connection to US 52; and, the soon-to-begin reconstruction of Business 40.



BioTech Place and 525@vine

(Courtesy of Wake Forest Innovation Quarter)

Planning for the future during 2015 included a number of actions implementing the award-winning *Legacy 2030 Comprehensive Plan*. Overhauling our parking and planting regulations; extending view corridor protection on the new Beltway Corridor under construction and the soon-to-be reconstructed Business 40 downtown; revising our Neighborhood Business District to fit better within neighborhoods; permitting and encouraging urban agriculture; and updating the uses allowed in many of our zoning districts were among the amendments approved for the *Unified Development Ordinances*. Three additional area plan updates were completed and adopted for the North Central, Southwest Suburban, and East/Northeast areas. The Metropolitan Transportation Plan was updated, and the Creative Corridors plan and funding package for exciting visual enhancements for the upcoming reconstruction of Business 40 and other major roadways in the downtown area was finalized. Promoting and creating public art in a more intentional way took a major step forward with the completion and adoption of a City-County Public Art Master Plan.

Coming back full circle to our history, 2015 saw the printing and release for sale of the long awaited *Winston-Salem Architectural Heritage*, by Heather Fearnbach. This fascinating and well-designed book represents an exhaustive amount of research into all aspects of our built history and the people behind it—covering almost all areas of the city from Bethabara and Salem to Winston, the older neighborhoods in all directions, and even portions of the suburbs. Each new year comes with its own surprises, but the legacy that was left from our ancestors long ago as well as the more recent developments and planning for our community will position our community well for further progress in the year to come. Happy New Year to all!!

A. Paul Norby, FAICP
Director of Planning and Development Services

(Special thanks to the Moravian Archives for some of the historical information used in this article)

Southwest Winston-Salem Area Plan Update In Progress

The Planning and Development Services Department is in the process of updating the *Southwest Winston-Salem Area Plan*, which will guide future land use and public investment decisions. The planning area, which includes the Ardmore and Hanestown neighborhoods, is a convenient and stable place where residents can live, work, and shop. During the first two meetings, residents shared concerns



that the area may soon lose its affordable housing stock, as well as their desire to improve the Peters Creek Parkway area. Other priorities include balancing hospital expansion with surrounding

neighborhood quality of life. Planning staff, with input from the community, has also identified several areas where new development and redevelopment would benefit the area. The next meeting is scheduled for Thursday, January 21 at 6:00 p.m. at the Miller Park Community Center. Planning staff will present updated land use recommendations, as well as transportation, community facilities and historic preservation recommendations.



Reynoldstown Historic Marker

On November 15, 2015, the Historic Resources Commission held an unveiling ceremony for the newest City of Winston-Salem historic marker recognizing the Reynoldstown Historic District. Dedication of the Reynoldstown Historic District marker was well attended with strong representation from former residents, Mayor Pro Tempore Vivian Burke, Council Member Derwin Montgomery and Council Member Jeff MacIntosh.



Construction of homes in the Reynoldstown neighborhood began in 1919, when the R. J. Reynolds Tobacco Company built this neighborhood of bungalows with side lots to ease a housing shortage. Although intended as a rent-to-own program, most home sales in Reynoldstown were made after 1937, predominantly to African-Americans. New houses built on side lots created a pattern of alternating ca. 1920 and 1940 houses that reflects the progression from renters to homeowners. Reynoldstown was listed on the National Register of Historic Places in 2008.



Want more information?

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