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Northern Beltway Interchange Plans

The North Carolina Department of Transportation has started the process of constructing a multi-lane, 34.5-mile freeway, which will encircle the northern part of Winston-Salem. The Winston-Salem Northern Beltway will ultimately include 12 interchanges that will connect the highway to intersecting streets and adjacent small towns. Construction of the Winston-Salem Northern Beltway is divided into three major phases, as shown in Table 1 below and Map 1 on page 3.

Table 1. Northern Beltway Sections, Phases, and Schedule

<table>
<thead>
<tr>
<th>Section</th>
<th>Phases</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>US 421 (Business 40) to US 311 (I-74)</td>
<td>1. US 421 (Business 40) to I-40 [U-2579AB]</td>
<td>2020-Let Date</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. I-40 to US 311 (I-74) [U-2579AA]</td>
</tr>
<tr>
<td>US 421 (Business 40) to University Parkway</td>
<td>1. US 421 (Business 40) to US 158 (Reidsville Road) [U-2579AB]</td>
<td>2020-Estimated Completion</td>
</tr>
<tr>
<td></td>
<td>2. US 158 (Reidsville Road) to US 311 (New Walkertown Road) [U-2579C]</td>
<td>2021-Estimated Completion</td>
</tr>
<tr>
<td></td>
<td>3. US 311 (New Walkertown Road) to University Parkway [U-2579D, E, F]</td>
<td>2021-Estimated Completion</td>
</tr>
<tr>
<td>Interchange at US 52 (Future I-74) to US 158 (S. Stratford Road)</td>
<td>1. Interchange at US 52 (Future I-74) [R-2247EB]</td>
<td>2022-Estimated Completion</td>
</tr>
<tr>
<td></td>
<td>2. Interchange at US 52 (Future I-74) to Reynolda Road (NC 67) [R-2247EA]</td>
<td>2022-Let Date</td>
</tr>
<tr>
<td></td>
<td>3. Reynolda Road (NC 67) to Robinhood Road [R-2247D]</td>
<td>2025-Let Date</td>
</tr>
<tr>
<td></td>
<td>4. Robinhood Road to south of US 421 interchange [R-2247CA, CB]</td>
<td>2026-Let Date</td>
</tr>
<tr>
<td></td>
<td>5. South of US 421 interchange to south of I-40 interchange [R-2247B]</td>
<td>2027-Let Date</td>
</tr>
<tr>
<td></td>
<td>6. South of I-40 interchange to US 158 (Stratford Road) [R-2247A]</td>
<td>2028-Let Date</td>
</tr>
</tbody>
</table>

Sources: N.C. Dept. of Transportation, 2020-2029 State Transportation Improvement Program (STIP), October 2019.
The City-County Planning Board has commissioned a series of beltway interchange plans to ensure the surrounding areas develop appropriately once the interchanges open. Beltway interchange plans build upon the recommendations in recently adopted area plan updates, while utilizing design principles to create interchange development recommendations.

Interchange plans provide land use, transportation, and perhaps most importantly, design guidance to illustrate and facilitate development in an appropriate manner. More specifically, interchange plans define the intensity and arrangement of appropriate land uses, identify infrastructure needs, and provide general design guidelines for development. These plans include collaboration between citizens, stakeholders, the North Carolina Department of Transportation, the Winston-Salem Department of Transportation, and other staff from smaller municipalities, Winston-Salem and Forsyth County.

Generally, an interchange plan:

- Involves community stakeholders in developing a long-term vision for the interchange.
- Defines policies and actions that guide how the interchange is developed.
- Provides design guidance for the interchange area.
- Recommends future infrastructure improvements for the street network, sidewalks, including bike and pedestrian improvements.

The US 158/Northern Beltway Interchange Plan is the first interchange plan in the series of beltway interchange plans expected to be prepared over the next several years. However, it is not the first interchange plan to be prepared by the City/County Planning Board. Development guides for three interchanges (US 311/Ridgewood Road, Union Cross Road, and NC 66) along the recently completed I-40 were adopted in the early 1990s. A beltway interchange plan for the proposed Kernersville Road/Northern Beltway interchange was prepared and incorporated in the original Southeast Suburban Area Plan, adopted in 2009.
Map 1.
Northern Beltway Phases with Estimated Construction/Let Dates

Data Source: Draft 2020-2029 NCDOT State Transportation Improvement Program, May 2019

Sources: N.C. Dept. of Transportation, 2020-2029 State Transportation Improvement Program (STIP), October 2019.
Interchange Plan Process

This plan expands on the recommendations already included in the Walkertown Area Plan Update (adopted in 2014), particularly those recommendations related to design and appearance. The interchange plan process includes a variety of methods for engaging community stakeholders and collecting feedback at four project stages.

These stages are:

• Assessing existing conditions
• Developing a design strategy
• Identifying focus areas for development/redevelopment
• Developing a design vision

These four stages are explained in detail on the following pages.

Public Input Process

The community kickoff meeting for the interchange plan was held on January 22, 2019, where residents gave input on how they would like the area around the beltway interchange to develop in the future (see Appendix). Community feedback from the kickoff meeting and visual aids depicting elements to be considered in the development of site design concepts were presented to the public at a second meeting on March 12, 2019. Citizens also worked with staff on establishing general development parameters for parcels along William Tucker Road in the southeast quadrant of the interchange at this meeting. These community guidelines/recommendations were used to prepare site design concepts for this quadrant, which were presented at the third community meeting on April 9, 2019. Site design concepts were revised and finalized, and a design vision was presented at a drop-in session on May 7, 2019 for final citizen review prior to the plan adoption process.
The US 158/Northern Beltway Interchange Plan Area includes 194 mostly undeveloped acres in unincorporated Forsyth County and 91 acres in the Walkertown municipal limits (Map 2). The plan area is generally bounded on the north by the proposed Northern Beltway (future I-74), by Walkertown-Guthrie Road to the east, by Idol Farm Road and the Morris Farm subdivision to the south, and on the west by properties that extend approximately one-quarter mile west of US 158 (Reidsville Road). Some of the properties near the western boundary have frontage on Old Belews Creek Road. ESRI Community Analyst data estimates that between 200 and 225 people live within the interchange plan boundaries as of 2017.
EXISTING CONDITIONS

Existing Character of the Plan Area

The US 158/Northern Beltway Interchange Plan Area currently contains a mix of rural residential and rural commercial uses. Residences here are set back on lots and are partially hidden from view of the street by existing vegetation. Commercial and institutional uses, however, are located closer to the street. There are very large lots of approximately 5 – 20 acres located along William Tucker Road that are undeveloped or developed with individual single-family homes.

Single-family rural lots (approximately 1 acre in size) and suburban subdivisions (with lots smaller than 1 acre) surround the plan area. Most of the residences in the planning area are of a ranch style, with a few manufactured homes interspersed in the area. There is little or no street connectivity between adjacent developments here. The area also lacks sidewalks and safe paths for cyclists.

Development Factors

EXISTING LAND USE

The area east of Reidsville Road (US 158) in the planning area is either undeveloped, used for agricultural purposes, or developed with single-family residences. The planning area to the west of Reidsville Road and north of Old Belews Creek Road includes a mix of undeveloped land near Lowery Mill Creek, single-family residences, two retail uses, and an auto repair facility. Land uses located south of Old Belews Creek Road include a church, a volunteer fire department, and a couple of single-family residences. A major electric transmission line with a 68-foot wide easement crosses through the planning area following Lowery Mill Creek.

The predominant land uses in the plan area are single-family and large-lot residential uses, which occupy 131 acres (46%) of the plan area). Agricultural land encompasses 97 acres (34% of the area), and undeveloped land comprises 47 acres (17% of the plan area). The remaining commercial, industrial, and institutional uses occupy only 9 acres (3% of the plan area). Sites designated as agricultural are either enrolled in the agricultural tax-deferred or Voluntary Agricultural District programs administered by Forsyth County (see Table 2 below and Map 3 on page 7).

Table 2. US 158/Northern Beltway Interchange Plan Area Existing Land Use

<table>
<thead>
<tr>
<th>Existing Land Use*</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (0-8 DU/Ac)</td>
<td>46</td>
<td>16%</td>
</tr>
<tr>
<td>Large-Lot Residential (over 5 Ac)</td>
<td>85</td>
<td>30%</td>
</tr>
<tr>
<td>Residential</td>
<td>131</td>
<td>46%</td>
</tr>
<tr>
<td>Agriculture Tax Deferred</td>
<td>48</td>
<td>17%</td>
</tr>
<tr>
<td>Voluntary Agriculture District</td>
<td>49</td>
<td>17%</td>
</tr>
<tr>
<td>Agriculture</td>
<td>97</td>
<td>34%</td>
</tr>
<tr>
<td>Commercial</td>
<td>1</td>
<td>0.5%</td>
</tr>
<tr>
<td>Industrial</td>
<td>3</td>
<td>1%</td>
</tr>
<tr>
<td>Institutional</td>
<td>5</td>
<td>2%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>47</td>
<td>17%</td>
</tr>
<tr>
<td>Totals</td>
<td>284</td>
<td>100%</td>
</tr>
</tbody>
</table>

*Road rights-of-way are not included as part of the land use totals.
Surrounding the plan area are several smaller-lot residential subdivisions with access from Reidsville Road, Williston Road, Darrow Road, or Walkertown-Guthrie Road. A public elementary school is located at the intersection of Williston Road and Old Belews Creek Road. A large church is located at the intersection of Walkertown-Guthrie Road and Gospel Light Church Road.
ZONING
Over 99% of the interchange planning area (283 acres) is zoned for single-family residential lots with a minimum size of 9,000 square feet. A one-half acre parcel with an existing retail business at the corner of Reidsville Road and Old Belews Creek Road is zoned Neighborhood Business (NB), and a nonconforming sliver of land along Walkertown-Guthrie Road is zoned for Residential Single-Family with a 20,000 square foot minimum lot size (RS-20). All of the plan area is within the Salem Lake watershed, where protection regulations may require larger lot sizes.

PROPOSED LAND USE
The land uses proposed for the interchange plan area were established by the Walkertown Area Plan Update, which was adopted by Walkertown and Forsyth County in 2014. The vast majority of the interchange planning area is proposed for single-family residential uses, with higher-density residential and nonresidential land uses proposed around the intersections of William Tucker Road and Old Belews Creek Road with Reidsville Road (US 158).

The Walkertown Area Plan Update proposes 225 acres (79% of the interchange plan area) for single-family residential use, and 32 acres (11% of the plan area) for mixed-use development. The area plan also proposes 7 acres (2% of the plan area) for low-density attached residential use of up to eight (8) dwelling units per acre (e.g. townhomes, senior housing); 12 acres (4% of the plan area) for commercial use; and 9 acres (3% of the area) for industrial and institutional uses, to recognize existing auto repair, church, and fire station uses (see Table 3 below and Map 4 on page 10).

Table 3. US 158/Northern Beltway Interchange Plan Area Proposed Land Use

<table>
<thead>
<tr>
<th>Proposed Land Use*</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (0-8 DU/Ac)</td>
<td>225</td>
<td>79%</td>
</tr>
<tr>
<td>Low-Density Attached Residential (0-8 DU/Ac)</td>
<td>7</td>
<td>3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>12</td>
<td>4%</td>
</tr>
<tr>
<td>Mixed-Use Development</td>
<td>32</td>
<td>11%</td>
</tr>
<tr>
<td>Industrial</td>
<td>3</td>
<td>1%</td>
</tr>
<tr>
<td>Institutional</td>
<td>5</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>284</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

* Road rights-of-way are not included as part of the land use totals.

OLD BELEWS CREEK ROAD ACTIVITY CENTER
The Legacy 2030 Comprehensive Plan promotes activity centers as compact, pedestrian-oriented, neighborhood business areas that provide needed services within walking distance of residential areas. Activity centers may serve as neighborhood gathering places, and larger activity centers can provide shopping and services meeting the day-to-day needs of nearby residences. Such centers and ideally contain a grocery store and a pharmacy. Activity centers may also include a housing component, especially in suburban areas where new activity centers are being proposed.

The Old Belews Creek Road Activity Center is proposed in the Walkertown Area Plan Update for approximately 55 acres within the southeast quadrant of the US 158/Northern Beltway interchange. This activity center has the potential to be comprehensively developed with a mix of commercial, service, office, and multifamily residential uses in a pedestrian-oriented environment. Old Belews Creek Road has been divided with construction of the northern beltway. The portion of the road that is located within this activity center has been renamed William Tucker Road.
Specific recommendations for the activity center in the Walkertown Area Plan Update are as follows:

- Locate commercial development east of US 158 (Reidsville Road) in the area between the proposed Northern Beltway interchange, US 158 (Reidsville Road), and William Tucker Road.
- Locate mixed-used development between US 158 (Reidsville Road), William Tucker Road, and Lowery Mill Creek.
- Locate low-density attached residential development (0-8 du/acre) south of William Tucker Road between US 158 (Reidsville Road), west of Lowery Mill Creek.
- Develop individual parcels of land located within designated commercial, residential, and mixed-use areas comprehensively, not in a piecemeal fashion.
- Link uses to each other with pedestrian and vehicular connections. Pedestrian access should connect residential, mixed-use and commercial areas.
- Determine the feasibility of establishing a trail along the section of Lowery Mill Creek located within the activity center.
- Coordinate and align road and driveway access points on William Tucker Road and US 158 where feasible.
- Locate parking areas internally so that they may be shared by uses on-site. Design parking areas to be visually unobtrusive and pedestrian-friendly.
- Ensures that development complies with the Salem Lake Watershed regulations.
Map 4.
US 158/Northern Beltway Interchange Plan
Proposed Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (0-8 Du/Ac)</td>
<td>Yellow</td>
</tr>
<tr>
<td>Low-Density Attached Residential (0-8 DU/Ac)</td>
<td>Orange</td>
</tr>
<tr>
<td>Commercial</td>
<td>Red</td>
</tr>
<tr>
<td>Mixed-Use Development</td>
<td>Magenta</td>
</tr>
<tr>
<td>Industrial</td>
<td>Purple</td>
</tr>
<tr>
<td>Institutional</td>
<td>Blue</td>
</tr>
</tbody>
</table>

Legend:
- Activity Center
- Special Land Use Condition Area
- Beltway Right-of-Way
- Study Area
- Ponds, Lakes, Rivers
- Streams
- Floodway
- Floodplain
Design Strategy

US 158 in this area is projected in the NC 2020-2029 State Transportation Improvement Program to be widened to a 4-lane median divided road, with right-of-way acquisition beginning in 2020 and construction starting in 2022. The design strategy proposed for this interchange plan area (see Figure 2) recommends selecting a key site to illustrate the mixed-use development potential of a large tract of land demonstrating a village-like suburban form.

Elements proposed in the design strategy include:

- Improving area traffic circulation by providing a new street connection between Walkertown-Guthrie Road and US 158.
- Improving the general appearance of the interchange area with street trees and additional landscaping near the Northern Beltway and US 158.
- Using the Shoppes at Friendly Center in Greensboro as a model for new suburban commercial development here.
- Promoting the use of cross-access easements between parcels.
- Creating an internal multi-use path/trail for use by residents of the proposed mixed-use development that will eventually connect to the proposed Lowery Mill Creek Greenway.
- Keeping development out of the floodplain areas surrounding Lowery Mill Creek and retaining these areas as open space.

Figure 2. US 158/Northern Beltway Interchange Plan Area Design Strategy
Development Focus Area

The Old Belew Creek Road Activity Center was determined to be the development focus area for this interchange plan, representing a suburban mixed-use development opportunity. Site elements to consider when developing a design vision were reviewed by interchange plan meeting attendees and the most appropriate options for developing the activity center were selected. This information served as the conceptual basis for the two site-specific design concepts presented on pages 20-22.
Site Plan Elements to Consider

Citizens attending the interchange plan meetings reviewed illustration boards showing elements that should be considered when designing a suburban mixed-use site (see Figures 3-7 on pages 14-18). The boards presented a number of alternatives that could be included in design concepts for the focus site. Citizens selected the ones they believed should be included in site design concepts, which are as follows:

- Locate buildings away from the street edge and locate parking areas to the rear or side of buildings.
- Locate buildings or open space to frame intersections.
- Include building corner cutouts to accommodate activity areas such as outdoor cafes or plazas.
- Include open space/plazas between buildings along internal streets and drives.
- Recess building entrances to highlight front doors.
- On larger parcels such as shopping centers, locate additional outparcel buildings at the street edge to improve the streetscape.
- For smaller parcels with parking to the side of the building, design parking to occupy no more than 50% of the street frontage.
- Use shared vehicular driveways to access multiple properties.
- Use cross-access easements to allow multiple properties to share a single street access.
- Include pedestrian connections between the sidewalk and the front building entrance.
- Locate sidewalks closer to the interior of parking areas instead of US 158 for increased pedestrian comfort.
**Figure 3. Building Setbacks, Parking Lot Design, and Sidewalks**

**Design Concept**
- Parking located to the rear of the building.
- Parking located in front of the building.

**Examples**
- Walkertown Town Hall with parking located to the side and rear of the building.
- Gas station with parking to the side and rear of the building and a drive-thru lane between the building and the street.
- Another example of parking located to rear of the buildings.
- A double row of parking in front of a building.
- Multiple rows of parking in front of the building increase the building’s setback from the street.
- Walkertown Commons, a conventional shopping center layout with parking in front of the building and outparcels facing the street.

**Other Elements to Consider in the Design of Parking Lots**
- Screening parking lots from public view.
- Pedestrian connections between rows of parking and the Walkertown High School.
- A pedestrian connection between the sidewalk and the front entrance of the building.
Figure 4: Cross-Access Between Parcels

Cross-access easements connecting adjacent properties are an effective tool to maximize a road's capacity and minimize its number of driveway cuts.

These images show examples of parking lot cross-access, resulting in multiple parcels being served by a limited number of driveway cuts.
Figure 5: Gas Station, Fast Food Restaurant, and Drug Store Examples

Example of a gas station, tree standing coffee shop, and carwash located on a single parcel. Parking areas and gas pumps are located away from the main road. A sidewalk, landscaping, transparent windows, and awnings help create a pedestrian-friendly environment.

A fast food restaurant with a drive-through lane is located closer to the intersection, creating a better environment for pedestrians.

A drug store building is located close to the intersection with its parking area to the side of the building.
A "Main Street" retail experience is created by locating buildings on both sides of the street, closer to each other. Wider sidewalks, diagonal on-street parking, and a planted median emphasize the village-type character of this development.

In a mixed-use development, an effort is made to mix residential, commercial, institutional, or entertainment uses in close proximity rather than separate these uses from each other.
Figure 7: Types of Residential Development

Townhouse development adjacent to a conventional shopping center, connected by sidewalks.

Robinwood Senior Living apartments located next to Kerner Ridge Assisted Living facility in Kernersville.
Old Belews Creek Road Activity Center

Old Belews Creek Road has been divided by construction of the Northern Beltway. As such, the Old Belews Creek Road Activity Center identified in the 2014 Walkertown Area Plan Update is now located on a dead-end road renamed William Tucker Road. This activity center occupies a portion of the southeast quadrant of the US 158/Northern Beltway interchange. This plan proposes two different site design concepts to show how 90 acres of mostly-vacant land could be developed with a mix of commercial and residential land uses (see Figure 8) demonstrating a suburban form. The eastern 95 acres of the interchange’s southeast quadrant is reserved for future single-family residential development in accordance the Walkertown Area Plan Update.

Design Vision

Old Belews Creek Road Activity Center
The site planning elements determined as most appropriate by meeting attendees were applied to two different site design concepts, which have the following elements in common:

- A proposed primary internal road that extends eastward from William Tucker Road, avoiding floodplains, and connecting with the existing Rocky Ford Road to provide access to Walkertown-Guthrie Road.
- A commercial area located between US 158 and William Tucker Road.
- Mixed-use development areas located on both sides of the primary internal connecting road.
- An attached residential development area located north of the mixed-use development area.
- Buildings facing most new internal roads with parking located to the side or rear.
- A limited number of driveways connecting the internal roads and parking areas.
- Cross-access easements connecting different properties within the larger site.
- Sidewalks located along all new roads, making all buildings pedestrian accessible.
- An internal multiuse path that will eventually connect the new development with the proposed Lowery Mill Creek Greenway.
- Keeping development out of the Lowery Mill Creek floodplain area and retaining this area as open space for any new development.
- Street trees along the proposed internal roads.
- Landscaping to buffer parking areas from US 158.
- Landscaping to buffer buildings near the Northern Beltway.
- Landscaping to buffer the southern border of the development area from the adjoining Morris Farm single-family subdivision.

**Site Design Concept 1**

Site Design Concept 1 is shown in **Figure 9** on page 21. This concept includes three individual retail buildings (shown in tan) on the west side of William Tucker Road, with parking areas to the rear of the site near US 158. Individual buildings are shown here because the 10-acre parcel at this location is probably too small for a typical shopping center building with an anchor tenant. A typical shopping center layout is shown south of the primary internal connecting road with two outparcels closest to the road. Office buildings (shown in pink) are located in the center of the development area with parking located to the side or front of the offices. Attached multifamily residential buildings (shown in red) are located north of the central development area. A senior living complex (also shown in red) is located south of the primary internal road east of the shopping center site. An internal multiuse path (shown in light green) is proposed around the perimeter of the development. The rear of the shopping center should be screened from view by residents of the adjoining Morris Farm subdivision, located 500 feet away from the site.

**Site Design Concept 2**

Site Design Concept 2, with changes from Site Design Concept 1 indicated in yellow text, is shown in **Figure 10** on page 22. This site design concept is similar to Concept 1, but it substitutes a recreation/fitness center building (shown in green) in place of an office building in the central development area. Several meeting attendees expressed interest in such a facility at this location. This concept also changes the traditional shopping center area to a village center layout, with buildings closer to the entrance drive and businesses separated into multiple buildings. Another change proposed in this concept is replacing the senior living element with offices and moving the senior living use to the site closest to the Northern Beltway.
Figure 9. Old Belews Creek Road Activity Center Site Design Concept 1
The following information summarizes the main site plan elements used to illustrate the two different site design concepts. Additional illustrations are presented here to explain the concepts more in detail.

**On-Site Open Space Placement**
Small inset bays for entrances, outdoor seating, and special corner features can add variation to the streetscape and provide activity along the street.

Building cut outs should be included at street corners for active areas such as outdoor cafes or plazas.

Include open space/plazas between buildings as well.

Recessed entryways can provide a clearly defined building entrance and a sheltered transition between the public space and the building.

**Driveway Locations**
Curb cuts located too close to one another can create conflicts with pedestrians, traffic hazards, and street congestion.

Limit the number of driveways and curb cuts by requiring coordination between adjacent parcels. Use cross-access easements to allow adjacent properties to share a single street access. Vehicles can move between properties without entering the roadway.
Parking Placement
Surface parking should be located so it does not detract from the pedestrian experience. Parking that faces the street reduces the level of activity and interest for pedestrians.

Pedestrian Circulation Within Parking Lots
Pedestrian circulation should be provided within larger parking areas to connect these areas to a sidewalk or other pedestrian system adjacent to the site.

Locate buildings or open space to frame intersections. Do not locate parking areas adjacent to intersections.

Place pedestrian paths between parking aisles or in other safe locations to provide direct access to the primary destinations on the site.

Provide crosswalks between parking areas and primary building entrances.
Desired Land Uses

- Community Serving Facilities (e.g. recreation center, YMCA, swimming pool, etc.)
- YMCA/fitness center
- County or Town parks and recreation facility
- Family park (e.g. Kernersville Park)
- Off-leash dog park
- Park/greenspace
- Skating rink
- Sit-down restaurant
- Drive-through restaurants (e.g. Chick-Fil-A)
- Entertainment use (e.g. Dave & Busters)
- Dunkin Donuts
- Medical facilities (e.g. urgent care)
- Banks (e.g. State Employees Credit Union)
- Home improvement store
- Neighborhood scale shopping center and offices
- Movie theatre
- Gas station
- Lodging
- Grocery stores (e.g. Whole Foods, Trader Joe’s)
- Farmers market
- Industry/medical services—jobs
- Commercial development similar to what is across from Hobby Lobby on Hanes Mall Boulevard (The Shoppes at Little Creek)
- Commercial uses fronting US 158 with single-family residential behind
- Live/shop/work
- Live/work units with retail/office below with residential above
- Trade school or junior college with single-family residential area
- Condominiums
- Rookeries (i.e. bird nesting sites) as part of greenspace areas
- Townhomes with separation from the roads with a buffer
- Cluster homes
- Senior living facility—duplexes/townhomes, amenities, activities
- Assisted living/skilled nursing facility
- Single-family residential uses in the southwestern corner of the planning area next to Serene Street/Paradise Lane
- No new development
**Unwanted Land Uses**
- Apartments
- Townhouses
- Storage facilities
- Big box stores
- Walmart Neighborhood Market
- Roundabouts

**Desired Development Features**
- Traditional architecture (e.g. Lowe’s Shopping Center in Kernersville)
- Look like Friendly Center in Greensboro
- Clock tower—key feature
- Buildings up front with parking behind
- Parking at the side or rear of buildings
- No parking in front of buildings
- Building height limitations—3 to 5 stories
- Maximum building height—2 stories
- Stage/pavilion at development center—key feature
- Hometown/small town feel
- Don’t make Walkertown look like Winston-Salem
- Smaller signage
- Controlled signage/lighting
- Shared parking/limited access
- A connecting Road from US 158
- Good road connectivity
- Good access points—avoid Clemmons example
- Good buffering along the highways
- Buffer or noise wall along new beltway
- Good buffering/screening and security for adjoining neighborhoods
- If required, make stormwater ponds an amenity tied to a greenway
- Public water and sewer available at US 311 (New Walkertown Road) and Northern Beltway

**Transportation/Transit/Pedestrian Needs**
- Bus routes to/from Winston-Salem, Kernersville, and Rural Hall
- Walkability/bike/pedestrian
- Sidewalks/bike trails
- Pedestrian connections to neighborhoods
- Bike paths with vegetation
- Parking garage
- Renewable energy
- Add median to US 158 as it is widened/developed
- Address loud truck traffic on US 158
ACKNOWLEDGEMENTS

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