Walkertown Area Plan
Under special State enabling legislation, the City-County Planning Board of Forsyth County is responsible for preparing and maintaining a comprehensive plan for Forsyth County. Legacy, the current comprehensive plan, was adopted in 2001. Comprehensive plans take a broad, communitywide perspective for guiding growth and development. Legacy includes chapters on growth management, transportation alternatives, regional planning and development, economic vitality, environmental quality, open space, parks and recreation, city and town centers, building better neighborhoods, community character, community life, and active citizenship.

The Planning Board prepares a series of Area Plans for the city and county in an effort to translate Legacy into more precise terms, which can be followed on a community level. An Area Plan generally contains information about the planning area’s existing conditions and recommendations for guiding future growth and development. Citizen participation is an important part of the Area Plan process, and a Citizen’s Steering Committee is created by the Planning Board to work with staff as they interpret Legacy for each individual community.

Area Plan boundaries are determined, in part, by the Growth Management Plan in Legacy. This Area Plan covers portions of the Suburban Neighborhood and Future Growth Areas, as defined in the Legacy plan. Suburban Neighborhoods include a large portion of the county and most of the small towns where suburban development has occurred in recent decades. It is also the area with the most undeveloped land where much of the future residential, commercial and industrial development should occur. Future Growth Areas do not usually have sewer or other facilities and services to support urban development. However, because of their potential to be served efficiently by sewer and other facilities and services in the future and/or their proximity to towns, major roads and other public investments, the Growth Management Plan calls for them to eventually become urban. Development in these areas will be discouraged until the Municipal Services Area is more fully developed.

An Area Plan does not change the zoning of an area. The Plan contains guidelines to help the Planning Board, governing bodies, community leaders and neighborhoods of Forsyth County make decisions on zoning, public investment, and private initiatives. Upon adoption, each Area Plan becomes a part of the comprehensive plan, Legacy. While the Area Plan process seeks extensive involvement on the part of the residents, property owners, and investors, the Planning Board has the responsibility to see that each Area Plan is consistent with the broad public interest and with the elements of the comprehensive plan.
The Walkertown Area Plan

Adopted by the Walkertown Planning Board on December 6, 2005
Adopted by the City-County Planning Board on January 26, 2006
Adopted by the Walkertown Town Council on May 25, 2006
Adopted by the Forsyth County Board of Commissioners on October 23, 2006
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**Introduction**

**Boundaries of the Study Area**

The Walkertown Planning Area, is located northeast of the City of Winston-Salem (Map 1). It encompasses approximately 11,600 acres. Approximately 40% of the Planning Area is within the town limits of Walkertown. The remainder is in unincorporated Forsyth County.

**Relationship of the Study Area to the Comprehensive Plan**

*Legacy*, Forsyth County’s comprehensive plan, serves as the framework on which all area plans are built, both geographically and as a policy guideline. Most of the Planning Area is designated as Suburban Neighborhoods or Future Growth Area in the Growth Management Plan of *Legacy*. The remaining northern section is designated as Rural Area.

**Area Plan Process**

Citizen participation was a critical part of the Area Plan process. A Citizens’ Advisory Committee, the Walkertown Land Use Committee, consisting of sixteen voting and three ad hoc members, was established to work with staff throughout the planning process. The Committee included a variety of people concerned about the Planning Area, including residents, business people, and property owners, and was appointed by the Walkertown Town Council and the Forsyth County Board of Commissioners.

The first step in the planning process was the assessment of current conditions and the examination of existing plans (Figure 1). A handbook was created for the Committee containing a summary of existing land use patterns, demographics, historic resources, transportation features, and other information needed to make recommendations for the Planning Area.

![Figure 1. Area Plan Process]
Staff facilitated a Community Visioning Process to determine what the citizens of the area would want their community to be like in the future. Once the Vision was defined, goals were identified that could help achieve the Vision. These discussions, along with the policies spelled out in *Legacy*, served as the basis for the next step in the process, the formulation of recommendations by the Committee, and the preparation of a draft plan. Public meetings were held to discuss Area Plan recommendations.

The City-County Planning Board and the Walkertown Planning Board reviewed the draft plan for consistency with the broad public interest and with *Legacy*. The Planning Boards held public hearings to consider the plan and made amendments before recommending the plan for adoption. The document was forwarded to the Walkertown Town Council and adopted after public hearings. The Forsyth County Commissioners made further amendments to the plan before public hearings and adoption. This plan, therefore, reflects recommendations adopted by the Walkertown Town Council and variations on some of these recommendations adopted by the Forsyth County Commissioners.

The adopted Plan will be used on an ongoing basis by the Planning Boards, the County Commissioners, and Town Council to guide land use, infrastructure, and public investment decisions. An implementation plan is formulated to outline tasks and timing needed for each recommendation.

Public meetings are held at the Forsyth County Branch Library in downtown Walkertown.
The Walkertown Planning Area, totaling 11,600 acres, consists of the Town of Walkertown and surrounding land located in Forsyth County (Map 1). The Town of Walkertown, which comprises 40% of the study area, was incorporated in 1984 with a population of 1,366. Although the town has grown considerably in size and population since then, it retains a small town character. Much of the surrounding area is still rural in character. There is a predominance of low-density single-family residential use, agricultural parcels and undeveloped land. Maintaining a small town and rural character represent a challenge in light of recent growth and the large parcels of undeveloped land available for future development. This Plan is intended to guide future growth and development in the area while maintaining its character.

### Demographics

Based on the 2000 Census, 10,059 people lived in the Planning Area on April 1, 2000. Of those, 4,009 lived within the town limits of Walkertown. In the decade of the 1990s, the population of the Planning Area grew 15.9%, a slightly faster rate than that of Forsyth County. The population of the Planning Area is expected to grow at a faster rate in the next decade due to the construction of a sewer system in 2004 and plans for expansion of the existing system.

### Existing Land Use

The Existing Land Use Map (Map 2) shows that most of the Planning Area is low-density residential development and rural undeveloped land with commercial development concentrated on NC 66 (Old Hollow Road).

#### Agricultural

The Walkertown Planning Area has a rich agricultural heritage. The Existing Land Use Map (Map 2) shows that much of the Planning Area is rural and undeveloped. About 65% of land is in agricultural use, large-lot single-family residential development (5 acres or more), or is undeveloped.

### RESIDENTIAL

Approximately 30% of land in the Planning Area is developed as single-family homes with lot sizes of ½ acre to 5 acres. Most of the low-density residential areas are zoned RS9 (9,000 square feet lots). However, the more rural northern parts of the Planning Area are zoned RS20 and RS30 (20,000 and 30,000 square foot lots).

There are only a few small multifamily sites scattered throughout the area. A few manufactured housing parks are located mainly in the western and rural northern section of the Planning Area.

### COMMERCIAL/OFFICE/INDUSTRIAL

Approximately 3.4% of the land consists of commercial, office and industrial uses. Most of the commercial and office uses are located in the original Town Center of Walkertown along US 311 and just south of the Town Center along NC 66 from Old Walkertown Road to US 158.

Major industrial uses are the Norfolk and Western Railroad new car transfer station on Old Walkertown Road and the Johnson Controls Battery Plant on Old Greensboro Road.

### INSTITUTIONAL

The 201 acres of institutional use accounts for 1.6% of the land in the area. Uses include schools, churches, a library, and a fire station.
WALKERTOWN TOWN CENTER

Legacy defines “Town Centers” as traditional areas of commercial, residential and community service uses, arranged in a compact, walkable form.

Town Centers typically have a defined area, a distinctive character, and are designed on a human scale to encourage pedestrian access and use. They are the economic, civic and historic “hub” of the community.

The Walkertown Town Center was built at an earlier time and thus has an established character and context upon which to build. Walkertown developed around the railroad depot, resulting in the Town Center’s focus around the railroad tracks. Most of Walkertown’s post World War II development has concentrated in the more suburban areas of the community. This, along with a greater reliance on the automobile and a decline in the railroad, has led to a lack of new investment in the Town Center for the past fifty years. Despite this, the Walkertown Town Center remains a viable part of the community and should be celebrated. The existing governmental, commercial, and office uses should be expanded and enhanced through the establishment of quality public spaces, transportation improvements, and quality design of buildings and public spaces.

UTILITIES

Planning began for installation of gravity sewer in the Lowery Mill Creek basin in the mid-1990s and the first phase of the system is now operational. It serves existing development including several shopping centers, as well as schools, restaurants, churches, and residences in the vicinity of downtown Walkertown. The central sewer system opens up approximately 2,600 acres in the Lowery Mill Creek basin to additional development and has already spurred development activity. Map 3 shows the areas that can be served by the existing sewer system.

VACANT

There are extensive areas of vacant land in the Planning Area. About 2,961 acres or 24% of the total land area is vacant. Most of this land is suitable for development.

TRANSPORTATION FEATURES

ROADS

There are currently six major thoroughfares and nine minor thoroughfares that traverse the Planning Area. The major thoroughfares are Reidsville Road (US 158), New Walkertown Road (US 311), Old Hollow Road (NC 66), Walnut Cove Road (US 311), Old Walkertown Road, and Main Street. The minor thoroughfares are Davis Road, Williston Road, Darrow Road, Vance Road, Sullivan town Road, Pine Hall Road, Belews Creek Road, Walkertown-Guthrie Road, and Old Valley School Road.

Proposed Transportation Projects

There are several projects identified in the Metropolitan Transportation Improvement Program, the 2003 Transportation Needs Report, and the Winston-Salem Urban Area Thoroughfare Plan that are located in the Walkertown Planning Area. These projects are:

• The Northern Beltway Eastern Section is planned to cross the Walkertown Planning Area from southeast to northwest. It will be a six-lane divided freeway with proposed interchanges at Reidsville Road (US 158) and New Walkertown Road (US 311). Construction of the section from US 158 to Kernersville is scheduled to begin in 2009 and construction of the section from US 158 to Winston-Salem is scheduled for 2012.

• The I-73/I-74 Connector lies just outside of the Walkertown Planning Area boundary and will be a divided freeway facility. It is not currently funded and is a long-range project at this time.

• Reidsville Road (US 158) is currently scheduled to be widened to at least a four-lane divided facility. Right-of-way is scheduled to be purchased starting in 2010. It is currently listed in the 2004-2010 Metropolitan Transportation Improvement Plan (MTIP).

• Old Hollow Road (NC 66) is in the 2003 Transportation Needs Report and is proposed to be widened to a three-lane road from Harley Drive to Main Street, and from Darrow Road to Reidsville Road (US 158). It is proposed to be widened to a five-lane facility from Main Street to Darrow Road. This is a medium-range project that is not currently funded.
There are a number of proposed roads on the *Winston-Salem Urban Area Thoroughfare Plan* map that are also not currently funded. They include the Walkertown Bypass, the Williston Road Extension, and the Beeson Dairy Road Extension. These projects are all currently considered long-range projects.

*The NC 66 Corridor Study*, prepared in 2003, identified that by 2008 sections of NC 66 between Main Street and Darrow Road and the intersection of NC 66 and US 158 will function poorly at peak hours. The *Study* recommended that NC 66 between Main Street and Darrow Road be widened to five lanes. It also recommended that, at the US 158/NC 66 intersection, an additional through lane be added on both approaches of NC 66 and on eastbound US 158.

**PUBLIC TRANSPORTATION**
There is currently no public transportation available in the Planning Area.

**BICYCLE ROUTES**
There are currently two bike routes that go through the Planning Area, Routes 18 and 25. Route 18, the Walkertown Connector, runs along Old Walkertown Road to Healy Drive, then to Main Street, and finally, to Pine Hall Road. Route 25, the Kernersville Lake Park Connector, runs down Main Street to Ruxton Street, then to Darrow Road, to Old Hollow Road, and finally, to Old Valley School Road.

**PEDESTRIAN FACILITIES**
Walkertown currently has sidewalks along Old Hollow Road at Main Street and along Main Street in front of the library and Walkertown Elementary School. Walkertown recently adopted a sidewalk ordinance which requires sidewalk on one side of the street in major residential developments. Sidewalks are also required as development occurs in the Town Center.

**Community Facilities**
The Walkertown Planning Area has a number of facilities that serve the community, including schools, parks, churches and other institutional uses (*Map 10*).

**SCHOOLS**
There are two elementary schools and one middle school: Walkertown Elementary, Middle Fork Elementary, and Walkertown Middle Schools. For the school year 2005-2006, the Walkertown Elementary School, with a capacity of 675 students, will have 851 students; the Middle Fork Elementary with a capacity of 720 students will have 449 students, and the Walkertown Middle School, with a capacity of 504 students, will have 657 students.

**SCHOOL RECREATIONAL FACILITIES**
There are existing recreational facilities at Walkertown Elementary, Middle Fork Elementary, and Walkertown Middle Schools. Walkertown Middle School is a designated community school meaning that meeting rooms and indoor facilities, such as the gymnasium, auditorium and media room, are made available for public use for a fee. Its outdoor recreational facilities include a field that can be used by leagues and other sporting organizations that have agreements with the school system. There is an existing arrangement with the Walkertown Little League for the use of the existing facilities. The Walkertown Elementary School’s recreational facilities (softball/baseball field, track, playground) are not available for nonschool uses.

**PARKS**
There are two parks within the Planning Area, both in Walkertown. The 28-acre Walkertown Community Park on Darrow Road is owned by Forsyth County and is classified as a district park. The service area of this park extends beyond the Planning Area. It has a walking track, softball and baseball fields, tennis courts, a shelter and playground. The 25-acre Whickenham Park is owned by the Town of Walkertown and leased to the Walkertown Little League. It currently has five baseball fields. Long-term goals include an amphitheater, nature trail, and a walking track. There are no existing neighborhood parks in the area.

**GREENWAYS**
Greenways are linear, open space corridors used for recreation and conservation. They are usually located along streams or utility or railroad rights-of-way. Typically they include walking and bicycle trails. A network of greenway trails has the potential to link neighborhoods with schools, parks, shopping areas, Town Centers, and places of employment. Greenways can provide welcome undeveloped areas in our increasingly urban environment.

There are currently no greenways in the Walkertown Planning Area but the potential exists to develop a greenway trail system that would link to the existing Winston-Salem trail system to the south. *The Greenway Plan – Winston-Salem and Forsyth County*, adopted in 2003, suggested connecting the
Walkertown Planning Area to the Salem Lake Trail by establishing trails along Lowery Mill and Martin Mill Creeks.

LIBRARIES AND OTHER FACILITIES

The Walkertown Branch Library on Main Street is a full-service branch of the Forsyth County Public Library with a total of 11,000 square feet of floor space. It has a public meeting room, which serves as a meeting place for the Walkertown Town Council, the Walkertown Planning Board, and other groups, and is a focus of community activities.

There is a fire station located in the Town Center. There is a police station satellite office located at the Walkertown Town Hall.

Appendix A lists currently identified historic resources in the Walkertown Planning Area.

HISTORIC BACKGROUND AND RESOURCES

The Walkertown Planning Area is fortunate to encompass a variety of Forsyth County’s valuable and significant historic resources. Predominantly rural in character, the area possesses a wide range of historic properties scattered throughout the region. However, a strong concentration of properties is located within the central portion of the Town of Walkertown.

The early history of Walkertown is not clear. However, it is known that Robert Walker owned a tract of land in the vicinity of present-day Walkertown as early as 1771. The area became a center for Methodist settlement by the 1790s. Walkertown grew slowly after the Civil War, but by 1872, the Sullivan and Osburn tobacco factory operated in Walkertown. The coming of the Roanoke and Southern Railroad in 1888 resulted in other factories and businesses being built including the Leight Lumber Company, the Crews Tobacco Factory and the Walkertown Milling Company. None of these establishments, with the exception of the Milling Company, lasted for more than a few years, but they did serve to bring people into Walkertown in the late 19th and early 20th centuries.

While the Walkertown Planning Area is fortunate to retain important properties from early in the county’s history, there are also mid-20th century resources. The primary example is the former Bel Air Drive-In Theatre, located on Highway 158 in Walkertown. Today less than ten drive-in theatres remain in operation in the state.

The most recent survey of historic architectural resources in the Walkertown Planning Area was completed in the early 1980s. Unfortunately, a field study conducted as part of this Plan revealed that a number of the Walkertown Planning Area properties identified in that 1980s survey have been demolished. Some appear to have been razed to make way for development, while others may have been demolished after years of neglect. Since there has not been a detailed investigation of the historic resources in this part of Forsyth County for some time, a new survey is needed to identify those resources that have become historic (over 50 years old) in the last twenty years, as well as those historic resources that were not included in the previous survey. Appendix A lists currently identified historic resources in the Walkertown Planning Area.

THE ENVIRONMENT

In the Walkertown Planning Area, the two most significant natural environment constraints to development are the watershed area that drains to Salem Lake and the flood-prone areas along major streams.

WATERSHEDS

Walkertown is located on several ridge lines or topographic high points causing the Planning Area to drain into five separate watersheds. Two of these basins are drained by Lowery Mill Creek and Martin Mill Creek, major streams which flow to Salem Lake. Salem Lake, together with the Yadkin River, supplies drinking water to over 100,000 customers in Forsyth County. Map 4 shows the watersheds in and around the Planning Area.

Water-supply watersheds have specific state mandated protection regulations. These regulations attempt to maintain or restore the natural stormwater filtration and purification process by:
1) restricting the maximum number of housing units per acre;
2) limiting the amount of land covered by pavement and structures;
3) maintaining natural vegetative buffers along streams; and,
4) requiring stormwater runoff controls that trap sediment and other pollutants before they enter streams.
In the Salem Lake watershed, lot sizes are determined by considering the following criteria. The most stringent apply.

- Whether the site has sewer. The minimum size for residential lots with septic tanks is 40,000 square feet.
- The zoning for the area in which the site is located.
- The specific watershed requirements for the area.

Watershed Requirements:

Residential Development

- Minimum lot size of 20,000 square feet per residential dwelling unit; or
- An average density of two units per 40,000 square feet; or
- A maximum built-upon area of 24% of the site.

Nonresidential Development

- A maximum built-upon area of 24% of the site.

All development must seek to minimize runoff and site disturbance and revegetate disturbed areas. A 30-foot vegetated buffer from streams and ponds is required for both residential and nonresidential development.

In order to foster economic development, the watershed regulations allow limited Special Intense Development Allocations (SIDA) for nonsingle-family residential developments with up to 70% impervious cover. The special allocations must be approved by the Walkertown Town Council or the Forsyth County Board of Commissioners, depending on the planning jurisdiction. Only 5% of the land area within the Salem Lake watershed can be allocated to SIDA approvals. As of this writing, Walkertown has approximately 44 acres remaining for SIDA allocations with additional allocations available from Forsyth County for development in the Planning Area outside of Walkertown.

The overall effect of the water supply watershed restrictions is to place significant restrictions on the intensity of development in the portion of the Planning Area that is in the Salem Lake watershed.

FLOODPLAINS

Floodplains are broad, flat, flood-prone lands adjacent to streams where development is limited. There are approximately 358 acres of floodplain in the Planning Area. Portions of Lowery Mill Creek, Martin Mill Creek, Fraizer Creek, Mill Creek, Belews Creek, and West Belews Creek have identified flood-prone areas (Map 4). See Appendix B for more details on regulations governing development on floodplains.

TOPOGRAPHY

Most of the land in the Planning Area consists of slopes that are developable. The majority of land with slopes greater than 20% is located in the extreme north within the Salem Lake watershed (Map 4).

OPEN SPACE

Open space can be defined as land that is preserved and protected and remains relatively undisturbed. Existing open space in the Planning Area includes parks, floodplains, wetlands, natural areas, and farmlands.

NATURAL HERITAGE INVENTORY SITES

The State’s Natural Heritage Inventory for Forsyth County identified the occurrence of significant plant and animal communities, geologic features, historic resources and stream corridors in Forsyth County. Portions of two natural heritage sites identified in the inventory are located in the Planning Area. They are:

- Camp Lasater Forest, a good quality mixed hardwood forest on steep slopes surrounding the headwater streams of Mill Creek, located west of Camp Betty Hastings Road and north of Old Hollow Road; and
- Camp Betty Hastings Forest, a good quality forested habitat uncommon in the county, located east of Camp Betty Hastings Road and north of Old Hollow Road.

EXISTING PLANS IN STUDY AREA

MARTIN MILL CREEK LAND USE PLAN

(Adopted 2003)

Planning is underway to provide public sewer in the 2,000-acre Martin Mill Creek drainage basin. The portion of the basin on the west side of Martin Mill Creek is within the Walkertown Planning Area. The portion east of Martin Mill Creek is in the intended future growth area of Kernersville and just outside the Planning Area. Kernersville prepared the Martin Mill Creek Land Use Plan, adopted in 2003, for the area bounded by West Mountain Street, Old Hollow Road, and Martin Mill Creek.
SALEM LAKE AREA PLAN
(Adopted 1986)
The Salem Lake Area Plan defined a water quality sensitive area close to Salem Lake and proposed limited development in that area. A small portion of that water quality sensitive area overlaps the planning boundary for the Walkertown Area Plan at its southern extremity. The Salem Lake Area Plan calls for low-density residential development in this overlap area. State watershed guidelines have been adopted since the adoption of this Plan.
Legacy Recommendations

Legacy is a general, long-range policy guide for decisions concerning the overall growth and development of the community. The recommendations for development patterns contained in Legacy are general in nature, rather than focused on decisions for land use at specific sites. Legacy is adopted as an official public document but is not a development ordinance. Because the development plan is broad in nature, detailed plans such as the Walkertown Area Plan are needed to provide more specific guidance for future growth, appropriate land uses, and infrastructure at a community and neighborhood level. The Growth Management Plan and its components contained in Legacy are the basis for area plan recommendations (Map 5).

PLANNING CONCEPTS IDENTIFIED IN LEGACY

GROWTH MANAGEMENT PLAN

The approach proposed in Legacy for managing growth and development is not whether our community will grow, but how. The predominant development pattern in the city and county over the past fifty years has been auto-dependent, low-density residential development with large-scale commercial projects at the urban fringe (urban sprawl). With a limited supply of raw land for development, a new development model must be created that will allow us to grow, maintain our economic vitality and achieve a high quality of life. The Growth Management Plan is proposed to manage growth, create a more compact and balanced urban development pattern, and preserve open space and rural character.

The Growth Management Plan divides the county into three major Planning Areas: 1) the Municipal Service Area; 2) the Future Growth Area; and 3) the Rural Area.

The Municipal Services Area is where services, including adequate roads, public sewer and other urban services, are available or planned, and is the area designated in the plan to receive much of our future growth. It is further divided into four sub-areas: Center City, Urban Neighborhoods, Suburban Neighborhoods, and Town Centers.

Much of the Walkertown Planning Area is designated as Suburban Neighborhoods or Future Growth Area. The remainder is designated Rural Area.

Town Centers

Town Centers are the traditional compact centers of mixed-use commercial, residential, and community services located in each of the seven smaller municipalities in Forsyth County. The major local governmental and community institutions serving the residents of the towns and surrounding rural areas are located in these centers. They typically have a defined area, a distinctive character and are designed on a human scale to encourage pedestrian access and use.

The Future Growth Area

The Future Growth Area does not currently have the full complement of infrastructure and services but can be efficiently provided with these services in the future. According to Legacy, development at urban densities in the Future Growth Area should take place as these services are provided. The northwestern and eastern portions of the study area are located in the Future Growth Area.

The Rural Area

The Rural Area is located outside the Future Growth Area. It is beyond the area which can be provided with public sewer and other services effectively. The area is intended to remain in agricultural and low-density residential uses for the time horizon of this Plan. The northern section of the Planning Area is in the Rural Area.

Neighborhood and Community Activity Centers

Legacy calls for the development of Neighborhood Activity Centers (NACs) and Community Activity Centers (CACs). NACs are pedestrian-oriented, neighborhood business areas providing needed services within walking distance of residential areas. Community Activity Centers (CACs) are larger business areas providing shopping and services meeting the day-to-day needs of nearby residences. In more urbanized areas, NACs and CACs will primarily be located in existing business areas.
Traditional Neighborhood Developments
In a Traditional Neighborhood Development (TND), residential and commercial buildings, public spaces, amenities, and institutional uses are mixed in a compact, pedestrian-oriented arrangement designed to lessen the need for total reliance on the automobile and to generate a sense of community. The TND model requires a movement away from single-use zoning. The compact nature of development allows for the preservation and conservation of environmentally sensitive areas. The TND model is recommended for larger sites.

Conservation/Open Space Subdivisions
Legacy recommended the adoption of Conservation or Open Space Subdivision regulations for inclusion in the UDO to retain open space and rural character, particularly in the county’s Rural Area. Conservation Subdivision design allows more compact design by allowing more intense development on a portion of the site while preserving the remainder of the site as undeveloped land. The undeveloped acreage can include steep slopes, wildlife habitat, wetlands, scenic views, floodplains, and other environmentally sensitive areas. It can be preserved in privately held open space or protected by an easement. The same number of units can be built on the portion of the site to be developed as are permitted by conventional subdivision regulations.

Planned Residential Developments
Planned Residential Developments (PRDs) provide developers with a viable alternative to conventional subdivisions. PRDs allow developers to build on smaller lots than would be permitted in conventional subdivisions in the same zoning district, provided the density of the underlying district is not exceeded. PRDs can be built with less infrastructure than conventional subdivisions, allowing developers to save on cost of materials and construction. PRDs provide flexibility in utilizing new development concepts and introduce variety into neighborhoods. These developments promote the conservation of usable, high quality open space which contributes to our community’s open space inventory.

Legacy’s Guiding Principles
Legacy’s ten guiding principles provide the framework for area plans’ preparation.
1) **Develop vibrant City and Town Centers.** Small Town Centers should be a distinctive mix of commercial, civic and residential uses at a pedestrian-scale that serve surrounding rural areas.

2) **Create pedestrian-oriented neighborhoods** that include a mix of housing types and prices and commercial and civic uses within walking distance.

3) **Focus commercial development** at compact pedestrian-friendly Centers that offer a mix of working, shopping and living opportunities.

4) **Provide for real transportation choices** including pedestrian facilities, bicycle, and transit.

5) **Designate growth areas** and areas that should remain rural.

6) **Promote design excellence** in new development and redevelopment that create distinctive places and a sense of community.

7) **Preserve open space and protect environmental quality.**

8) **Recycle and re-use land and buildings.**

9) **Encourage balanced growth.** Promote new development in slower growth areas to create a more balanced pattern of development in designated growth areas.

10) **Have a plan and follow it.** Grow and change in a way that leaves the legacy of a great community for our children and grandchildren.
Visioning is the process by which a community defines its future. The visioning process brings together people representing various points of view to create a shared image in both pictures and words of what the community values and how it wants to look and function in the future. The resulting vision statement defines expectations and directions for the future, sets the framework for the detailed recommendations of the plan and provides a way to measure progress as this Plan is implemented.

Staff conducted a visioning exercise with residents from the Walkertown Planning Area to generate ideas on how to accommodate growth in the future. A scenario was presented and participants listed their ideas about what needed to be done to achieve the scenario. After the community workshop, the Walkertown Land Use Committee identified the main ideas and used them to produce a Vision Statement along with goals for the Plan. The results of the Visioning exercise are described below.

**LAND USE**

**Vision**

Safe and stable neighborhoods in the Walkertown Planning Area promote a strong sense of community among residents. Residential developments provide a variety of housing types and prices to meet the needs of a diverse community. New residential developments blend with the existing character of surrounding neighborhoods. Revitalization of the historic center of Walkertown has boosted community pride and created a distinctive destination for residents and visitors alike. Reinvestment and infill have reinvigorated what were once declining commercial areas.

Careful planning for development around Northern Beltway interchanges has resulted in attractive development and a reduction in sprawl. Small, compact commercial areas provide convenient goods and services for surrounding neighborhoods. The preservation of farmland and open space has helped retain the rural character and agricultural heritage of the area. Quality business parks provide good paying jobs and additional tax base for Walkertown and Forsyth County. The Plan provides a degree of certainty to developers, citizens, and local elected officials about appropriate development in the community.

**Goals**

- Concentrate commercial developments at identified Activity Centers and in other areas identified in the Plan.
- Promote compact, mixed-use development along major roads and corridors. Encourage appropriate infill development and redevelopment in areas with existing infrastructure.
- Make development decisions predictable and in compliance with the Plan.
- Develop a plan and design guidelines for the historic center of Walkertown.
- Develop strategies for preserving farmland and open space.
- Identify potential locations and design guidelines for business parks.
- Create an inventory of vacant and abandoned commercial and industrial buildings and strive to encourage their reuse and redevelopment prior to seeking and/or developing greenfield locations.
- Require developers and large land holders to work closely with surrounding neighborhoods when new development is contemplated (Town of Walkertown).
- Encourage developers/large land holders and surrounding neighborhood residents to work together when new development is contemplated (Forsyth County).
- Locate community services and facilities at easily accessible locations to serve the needs of residents.

**TRANSPORTATION**

**Vision**

In the Walkertown Planning Area, improvements to the street system are coordinated with land use changes to minimize traffic congestion. The transportation system accommodates pedestrians and bicycles as well as the automobile. This integrated system provides local residents with practical transportation options, which help reduce auto dependency and encourage walkability throughout the community. A connected street system reduces traffic congestion on major roads. Street design and traffic calming measures reduce vehicle speeds in neigh-
borhoods. The Northern Beltway carries through traffic, reducing congestion on local roads. The Beltway, along with improvements to other major roads, helps maintain accessibility within the Planning Area and to the larger region. The community continues to support transit options including commuter rail.

Goals
- Coordinate land use and transportation decisions and policies to reduce automobile dependency and provide additional transportation options.
- Increase the transportation system’s efficiency and improve its connectivity and design, where practical.
- Require new developments to address transportation improvements prior to construction (Town of Walkertown).
- Construct transportation improvements in a timely manner consistent with approved plans (Forsyth County).
- Require sidewalks in all new residential developments and for new and redeveloped commercial areas.
- Add sidewalks and pathways in developed areas to better integrate the pedestrian and the bicycle into the transportation system.
- Seek additional transportation options including bus service and commuter rail.
- Increase street connectivity.
- Complete the Northern Beltway.
- Complete projects from the Winston-Salem Urban Area 2030 Transportation Plan.

HISTORIC PRESERVATION

Vision
The Walkertown Planning Area has retained and enhanced its rich stock of historic buildings and sites. Historic district and landmark designation recognize the most important of these historic resources. The community actively seeks out additional examples from the first half of the twentieth century to add to its list of important historic resources.

Goals
- Actively pursue the identification and preservation of the Walkertown Planning Area’s historic properties and resources.
- Investigate National Historic District designation for the concentration of historic structures in the central portion of Walkertown.
- Creatively integrate additional historic resources.
- Update and expand the Historic Resources Inventory to ensure preservation of the Walkertown Planning Area’s historic resources.
- Consider the development of a Forsyth County Historic Marker Program to recognize significant historic sites within the Planning Area.
- Incorporate historic structures into the design of new developments, where possible, rather than resorting to relocation or demolition.
- Educate property owners about the benefits of the National Register Program and other incentive programs that can encourage the preservation of historic areas and properties.

PARKS, GREENWAYS AND OPEN SPACE

Vision
A system of parks and open spaces are linked by greenways and sidewalks to neighborhoods, shopping and schools and other points of interest. They offer to a diverse range of users easy access to green space, nature and activities, including walking and organized sports, that contribute to physical fitness. These green spaces enhance community character and help protect wetlands and floodplains, preserve wildlife habitats and protect water quality.

Goals
- Create natural corridors of trails and greenways that link open space areas to developed areas.
- Provide adequate functional and natural open space and preserve existing trees, where appropriate.
- Support and encourage private efforts to acquire and preserve open space in the Planning Area.
- Provide community parks and recreational facilities that meet the needs of existing and future residents.
- Create small parks that provide opportunities for focal points, friendly and safe places to socialize, activity areas for children and open space.
ENVIRONMENT

Vision
The Walkertown Planning Area contributes to clean water and air, which are major assets for economic development, the health of citizens, and the scenic beauty of our community. New developments are designed and built in an environmentally sensitive manner.

Goals
• Protect watersheds, wetlands and streams by reducing pollution runoff and soil erosion.
• Reduce air pollution, which protects the health of our citizens and enhances the economic development potential of our community.
• Protect identified Natural Heritage Sites in the Walkertown Planning Area.
• Increase recycling in the Planning Area, especially for commercial establishments.
• Support tree preservation measures that seek to help maintain the area’s existing tree cover and natural character.
• Promote environmentally sensitive design, especially for steep slopes, floodplains and wetlands.

UTILITIES

Vision
Public investment in the extension of sewer and water lines has been used to guide growth and development and positively affect desirable development patterns. Public-private partnerships have expedited provision of utilities for projects that contribute to economic development in the Planning Area. Development is staged and coordinated with public investments in wastewater collection, as well as roads, parks, schools, and other facilities. Efforts to underground overhead wires in the Town Center and in other public areas have contributed to an improvement in community appearance.

Goals
• Identify areas for the planned extension of public sewer.
• Encourage growth in areas where utilities currently exist or are planned.
• Seek opportunities to underground utilities in the Town Center and other public areas.

Multifamily development provides variety of housing

Single-family housing typical in the area

Walkertown Family Practice, a conveniently located service
The historic Walkertown Railroad Depot

Older shopping center – an opportunity for reinvestment
Walkertown Area Plan Recommendations

General policies from Legacy provide the framework for recommendations in all area plans. Specific recommendations for the Walkertown Area Plan were developed through the community visioning exercise and the work of the Walkertown Land Use Committee and Planning staff.

LAND USE RECOMMENDATIONS

Land use recommendations serve as a guide for future development and zoning decisions in the Planning Area. As directed by Legacy, land use recommendations designate locations and formulate policies for residential development, mixed-use areas, community retail and offices, community services and agricultural use. The location of infrastructure is also addressed. Land use designations for the Planning Area are indicated on Map 6.

GENERAL RECOMMENDATIONS

Planning policies used to develop land use recommendations for the Walkertown Planning Area are:

• Goods and services should be available near where people live and work.
• The mix, type, density and design of development should facilitate walking and bicycling.
• Residential areas should be protected from inappropriate residential, commercial, industrial and institutional encroachment.
• Institutions are valued land uses and should be allowed to grow and expand to meet their needs in a manner compatible with their surrounding neighborhoods.
• Greater flexibility in land use should be considered when good design practices are employed. The focus should shift from limiting land use to emphasizing good site design creating mixed-use, variety-rich developments which are compatible with adjacent land uses.

SPECIAL LAND USE CONDITIONS

The Proposed Land Use Map (see Map 6) shows recommended land uses for all vacant property in the Planning Area and changes in land use for some developed sites. In some circumstances, there are special conditions or prohibitions of certain uses. These situations are referenced on the map with a small case letter and a * (star) and are described in detail on page 27.

RESIDENTIAL

RESIDENTIAL CATEGORIES

The following are general descriptions for the various residential land use categories recommended in this Plan. The abbreviation “du/ac” is used for “dwelling units per acre.”

Low-density Residential
(up to 5 du/ac)

Single-family, detached residential uses. Generally, low-density residential land use is recommended for sites in urban and suburban neighborhoods that are currently zoned for single-family use or are zoned other districts but are most appropriately developed for single-family detached use. On larger sites, especially those with topographic or other environmental issues, clustering of single-family structures is recommended, usually as a Planned Residential Development (PRD) or Conservation/Open Space Subdivision (see Page 14).

Most of the Planning Area located south of the Rural Area is zoned for low-density residential development. Lot sizes will vary depending on the zoning, whether the site is located within the Salem Lake Watershed, and whether sewer is available. These low-density residential areas can be developed either as conventional subdivisions or as Traditional Neighborhood Developments.

Parcels of land in the Planning Area that appear most suitable for Traditional Neighborhood Development include:

• large parcels of land south of existing development off NC 66, located between US 311, Williston Road, and US 158; and,
• large parcels of land east of Dippen Road, south of Day Road, and north and west of Old Walkertown Road.

Most of the Rural Area is zoned for low-density residential use. Although approximately 68% of the area is currently classified as agricultural, large-lot residential, or vacant, it is expected that some development in this area will take place over time. To preserve large areas of open space in larger scale
developments, it is recommended that Conservation or Open Space Subdivisions be considered as an alternative to existing subdivision designs, where appropriate, in the Rural Area.

**Moderate-density Residential (up to 8 du/ac)**

Single-family and multifamily residential uses up to 8 du/acre. Generally, moderate-density residential land use is recommended for sites greater than 2 acres that are most appropriately developed with multifamily, townhouse, or clustered single-family structures. Moderate-density residential development is recommended on proposed multifamily sites identified on the Land Use map and at the proposed Neighborhood and Community Activity Centers discussed in the section on Activity Centers.

**Intermediate-density Residential (8-12 du/ac)**

Single-family and multifamily residential uses up to 12 du/acre. Generally, intermediate-density residential land use is recommended for larger sites that are most appropriately developed with multifamily or townhouse structures. Intermediate-density residential development is recommended at the proposed US 158/NC 66 Community Activity Center.

**GENERAL RECOMMENDATIONS**

- Discourage rezonings to more intense districts in the Rural Area.
- Encourage the use of Conservation or Open Space Subdivisions in the Rural Area. This type of subdivision can also be employed in areas outside the Rural Area.
- Limit the use of package treatment plants in the Rural Area. Package Treatment Plants allow more intense development to occur in rural areas distant from public sewer systems and other services. There have been ongoing maintenance problems with these systems often resulting in requests for the public sector to intervene to fix the problems.
- Consider Traditional Neighborhood Developments for larger parcels of land located in the Suburban and Future Growth Areas. *Note: Be aware of watershed areas with their special requirements.*
- Develop multifamily uses located at proposed Activity Centers at a moderate residential density of up to 8 du/acre except for multifamily use at the US158/NC 66 Activity Center which can be developed at a maximum of 12 du/acre.
- Consider locating manufactured housing contiguous to existing manufactured housing parks. This recommendation does not apply to modular housing.

**OFFICE AND COMMERCIAL**

This Plan recommends the consolidation of commercial and office uses at existing locations and in designated Activity Centers. Commercial and office development and public investment to support this development should be focused:
- along NC 66 (Old Hollow Road);
- in the Town Center; and
- at the proposed US 158/NC 66 and Old Belews Creek Road Community Activity Centers and at the New Walkertown Road Neighborhood Activity Center discussed in following sections (Map 6).

There are few sites zoned for office use. Some expansion of commercial and office zoning is recommended particularly along NC 66 and at proposed Activity Centers. Re-use of vacant commercial buildings and redevelopment of existing vacant and underutilized sites is recommended. Existing shopping centers along NC 66 at Walkertown Plaza Boulevard, Morris Street, and Rocky Branch Road are in need of redevelopment, upgrading or revitalization.

In addition to the main commercial and office areas, a few small commercial/office sites are identified at main road intersections. Most of these sites, which are somewhat removed from the main commercial/office areas, facilitate the location of convenience stores or other services to provide for the needs of residents in the immediate neighborhoods. Identified locations are at the following intersections:
- NC 66 (Old Hollow Road) and Davis Road. Limited addition to the existing commercial development on the south side of NC 66 appears feasible.
- Pine Hall Road and Judge Clement Road. There is an existing abandoned commercial building on this site which can be redeveloped.
- Belews Creek Road and Corvette Lane. Some limited addition to the existing commercial use is proposed.
- Main Street and Pine Hall Road. This site is located between Main Street and the existing railroad line. There is some existing commercial use. It is recommended that the remainder of this sliver of land be developed for low-intensity office use because of the severe constraints to
development of the site. In particular, attention needs to be paid to the location of the access point to the site.

**Special Land Use Area a**

A strip of land located between Darrow Road and Chapel Street is recommended for office use. Office use at this location can serve as a transitional use between the existing significant commercial development on the west side of Darrow Road and residential development to the east. The area consists of long narrow parcels of land with a few scattered houses. Office development can take the form either of conversion of existing residences to small offices or the amalgamation of existing parcels to form larger, more viable parcels for development. Access should be from Darrow Road. Guidelines for conversion of existing homes to office and commercial uses are in Appendix F.

**GENERAL RECOMMENDATIONS**

- The majority of new commercial and office development should be located at Activity Centers, at the Town Center, and along NC 66 (Map 6). These sites are to be developed in conformity with standards specified for those areas.
- Existing abandoned or rundown commercial areas should be upgraded and redeveloped.
- Small service commercial sites should be developed at identified locations at NC 66 (Old Hollow Road) and Davis Road; Pine Hall Road and Judge Clement Road; Belews Creek Road and Corvette Lane; and Main Street and Pine Hall Road (Map 6). Small neighborhood service sites can also be considered in proposals for larger scale new residential developments.
- New and redeveloped commercial and office sites should be designed in a manner which makes them compatible with the surrounding area.

**Activity Centers**

This Plan proposes that, with the exception of infill development along NC 66, most new commercial and office uses should be concentrated at Activity Centers to limit the spread of strip commercial development along major roads. Multifamily residential uses and institutional uses can also be located at and in the vicinity of these Centers.

Development of these Centers would be primarily through private efforts. Local governments’ role will be to enhance public infrastructure as a means of encouraging private investment at these centers.

**NEIGHBORHOOD ACTIVITY CENTERS**

Neighborhood Activity Centers (NACs) are small-scale commercial developments. They are designed to serve the daily shopping and service needs of the neighborhood as well as to provide a gathering place for neighborhood social life.

Commercial development in a NAC can take the form of a Neighborhood Shopping Center of up to 100,000 square feet. A number of commercial uses serving the daily shopping needs of nearby residents that are considered appropriate for NACs include grocery, pharmacy, video rental, dry cleaners, bakery, specialty food, cafe, sit-down restaurant, service station, medical offices, insurance offices, and day care centers. Public uses, including churches, synagogues and branch libraries, are encouraged.

In a Neighborhood Activity Center, a village scale is emphasized by including smaller-scale buildings, smaller roads, and by orienting portions of development to surrounding side streets and neighborhoods.

The area at the periphery of a NAC may be suitable for moderate-density housing such as duplexes, town homes and low-rise apartments that transition to the density of the surrounding neighborhood. Residences and offices over shops in the central area of a NAC are encouraged. Recommended design criteria for NACs are in Appendix C.

**New Walkertown Road NAC**

This Plan proposes one NAC, the New Walkertown Road NAC (Map 6). This NAC, approximately 35 acres, is located on New Walkertown Road (US 311) between the proposed Beltway and Dillon Farm Road. It is intended to provide basic shopping and services to the western part of the Planning Area where there are no existing commercial facilities or services. It is readily accessible to the surrounding neighborhoods, existing and proposed industrial areas, and from the proposed Northern Beltway.

The area designated for this NAC consists of some vacant land and some existing residential and commercial uses. It has the potential to be redeveloped for a mixture of uses, including small-scale retail and services, and designed to facilitate pedestrian and bicycle traffic.
COMMUNITY ACTIVITY CENTERS

Community Activity Centers (CACs) are larger scale developments designed to serve a primary market of surrounding neighborhoods. They provide daily as well as weekly shopping needs and services, recreation, employment, and institutional facilities to this market. They also provide a gathering place for the community. In addition to the uses suggested for NACs, a number of additional uses are considered appropriate for the market area of CACs. They include large supermarkets, large drugstores, hotels, restaurants, movie theaters, entertainment spots, medium-sized offices, schools, large day care centers, and large churches.

In a CAC, there is larger scaled development with more activities than the NAC. The majority of development is oriented to arterials with some development oriented to side streets and surrounding neighborhoods.

The area at the periphery of a CAC is suitable for higher density housing such as duplexes, town homes and apartments that transition to the density of the surrounding neighborhood. Residences and offices over shops are encouraged in the central area of a CAC. Recommended design criteria for CACs are in Appendix C. Two CACs are proposed: the US 158/NC 66 and the Old Belews Creek Road CACs.

US 158/NC 66 CAC

This Plan identifies the core of a potential CAC located at the intersection of US 158 (Reidsville Road) and NC 66 (Old Hollow Road). There is already existing commercial development at this location. This commercial development is surrounded by vacant land. The potential, therefore, exists to add multifamily residential and office uses at this location transforming it into a mixed-use area. The intensity of development of this CAC is limited by the watershed regulations because of its location within the Salem Lake Watershed. The proposed CAC, approximately 200 acres, is identified on Map 6.

New developments should be designed to facilitate pedestrian and bicycle traffic, linking existing neighborhoods and new multifamily development to commercial and office uses. The proposed addition of sidewalks along Old Hollow Road would facilitate pedestrian activity connecting this CAC to the Town Center where most of the governmental and institutional uses are located. Similar pedestrian connections should be made in the future to the business park proposed immediately south of the CAC.

Planned improvements to US 158 and US 66 (See Proposed Transportation Projects, page 5), when completed, should improve traffic flow and accessibility in this area.

Old Belews Creek Road CAC

The Old Belews Creek Road CAC, approximately 65 acres, is located at the southeast quadrant of the intersection of the Northern Beltway and US 158 (Reidsville Road). It is easily accessible from US 158 and the proposed Northern Beltway.

This site consists mainly of vacant and agricultural land and is zoned for single-family residential development. It has the potential to be comprehensively developed with mixed commercial, service, office and multifamily residential uses in a pedestrian-oriented environment. Rezoning will be required. Consideration can also be given to the construction of a community center at or in the immediate vicinity of this CAC. This CAC would serve the southeastern section of the Planning Area, which lacks service facilities. Since it is located within the Salem Creek Watershed, development must meet watershed regulations.

GENERAL RECOMMENDATIONS

• Support the concentration of mixed-use development and multifamily residential development at the US 158/NC 66 and Old Belews Creek Road Community Activity Centers.
• Support the concentration of neighborhood-level commercial development and mixed-use development at the New Walkertown Road Neighborhood Activity Center.
• Support public improvements that facilitate the function of these Activity Centers.
A business park can be defined as a large tract of land, zoned for office, warehousing and manufacturing uses, and subdivided into sites to be occupied by a mix of users. Business parks have good highway access, public sewer and water, natural gas and other necessary infrastructure. Often, business parks are the result of a public-private partnership. The Piedmont Center on NC 68 is an outstanding example of a highly successfully and very attractive local business park.

Four potential sites for the creation of business parks were initially identified and evaluated. The following site selection criteria were used to evaluate these sites:

**Minimum 100-acre site size.** Companies like to locate in large business parks so they have similar neighbors and they can be well buffered from nearby residential areas. The four sites reviewed ranged in size from 103 to 155 acres.

**Ownership by one or a few owners.** When large tracts are held by one or a few owners, land assembly is greatly facilitated.

**Public sewer available on-site.** It is difficult to develop business parks with on-site wastewater disposal.

**Good transportation access.** The subcommittee defined good access as direct access to a major highway, and a site within five miles of an existing or proposed interstate highway.

**Not in a water-supply watershed.** The Salem Lake Watershed which covers a large part of the Planning Area, has restrictions on the intensity of development that would make creation of a successful business park more difficult.

**Gently sloping topography.** Relatively flat sites keep grading and site development costs low.

After using the site selection criteria to carefully review each of the four sites, two sites were chosen for inclusion on the proposed land use plan. Site 1 is the preferred site. Site 2 is an alternate or secondary site (*Map 6*).

**Site 1. New Walkertown Road.**
This 105-acre site consists of five tracts of adjacent land located on the southeast side of New Walkertown Road, just south of Sell Road. The site has considerable frontage on New Walkertown Road and is about 0.6 mile southwest of the proposed interchange with the Northern Beltway. It is relatively flat with some steeper areas immediately along the west side of Frazier Creek. There is no sewer currently on site, but a sewer interceptor is 0.6 mile south on Frazier Creek. The site is not in the Salem Lake Watershed.

**Site 2. Reidsville Road.**
This is a 133-acre site consisting of five parcels located east of Reidsville Road on Old Bellews Creek Road. An interchange of the proposed Northern Beltway with Reidsville Road is planned to be located one mile south of the site. The site currently does not have public sewer. A gravity interceptor sewer line is one mile away in Martin Mill Creek near Cash Elementary School. It may also be possible to serve the site by pumping wastewater across Reidsville Road to existing sewer lines. The site is relatively flat with some steeper areas along Martin Mill Creek, which runs through the center of the site. This site was less preferred because it is in the Salem Lake Watershed, which could limit the intensity of development.

**DESIGN GUIDELINES FOR BUSINESS PARKS**
The purpose of design guidelines is to create high-quality business parks in a campus-like setting consisting of attractive buildings, significant natural open space, and formal landscaped areas. Design guidelines can help ensure that new business parks in the Walkertown Planning Area are high-quality developments. It is recommended that business parks be master planned and developed in a campus-like setting with consideration given to the following design elements:

- large site allowing for adequate buffers and visual screening;
- access with a minimum impact on surrounding local streets;
- attractive design and careful location of buildings and loading docks;
- screened and landscaped parking areas;
- coordinated signage;
- provision of common open space;
- significant landscaping;
- stream and wetlands protection; and
- pedestrian circulation.
The Union Cross Business Park in Forsyth County and the Piedmont Center Business Park in High Point both have private covenants that address these and other design issues. Appendix D provides a set of design guidelines that can be used to achieve development of high-quality business parks. It is recommended that guidelines be utilized to guide development of business parks in the Walkertown Planning Area.

**GENERAL RECOMMENDATIONS**

- Establish a committee of public and private citizens/organizations to determine the feasibility of the proposed business parks at New Walkertown Road and Reidsville/Old Belews Creek Roads and pursue necessary steps for implementation.
- Consider utilizing design guidelines to ensure high-quality developments. Guidelines should be developed with public input.

**Walkertown Town Center**

The Walkertown Area Plan establishes the future “vision” for the community and serves as the blueprint to accomplish that vision. Part of the plan’s overall vision seeks to revitalize the historic center of Walkertown as a distinctive destination for residents and visitors, boosting community pride. Additionally, there is a stated desire to reinvigorate declining commercial areas through reinvestment and quality infill development. In order to achieve the vision, this Plan recommends developing a plan and associated design guidelines for the historic center of Walkertown.

Walkertown must strive to create and maintain a vibrant downtown. The future of the Walkertown Town Center hinges on ensuring that the Town Center is large enough to meet current and future needs, establishing quality public spaces, addressing transportation deficiencies, and enhancing the design of existing and proposed buildings. The following recommendations will assist in achieving the desired vision.
TOWN CENTER
BOUNDARY EXPANSION

Legacy established the boundaries of downtown Walkertown on its Growth Management Map. The original limits focused primarily on the commercial zoning classifications and existing development and did not include many residential areas or much of the vacant property to the northeast. The Walkertown Land Use Committee determined that expanding the boundaries of the Town Center to include additional residential property on the west and additional residential and undeveloped property to the east/northeast provided a better mixture of uses, as well as opportunities for better interconnectivity and cohesion throughout the Town Center. The amended Town Center boundaries are shown on Map 7. The Town Center covers approximately 209 acres.

The residential properties add to the Town Center by serving as its eyes and ears, and will serve as an established customer base for new commercial endeavors. The proposed high school to the northeast fits well with the existing institutional uses (the library, governmental entities and other schools) within the Town Center. It will be necessary to improve infrastructure to accommodate traffic generated by the proposed school.

There is ample room for new development to compliment existing development, as well as numerous opportunities to intensify the existing uses.

Recommendations

• Expand the Town Center boundaries to include the area shown on Map 7.

TOWN CENTER PARKS
AND OTHER CIVIC USES

The success of all Town Centers depends on the amount and quality of its public spaces. Public spaces, such as parks, provide a destination, create energy through their use, and provide attractive retreats. The Committee determined that a number of public spaces are needed within the Town Center, establishing a network of park and other civic use spaces throughout the Town Center.

Recommendations

• Establish the Depot Historic Park on property located west of the railroad. If the depot building cannot be retained in place (on the railroad property), the depot should be relocated to the subject property, maintaining the same north-south orientation, and celebrated in a park-like setting. This area could serve as a community gathering area, an educational opportunity area, and a community garden area. The property is located near the Town Hall and new fire station, and could benefit from the activity associated with their use.
• Establish the Love UMC Focal Point. The triangular shaped area north of Love United Methodist Church and west of Main Street should be celebrated and enhanced as a community focal point. Appearance-type features, such as community signage, formal planting areas, and street furniture should be installed to create a strong street presence and an attractive vista along Main Street. Such work would entail cooperation between the Town, local civic clubs, and the church. This model could be expanded in other areas in the Town Center, as well as elsewhere within Walkertown.
• Formalize the passive park between Walkertown Middle School and Main Street. There is some play equipment and benches in a grassed and tree-enclosed area near the library that could serve as a great passive park. The Town should work with the school system to establish a formal shared-use arrangement for this area.
• Create Walkertown Square. The Town should consider identifying a suitably located site for a town square. The square can include an amphitheater area for outdoor productions and concerts, a “tot lot” play area, sidewalks and walking trails, landscaping, benches, and pedestrian-scaled lighting. On-street parking can be used to satisfy the parking requirements.

SPECIAL LAND USE AREA b*

This 7.5-acre site located off Sullivantown Road is on the national Register of Historic Places and is a Local Historic Landmark. There is an existing historic residential building, the Thomas A. Crews House, and a couple of outbuildings on the property. It is currently in use as a private residence. This is a large, centrally located site in the Town Center. If it becomes available for development during the life of this Plan, it has the potential to be developed either for recreation or for a mixed-use development. A Certificate of Appropriateness would be required.

Whatever the future use of the site, the design of any proposed development should seek to maintain and reflect the historic character of the site and buildings.
TRANSPORTATION IMPROVEMENTS

The overall street network within the Town Center is well connected and generally functional. US 311 currently runs through the heart of the Town Center. With the future Walkertown High School proposed to the northeast along Sullivantown Road, the Committee recognized that there would be a dramatic increase in traffic through the downtown. This increased traffic needs to be addressed. Traffic signals may be warranted at both the US 311/Main Street and the Depot/Main Streets intersections. Additionally, there is a need for additional sidewalks and crosswalks throughout the Town Center.

Recommendations

• Due to the acute angle of the Sullivantown Road/Main Street intersection, consideration should be given to converting Sullivantown Road to a one-way street heading northeast between Main Street and Depot Street, where it will resume two-way flow. Depot Street can also be converted to a one-way street heading west between Sullivantown Road and Main Street, creating two-lane, one-way pairs for this block.

• Traffic signals, if warranted, should be installed at both the US 311/Main Street and Depot Street/Main Street intersections, to handle existing and future truck traffic (US 311) and the anticipated school traffic (Sullivantown Road/Depot Street). The traffic signals should be mounted on mast arms with all utility wires being placed underground. Pedestrian signals should be installed, especially at the US 311/Main Street intersection.

• Priorities for the installation of sidewalks within the Town Center are indicated on Map 8. These sidewalks should be constructed as development occurs or as roads/streets are improved, whichever occurs first.

• Consideration should be given to striped crosswalks at all intersections within the Town Center when sidewalks are installed. Pedestrian signals should be installed, when warranted.

DESIGN GUIDELINES

Design is often an important topic in Town Center planning. Design Guidelines provide guidance on design features of both new construction and rehabilitation of existing structures. They often provide...
guidance on such details as color, façade design and materials, scale, roof pitch, windows, signage, etc.

Recommendations
• Consider adopting Town Center Design Guidelines. An example of guidelines is outlined in Appendix E.
• Allow the conversion of the identified single-family residential structures to commercial, office and urban residential (duplexes, triplexes, townhouse units) uses provided that guidelines are followed.
• Complete a design for the proposed Walkertown Square in consultation with residents.

FUNDING AND IMPLEMENTATION
In order to ensure that the recommendations outlined for the Town Center are realized, Walkertown should plan for future funding sources and implementation methods.

Recommendations
• Consider incorporating the recommendations of this section into a Capital Improvements Program (CIP) for the Town of Walkertown.
• Investigate the creation of a Business Improvement District within the Town Center. Such a district imposes an additional tax on the businesses within the district that must be used to enhance the area (can be used for parking, appearance-related items, infrastructure development, etc.) and must be agreed upon by a majority of the businesses within the area. More detail is provided in the North Carolina General Statutes.
• Investigate using the North Carolina Main Street Program, administered by the Division of Community Assistance (DCA) to help restore and enhance the Walkertown Town Center.
• Investigate creating a Town Center overlay district that would implement certain land use and design restrictions within the identified area that new and expanded development must follow.

 SPECIAL LAND USE CONDITIONS
The Proposed Land Use Recommendations Map (see Map 6) shows recommended land uses for all vacant property in the Planning Area and changes in land use for some developed sites. In some circumstances, there are special conditions or prohibitions of certain uses. These situations are referenced on the map with a small case letter and a ★ (star) as follows:

a* Darrow Road Office Area
This narrow strip of land with small parcels and some existing houses is recommended for office use because of its location opposite to existing and proposed commercial and office uses (see page 21). See Appendix F for standards for conversion of existing homes to office use.

b* Crews House Historic Site
This 7.5-acre site located off Old Sullivantown Road is on the National Register of Historic Places and is a Local Historic Landmark. Although presently in single-family residential use, it has the potential for alternative uses (see page 25).

c* New Walkertown Road/Beltway Interchange
This area, located in the southwestern quadrant of the proposed interchange and on the boundary of the Planning Area, is adjacent to land zoned industrial outside the Planning Area. There are a few single-family residential buildings and vacant land in the area. It is recommended that this area either be retained as a residential area or be considered for expansion of industrial use or institutional uses.

TRANSPORTATION RECOMMENDATIONS
Legacy calls for a balanced, sustainable network of transportation modes, which provides choices for travel needs. Street networks should be developed in a manner that is consistent with the land use plan and promote connectivity in communities. Developing walkable neighborhoods and creating a network of bikeway, sidewalks, and greenways will provide for transportation choices for all segments of the population. The following are the general and specific transportation recommendations:
• Develop a transportation system that provides a safe and efficient road system, encourages alternatives to the automobile, and minimizes impacts on neighborhoods and promotes good air quality.
• Promote road safety; encourage increased enforcement of traffic laws.
• Ensure that ongoing traffic analyses are conducted so that new roads and road improvements are designed to handle anticipated growth in the Planning Area.
• Create a network of sidewalks and greenways for the Planning Area to provide pedestrians, runners and bicyclists with good access to neighborhoods, Activity Centers, recreational facilities and other community facilities.
• Provide and encourage the use of park and ride lots.
• Add appropriate projects to the Long Range Transportation Plan and consider requiring other necessary improvements as part of the development process.
• Employ traffic calming measures in neighborhoods, as necessary.
• Promote street connectivity in developments.

ROADS
The Walkertown Land Use Committee has recommended several new road projects to improve road transportation in the Walkertown Planning Area. More detailed studies need to be done to determine the feasibility of the proposed projects and the most suitable alignments. All of these projects are considered to be long-range projects but could be built earlier as development occurs. These projects identified on Map 9 are as follows:
• Connect the proposed Walkertown Bypass to US 158 and east to Old Valley School Road by an East-West Connector. This will give the area a much needed additional east-west connection and provide access for the proposed high school.
• Extend Avalee Road to the proposed East-West Connector.
• Extend Rocky Branch Road to the south to Esther Lane.
• Extend Rocklane Drive to the west to New Walkertown Road.
• Connect Dippen Road and Davis Road. With the construction of the Eastern Section of the Northern Beltway, Dippen Road is proposed to be cut off from Old Walkertown Road. This will provide the residents in this area better access to Winston-Salem and other points to the south.
• Connect Gallant Lane and Creekridge Lane where right-of-way already exists.
• Extend Grubbs Road to Tyner Road and Tyner Road to Brinkley Road.

PEDESTRIAN/BICYCLE
Proposals for sidewalks in the Town Center are identified on Map 8 and described in the section on the Town Center. A countywide pedestrian plan is due to be completed in 2007. Specific recommendations are:
• Determine the feasibility of and implement the Town Center sidewalk proposals.
• Contribute to, adopt and support recommendations of a countywide sidewalk and pedestrian facilities plan.
• Adopt and support recommendations of the Winston-Salem Urban Area Comprehensive Bicycle Master Plan.

Table 1 identifies the existing need for additional parks and major recreational facilities in the Town of Walkertown and the Planning Area. Calculations are based on the Year 2000 population for the Town of Walkertown and the larger Walkertown Planning Area using standards for providing parks and recreational facilities adopted for Forsyth County. It is expected that the calculated need will increase over the planning period with population growth in the area.

Recommendations for proposed parks, recreational facilities, greenways and open space take into consideration the number, size and location of existing facilities; existing inadequate recreational opportunities; the anticipated location of future growth; and the expectations of the community as identified during this planning process. Recommendations for various categories of recreation and open space are indicated on Map 10.
Table 1. Parks and Recreational Facilities — Existing Needs

<table>
<thead>
<tr>
<th>Park/Facility (Standard per 1000 population)</th>
<th>Walkertown Existing Acres (4,009 population)</th>
<th>Walkertown Area Additional Acres Needed (10,059 population)</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Parks (10 acres/1000)</td>
<td>NA³</td>
<td>72</td>
</tr>
<tr>
<td>Community Parks (5 acres/1000)</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Neighborhood Parks (2.5 acres/1000)</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td>Community Center (1/25000)</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Basketball Court (1/5000)</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Volleyball Court (1/5000)</td>
<td>1⁴</td>
<td>1</td>
</tr>
<tr>
<td>Tennis Court (1/2000)</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Soccer Field (1/3500)</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Baseball Field (1/5000)</td>
<td>6⁶</td>
<td>0</td>
</tr>
<tr>
<td>Softball Field (1/5000)</td>
<td>1⁴</td>
<td>1</td>
</tr>
<tr>
<td>Swimming Pool (1/2000)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Picnic Shelters (1/3000)</td>
<td>1⁴</td>
<td>2</td>
</tr>
</tbody>
</table>

Notes: 1. Adopted by Winston-Salem and Forsyth County
2. Source: 2000 US Census
3. Not applicable
4. County-owned park facilities
5. Includes private facilities
RECREATIONAL FACILITIES
• Establish at least one new Community Park (minimum 25 acres) to provide for future recreational needs. Consider a possible location near the proposed New Walkertown Road Neighborhood Activity Center or any alternative suitable site in the western part of the Planning Area where there are no existing parks. The site should be easily accessible from a main road and, where possible, connected to a proposed greenway trail.
• Establish a minimum of three neighborhood parks (size 5-10 acres) to serve the northwest, south and central parts of the Walkertown Planning Area. These should be easily accessible to neighborhoods and, where possible, connect to proposed greenway trails. The proposed community park should be designed to serve also as a neighborhood park for the surrounding neighborhoods.
• Establish a park in the Town Center to function as a community focal point and gathering spot.
• Consider the establishment of linear parks in conjunction with the construction of proposed greenway trails.
• Construct a community recreation center to serve the community. Proposed locations include a site at/adjacent to the proposed Old Belews Creek NAC, or alternatively, adjacent to existing/proposed parks/schools. The availability of a site near the existing Walkertown Community Park should be further explored. The selected site should be easily accessible from a main road.
• Construct multipurpose courts and fields at proposed parks to meet existing and future needs.
• Construct picnic shelters at proposed parks.
• Complete surveys to determine community preferences for types of facilities and programs.

GREENWAYS
The potential exists for the construction of approximately 10 miles of greenway trails and connectors (Map 10). Since construction of these trails is expected to continue beyond the lifespan of this Plan, proposals have been prioritized. However, to facilitate future trail construction, it is important to secure 40-foot greenway easements along all identified routes when opportunities arise. Sidewalks should be connected to the proposed greenway trails, where feasible. Recommendations for greenway construction are prioritized below.

Priority 1
• Construct a greenway trail (approximately 3.6 miles) along Lowery Creek from Old Hollow Road to the proposed Salem Lake North Trail and the existing Salem Lake Trail and Park. The route can follow a combination of sewer and Duke Power rights-of-way.
• Connect the proposed Lowery Creek Trail to the Walkertown Community Park with a trail (0.8 miles) along the existing sewer right-of-way north of Swain Lane.

Priority 2
• Construct a greenway trail (approximately 2.7 miles) along Martin Mill Creek from Walkertown Community Park/US 158 to the proposed Lowery Creek Trail.
• Connect the Martin Mill Creek Trail to the proposed regional Piedmont Trail to Kernersville, Triad Park and Greensboro.

Priority 3
• Construct a greenway trail (approximately 1.7 miles) along Frazier Creek from US 311 to the proposed Brushy Fork Trail and Winston Lake Park.
• Connect the proposed Lowery Creek and Frazier Creek trails to the proposed Community Park/Neighborhood Activity Center with a trail (approximately 1.2 miles) along the gas line right-of-way.

GENERAL RECOMMENDATIONS
• Actively pursue local, State, federal and private funding for land acquisition and development of parks, greenways, and other community facilities.
• Take action to acquire land or easements for parks, recreational facilities, open space and other community facilities.
• Implement school system plans to construct a high school in the Town Center. This Plan’s recommendations should be taken into consideration when determining the capacity for new or expanded schools.
• Encourage the use of school facilities for recreation, community events, and neighborhood services.
• Require developers/property owners to dedicate land for parks and open space or make a payment in lieu as part of the development approval process. (Town of Walkertown)
• Consider a process for the adoption of Open Space Development Standards that seek to improve the availability of parks and open space.
to the community’s residents. A public process with input from stakeholders would be required prior to the adoption of these standards (Forsyth County).

• Require a 40-foot greenway easement at the time of development along all creeks with floodplains.
• Utilize environmentally sensitive principles when designing parks, recreational facilities, and other community facilities.
• Seek cooperation with other local governments, the school board, nonprofit and private organizations, where appropriate, to implement proposals.
• Involve residents, major businesses and land owners in master planning for parks, greenways and recreational facilities.
• Consider alternatives for improving police services.
• Upgrade the existing Fire Protection Service to meet the increasing demand that will be placed on it by projected growth and development.

**Historic Preservation Recommendations**

Legacy promotes historic preservation because of its contribution to the aesthetic, social, historical, cultural, and environmental quality of communities as well as its contribution to a community’s economic development.

Significant historic resources have been identified in the Walkertown Planning Area as indicated in initial surveys (Appendix A). The following are recommendations to ensure that the potential of these resources are fully explored and that the community takes steps to preserve its historic assets.

1) **Obtain National Register of Historic Places Listings.**

• Coordinate a site visit with the National Register Coordinator at the State Historic Preservation Office (SHPO) to determine final draft district boundaries. Map 11 identifies proposed district boundaries.
• Prepare and submit an application to secure National Register Study List designation from SHPO.
• Obtain funding for the preparation of National Register nomination(s).
• Complete the nomination process and subsequent National Register listing.
• Prepare a list of individual properties throughout The Walkertown Planning Area to consider for National Register listing (following same process as noted above).

2) Obtain Local Historic Landmark Designations.
• Prepare a list of individual properties throughout the Walkertown Planning Area (including within the Town Center area) to consider for Local Historic Landmark designation.

3) Investigate the possibility of Transportation Enhancement funding to restore the Walkertown Depot.

4) Initiate preservation education activities for the community.
• Prepare brochure and photo exhibit.
• Feature historic properties on Walkertown’s web site.
• Consider holiday building tours.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

Economic development can be defined as the creation and/or retention of jobs and increases in the tax base that improve or enhance the economic welfare of a community and its citizens. Legacy’s goal for economic development is to attract environmentally sensitive new businesses and expand existing large and small businesses to provide a broad range of employment opportunities and a high-quality of life for people living and working in Forsyth County.

Nonresidential developments, such as shopping centers, office buildings, and manufacturing facilities, typically contribute more in taxes to a community than the cost of providing services to them. Increased nonresidential development is desirable not only for the jobs it creates but also for its positive contributions to the tax base. Public investment in physical infrastructure, including a public wastewater disposal system, a good transportation network, and public water, is a necessary prerequisite to attracting nonresidential development. Until recently, the pace of development in the Walkertown Planning Area has been slow due to the lack of necessary infrastructure. However, recent improvements and coming changes will increase the development pace. The recent extension of public sewer to part of the Planning Area has already accelerated development activity as evidenced by the recently completed Walkertown Commons Shopping Center and the Hanley Park residential and office complex. Improved transportation access resulting from construction of the Northern Beltway through the Planning Area will also have a significant impact on the rate of nonresidential development. This six-lane beltway will reduce time and distance to points in the Triad.

The new beltway will also provide opportunities for increased economic development from two new planned developments. The FedEx Cargo Hub, which is planned to be operational in 2008 at the Piedmont Triad International Airport (PTI), will be a $300 million facility employing 1,500 full- and part-time workers. The Dell computer manufacturing facility in Union Cross opened in fall, 2005, and may eventually employ 1,500 people. The Northern Beltway will provide easier access for people in the Walkertown Planning Area to work at these companies and elsewhere in the Triad. More importantly, both of these companies are expected to attract support manufacturing and warehousing facilities to the area. Many operations that want to take advantage of the quick shipping and delivery of goods the FedEx facility will provide will want to be located within a 20-mile radius of PTI. Dell will require just-in-time delivery of parts for manufacture of its computers, which will require suppliers to be located nearby. The impact of the suppliers could be considerable. Dell estimates that 1.5 to 2 jobs are created by suppliers for every employee that it hires. Some of this development could locate in the Walkertown Planning Area especially if attractive business sites are available, suitably zoned, and with necessary infrastructure in place.

GENERAL RECOMMENDATIONS

• Support balanced, compatible economic development by the private and public sector.
• Encourage high-quality, high-paying, “clean and green” businesses and industries to locate or expand in the Planning Area.
• Promote and encourage agribusiness.
• Focus industries and commercial development in planned business areas.
• Encourage environmentally-sensitive development of business areas.
• Rezonings for business park development should be compatible with the Area Plan's recommended land use plan.
• Market business park sites and other economic development opportunities in the area.
• Identify funding sources to implement economic development initiatives.
• Direct public improvements and funding to designated business parks, Activity Centers and other economic development opportunities.

Environmental and Open Space Recommendations

Legacy calls for the protection of watersheds, wetlands, and streams throughout the county. In their vision for the community, residents desire clean water and air and maintaining the scenic beauty of the area. Of particular interest in this Planning Area is the need to protect the Salem Lake Watershed, Natural Heritage Sites, and creek corridors. Environmental and Open Space recommendations are listed below.

• Encourage landowners to use Best Management Practices for stormwater protection.
• Preserve and protect high-quality natural areas including Natural Heritage Sites.
• Consider adopting guidelines/regulations to manage development in environmentally sensitive areas.
• Encourage Conservation or Open Space Subdivisions particularly in the Rural Area.
• Set targets for expanding recycling efforts.
• Support organizations and programs that educate residents on environmental issues.

Agricultural Recommendations

In their vision for their community, residents have expressed a desire to retain some of the rural character and agricultural heritage of the area by preserving some of its farmland and open space. One of the goals of this Plan is to develop strategies for preserving farmland and open space.

Legacy identifies the Rural Area as the area where farmlands, natural areas, and rural character are protected. It is located beyond the area that can cost effectively be provided with sewer and other services. The area is intended to remain in agricultural and very low-density residential uses for the time horizon of the plan.

Map 5 identifies the boundary of the Rural Area which stretches across the northern portion of the Walkertown Planning Area. The Rural Area:

• includes farmlands and areas with rural character;
• includes Natural Heritage Sites and other natural areas;
• includes environmentally-sensitive areas;
• excludes the existing Town of Walkertown and areas for possible Town expansion; and
• excludes areas with sewer or proposed for sewer.

Approximately 940 acres or 29% of the land in the Rural Area is classified as agricultural land. An additional 1300 acres or 39% are classified as vacant or large-lot residential land. This additional acreage can be available for new agricultural enterprises, open space conservation or low-density development.

Policies recommended for the Rural Area are aimed at preserving and encouraging existing and new types of agricultural enterprises as a contributor to the economy and character of the area; preserving natural areas and open space; and, maintaining low-density residential use.

A number of strategies can be employed to preserve the existing agricultural land in agricultural use, encourage new agriculture and agriculture-related uses on some existing vacant and large-lot residential lands, and maintain the agricultural roots and way of life of many area residents. At present, many farmers in the area take advantage of the present use value assessment for farmland whereby land is taxed at its resource value instead of its development value. There are also other approaches to preserving farmland and encouraging new agricultural ventures.

ForSyth County Farmland Preservation Program

The Forsyth County Farmland Preservation Program, created in 1984, is a voluntary program in which the County purchases the development rights of agricultural land from farmland owners. The intent of the program is to provide an economic incentive to farmland owners to keep their land in agriculture or open space uses in perpetuity. The program helps to curb the rapid loss of good farmland to urban development, control sprawl development, preserve open space, reduce public
infrastructure costs and maintain a vital link to the community’s past. The landowner is compensated for the sale of the development rights and retains title and all other rights to his or her land. Farming activities may continue on participating properties. There are currently 1,605 acres of protected farmland on 29 farms in Forsyth County. The majority of these farms are located in the northeastern part of the county. Although none of these are located within the Walkertown Planning Area, a couple of farms are on a priority waiting list for inclusion in the program. The main obstacle to bringing more land into the program at this time is the lack of local funding. Alternative funding sources need to be identified for the program.

VOLUNTARY AGRICULTURAL DISTRICTS
Consideration is being given to establishing a Voluntary Agricultural District Ordinance in Forsyth County to help encourage the preservation of commercial agriculture and farmland. This Ordinance would allow the creation of special Voluntary Agricultural Districts where commercial agriculture by farmers is encouraged and protected. Enrollment is voluntary and farmers may receive protection from restrictions on farm practices, protection from private nuisance lawsuits and exemptions from water and sewer systems assessments and connections. Large tracts of land may be preserved at very low cost to the public and the farm owner. The present lack of funding for the Farmland Preservation Program makes this an attractive, alternative way to maintain land in agricultural uses.

GENERAL RECOMMENDATIONS
- Promote the present use value assessment for farmland already used by some farmers.
- Consider establishing Voluntary Agriculture Districts. Districts do not have to be limited to the Rural Area.
- Explore the profitability of new crops and agribusiness to maintain land in agriculture.
- Explore opportunities for agritourism and farm heritage which bring awareness of agricultural life to urban/suburban life and can become a source of income to farmers.
- Encourage the donation of agricultural and open space conservation easements under the Farmland Preservation Program or to nonprofit conservation organizations to protect farmland from development.
- Work with the Forsyth County Cooperative Extension Office and the Department of Conservation and Natural Resources to obtain support for farmers.
- Encourage community farming initiatives such as cooperatives.
### Implementation Schedule

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Recommendations</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Discourage rezonings to more intense districts in the rural area (page 20).</td>
</tr>
<tr>
<td>Encourage the use of Conservation or Open Space Subdivisions in the Rural Area (page 20).</td>
</tr>
<tr>
<td>Limit the use of package treatment plants in the Rural Area (page 20).</td>
</tr>
<tr>
<td>Consider Traditional Neighborhood Developments for larger parcels of land in the Suburban and Future Growth Areas (page 20).</td>
</tr>
<tr>
<td>Rezone land in the vicinity of proposed Neighborhood Activity Center (NAC) to moderate residential density (page 20).</td>
</tr>
<tr>
<td>Rezone land in the vicinity of the proposed Community Activity Centers (CACs) to moderate and intermediate residential densities (page 20).</td>
</tr>
<tr>
<td>Consider locating manufactured housing contiguous to existing manufactured housing parks (page 20).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office and Commercial Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Locate major commercial/office development at sections of NC 66, Activity Centers, and the Town Center (page 21).</td>
</tr>
<tr>
<td>Develop small service commercial sites at identified neighborhood locations and other suitable sites (page 21).</td>
</tr>
<tr>
<td>Upgrade and redevelop abandoned or rundown commercial areas (page 21).</td>
</tr>
</tbody>
</table>

*Timing: Immediate: 1-2 years  Short Range: 3-5 years  Medium Range: 6-10 years  Long Range: 10 years or more*
### Activity Centers

Support the concentration of new commercial development and higher residential densities at the US 158/N.C. 66 and Old Belews Creek Road Community Activity Centers (page 22).

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support the concentration of neighborhood-level commercial development at the New Walkertown Road Neighborhood Activity Center (page 22).</td>
<td>CCPB, WPB, FCBOC, WTC</td>
<td>Immediate/ Ongoing</td>
</tr>
<tr>
<td>Support public improvements that facilitate the function of these Activity Centers (page 22).</td>
<td>CCPB, WPB, FCBOC, WTC</td>
<td>Immediate/ Ongoing</td>
</tr>
</tbody>
</table>

### Industrial Use/Business Parks

Establish a committee to pursue the creation of business parks at the two identified locations at New Walkertown Road and Reidsville/Old Belews Creek Roads (page 24).

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consider utilizing design guidelines to ensure high-quality developments (page 24).</td>
<td>CCPB, WPB, FCBOC, WTC</td>
<td>Short to Medium Range</td>
</tr>
</tbody>
</table>

### Walkertown Town Center

Consider establishing the Love United Methodist Church Focal Point (page 25).

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consider formalizing the passive park between Walkertown Middle School and Main Street (page 25).</td>
<td>WTC, community organizations</td>
<td>Medium Range</td>
</tr>
<tr>
<td>Establish the Depot Historic Park (page 25).</td>
<td>WTC, WPB, community organizations</td>
<td>Long Range</td>
</tr>
<tr>
<td>Consider converting Sullivantown Road to a one-way street heading northeast between Main Street and Depot Street (page 26).</td>
<td>NCDOT</td>
<td>Short to Medium Range</td>
</tr>
<tr>
<td>Consider installing traffic signals at both the US 311/Main Street and Depot Street/Main Street intersections (page 26).</td>
<td>NCDOT</td>
<td>Short to Medium Range</td>
</tr>
</tbody>
</table>

* Timing: Immediate: 1-2 years  Short Range: 3-5 years  Medium Range: 6-10 years  Long Range: 10 years or more
<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install sidewalks within the Town Center (page 26).</td>
<td>WTC</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Consider installing striped crosswalks at all intersections within the Town Center (page 26).</td>
<td>NCDOT</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Consider adopting Design Guidelines for the Town Center (page 27).</td>
<td>WTC, CCPB, WPB</td>
<td>Immediate</td>
</tr>
<tr>
<td>Allow for the conversion of the identified single-family residential structures to commercial use (page 27).</td>
<td>WTC, WPB</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Identify a site and complete a design for the proposed Walkertown Square (pages 25 &amp; 27).</td>
<td>WTC, WPB</td>
<td>Medium to Long Range</td>
</tr>
<tr>
<td>Consider incorporating these recommendations into a Capital Improvements Program (CIP) (page 27).</td>
<td>WTC</td>
<td>Immediate</td>
</tr>
<tr>
<td>Investigate the creation of a Business Improvement District within the Town Center (page 27).</td>
<td>WTC, property owners, business organizations</td>
<td>Short Range</td>
</tr>
<tr>
<td>Investigate using the North Carolina Main Street Program, to help enhance the Walkertown Town Center (page 27).</td>
<td>WTC, WPB</td>
<td>Medium Range</td>
</tr>
<tr>
<td>Investigate creating a Town Center overlay district (page 27).</td>
<td>WTC, WPB</td>
<td>Immediate</td>
</tr>
</tbody>
</table>

**Transportation Recommendations**

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct the Northern Beltway Eastern Section (page 5).</td>
<td>NCDOT</td>
<td>Medium Range</td>
</tr>
<tr>
<td>Construct the I-73/I-74 Connector (page 5).</td>
<td>NCDOT</td>
<td>Long Range</td>
</tr>
<tr>
<td>Widen Reidsville Road (US 158) to a four-lane divided road (page 5).</td>
<td>NCDOT</td>
<td>Medium to Long Range</td>
</tr>
<tr>
<td>Widen Old Hollow Road (NC 66) to three lanes from Harley Drive to Main Street and from Darrow Road to Reidsville Road (US 158). Widen to five lanes from Main Street to Darrow Road (page 5).</td>
<td>NCDOT</td>
<td>Medium to Long Range</td>
</tr>
</tbody>
</table>

*Timing: Immediate: 1-2 years  Short Range: 3-5 years  Medium Range: 6-10 years  Long Range: 10 years or more*
<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
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</thead>
<tbody>
<tr>
<td>(Transportation Recommendations, continued...)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construct the Walkertown Bypass, Williston Road Extension, and the Beeson Dairy Road Extension (page 7).</td>
<td>NCDOT</td>
<td>Long Range</td>
</tr>
<tr>
<td>Complete feasibility studies and construct those projects that are feasible on the following projects (page 28):</td>
<td>NCDOT</td>
<td>Medium to Long Range</td>
</tr>
<tr>
<td>• Connect the proposed Walkertown Bypass to Reidsville Road (US 158) and east to Old Valley School Road by an east-west connector;</td>
<td></td>
<td></td>
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<tr>
<td>• Connect Gallant Lane and Creekridge Lane;</td>
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<td>• Connect Dippen Road and Davis Road;</td>
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<tr>
<td>• Extend Avalee Road to the proposed Wickenham extension;</td>
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<tr>
<td>• Extend Rocky Branch Road to Esther Lane;</td>
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<tr>
<td>• Extend Rocklane Drive to New Walkertown Road;</td>
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<tr>
<td>• Extend Grubbs Road to Tyner Road and Tyner Road to Brinkley Road.</td>
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<tr>
<td>Provide and encourage the use of park and ride lots (page 28).</td>
<td>PART</td>
<td>Short Range</td>
</tr>
</tbody>
</table>

### Community Facilities Recommendations

#### Recreational Facilities

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish at least one new Community Park (page 34).</td>
<td>WTC, FCPR, WPB</td>
<td>Medium Range</td>
</tr>
<tr>
<td>Establish a minimum of 3 neighborhood parks (page 34).</td>
<td>WTC, FCPR, WPB</td>
<td>Short to Medium Range</td>
</tr>
<tr>
<td>Consider the establishment of linear parks (page 34).</td>
<td>WTC, FCPR, CCPB, WPB</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Construct a Community Recreation Center (page 34).</td>
<td>WTC, WPB</td>
<td>Short Range</td>
</tr>
<tr>
<td>Complete surveys to determine community preferences for types of facilities and programs (page 34).</td>
<td>WTC, FCPR</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

*Timing: Immediate: 1-2 years   Short Range: 3-5 years   Medium Range: 6-10 years   Long Range: 10 years or more
### Greenways

<table>
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<th>ACTION/PROJECT</th>
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<tbody>
<tr>
<td>Construct a greenway trail along Lowery Creek from Old Hollow Road to proposed Salem Lake North Trail (page 34).</td>
<td>WTC, FCPR, CCPB, WPB</td>
<td>Short to Medium Range</td>
</tr>
<tr>
<td>Connect the proposed Lowery Creek Trail to the Walkertown Community Park (page 34).</td>
<td>WTC, FCPR, CCPB, WPB</td>
<td>Short Range</td>
</tr>
<tr>
<td>Construct a greenway trail along Martin Mill Creek from Walkertown Community Park/US 158 to the proposed Lowery Creek Trail (page 34).</td>
<td>WTC, FCPR, CCPB, WPB</td>
<td>Medium to Long Range</td>
</tr>
<tr>
<td>Connect the Martin Mill Creek Trail to the proposed regional Piedmont Trail (page 34).</td>
<td>WTC, FCPR, CCPB, WPB</td>
<td>Long Range</td>
</tr>
<tr>
<td>Construct a greenway trail along Frazier Creek from US 311 to the proposed Brushy Fork Trail (page 34).</td>
<td>WTC, FCPR, CCPB, WPB</td>
<td>Long Range</td>
</tr>
<tr>
<td>Construct a trail from the proposed Lowery Creek and Frazier Creek Trails to the proposed Community Park at new Walkertown Road (page 34).</td>
<td>WTC, FCPR, CCPB, WPB</td>
<td>Long Range</td>
</tr>
</tbody>
</table>

### Other Facilities

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actively pursue local, State, federal and private funding for projects (page 34).</td>
<td>WTC, FCPR, WPB</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Take action to acquire land or easements for parks, recreational facilities, other community facilities (page 34).</td>
<td>WTC, FCPR, WPB</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Require developers/property owners to dedicate land for parks and open space or make a payment in lieu (Town of Walkertown) (page 34).</td>
<td>WTC, CCPB, WPB</td>
<td>Medium Range</td>
</tr>
<tr>
<td>Consider a process for the adoption of Open Space Development Standards that seek to improve the availability of parks and open space to the community’s residents. A public process with input from stakeholders would be required prior to the adoption of these standards (Forsyth County) (page 35).</td>
<td>FCBOC, FCPR</td>
<td>Medium Range</td>
</tr>
<tr>
<td>Require a 40-foot greenway easement along all creeks with floodplains (page 35).</td>
<td>WTC, CCPB</td>
<td>Immediate/Ongoing</td>
</tr>
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</table>

*Timing: Immediate: 1-2 years   Short Range: 3-5 years   Medium Range: 6-10 years   Long Range: 10 years or more
### (Other Facilities, continued...)

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilize environmentally sensitive principles when designing parks and other</td>
<td>WTC, FCPR, WPB</td>
<td>Immediate/</td>
</tr>
<tr>
<td>community facilities (page 35).</td>
<td></td>
<td>Ongoing</td>
</tr>
<tr>
<td>Seek cooperation with other organizations, where appropriate, to implement</td>
<td>WTC, FCPR</td>
<td>Immediate/</td>
</tr>
<tr>
<td>proposals (page 35).</td>
<td></td>
<td>Ongoing</td>
</tr>
<tr>
<td>Involve residents major businesses and landowners in planning for parks,</td>
<td>WTC, FCPR</td>
<td>Immediate/</td>
</tr>
<tr>
<td>greenways and recreational facilities (page 35).</td>
<td></td>
<td>Ongoing</td>
</tr>
<tr>
<td>Implement plans for construction of a high school in the Town Center (page</td>
<td>WSFCS</td>
<td>Short to medium</td>
</tr>
<tr>
<td>34).</td>
<td></td>
<td>Range</td>
</tr>
<tr>
<td>Encourage the use of school facilities for recreation, community events and</td>
<td>WSFCS, WTC</td>
<td>Immediate/</td>
</tr>
<tr>
<td>neighborhood services (page 34).</td>
<td></td>
<td>Ongoing</td>
</tr>
<tr>
<td>Consider alternatives for improving the community’s police and fire services</td>
<td>WTC</td>
<td>Ongoing</td>
</tr>
<tr>
<td>(page 35).</td>
<td></td>
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</tr>
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</table>

**Historic Resources Recommendations**

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pursue National Register of Historic Places Listings for proposed historic</td>
<td>CCPB, HRC, neighborhood/community</td>
<td>Short Range</td>
</tr>
<tr>
<td>districts in the Town Center (page 35).</td>
<td>organizations</td>
<td></td>
</tr>
<tr>
<td>Prepare a list of individual properties throughout the Walkertown Planning</td>
<td>CCPB, HRC, property owners</td>
<td>Short Range</td>
</tr>
<tr>
<td>Area to consider for National Register listing (page 36).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepare a list of individual properties throughout the Walkertown Planning</td>
<td>CCPB, HRC, property owners</td>
<td>Immediate</td>
</tr>
<tr>
<td>Area to consider for Local Historic Landmark designation (page 36).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Investigate the possibility of transportation enhancement funding for</td>
<td>HRC, WSDOT, NCDOT</td>
<td>Short Range</td>
</tr>
<tr>
<td>restoration of the Walkertown Depot (page 36).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Initiate preservation education activities for the community (page 36).</td>
<td>CCPB, HRC</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

*Timing: Immediate: 1-2 years   Short Range: 3-5 years   Medium Range: 6-10 years   Long Range: 10 years or more
<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development Recommendations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support balanced, compatible economic development by the private and public sector (page 36).</td>
<td>FCBOC, WTC, business organizations</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Encourage high-quality, high-paying, “clean and green” businesses and industries (page 36).</td>
<td>FCBOC, WTC, business organizations</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Promote and encourage agribusiness (page 37).</td>
<td>FCBOC, WTC, business organizations</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Focus industries and commercial development in planned business areas (page 37).</td>
<td>FCBOC, WTC, business organizations</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Encourage environmentally sensitive development of business areas (page 36).</td>
<td>FCBOC, WTC, business organizations</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Rezonings for business development should be compatible with the land use plan (page 37).</td>
<td>CCPB, WPB, FCBOC, WTC</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Market business parks and other economic development opportunities in the area. (page 37).</td>
<td>FCBOC, WTC, business organizations</td>
<td>Short to Long Range</td>
</tr>
<tr>
<td>Identify funding sources to implement economic development initiatives (page 37).</td>
<td>FCBOC, WTC, business organizations</td>
<td>Short to Long Range</td>
</tr>
<tr>
<td>Direct public improvements and funding to designated business parks, Activity Centers and other economic development opportunities (page 37).</td>
<td>FCBOC, WTC</td>
<td>Short to Long Range</td>
</tr>
<tr>
<td>Environment and Open Space Recommendations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Encourage landowners to use Best Management Practices for stormwater protection (page 37).</td>
<td>WPB, FCDEA, FCBOC, WTC</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Preserve and protect high-quality natural areas including Natural Heritage Sites (page 37).</td>
<td>CCPB, WPB, FCCNR, conservation organizations</td>
<td>Immediate/Ongoing</td>
</tr>
<tr>
<td>Consider adopting guidelines/regulations to manage development in environmentally sensitive areas (page 37).</td>
<td>WPB, FCBOC, WTC</td>
<td>Immediate</td>
</tr>
<tr>
<td>Encourage Conservation or Open Space Subdivisions (page 37).</td>
<td>CCPB, WPB, FCBOC, WTC</td>
<td>Immediate/Ongoing</td>
</tr>
</tbody>
</table>

*Timing: Immediate: 1-2 years  Short Range: 3-5 years  Medium Range: 6-10 years  Long Range: 10 years or more 45
<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Set targets for expanding recycling efforts (page 37).</td>
<td>FCBOC, WTC</td>
<td>Short Range</td>
</tr>
<tr>
<td>Support organizations and programs that educate residents on environmental issues (page 37).</td>
<td>WPB, WTC, FCCNR, FCDEA</td>
<td>Immediate</td>
</tr>
</tbody>
</table>

**Agriculture Recommendations**

<table>
<thead>
<tr>
<th>ACTION/PROJECT</th>
<th>RESPONSIBLE AGENCY†</th>
<th>TIMING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promote the present use value assessment for farmland (page 38).</td>
<td>FCCEO</td>
<td>Immediate/ Ongoing</td>
</tr>
<tr>
<td>Consider establishing Voluntary Agriculture Districts (page 38).</td>
<td>FCCEO, CCPB, FCCNR</td>
<td>Short Range</td>
</tr>
<tr>
<td>Explore the profitability of new crops and agribusiness (page 38).</td>
<td>FCCEO, agriculture/business organizations</td>
<td>Short to medium Range</td>
</tr>
<tr>
<td>Explore opportunities for agritourism and farm heritage (page 38).</td>
<td>FCCEO, agriculture/business organizations</td>
<td>Short to medium Range</td>
</tr>
<tr>
<td>Encourage the donation of agricultural conservation easements (page 38).</td>
<td>FCCEO, conservation organizations, CCPB</td>
<td>Immediate/ Ongoing</td>
</tr>
<tr>
<td>Obtain support for farmers (page 38).</td>
<td>FCCEO, CNR</td>
<td>Immediate/ Ongoing</td>
</tr>
<tr>
<td>Encourage community farming initiatives such as cooperatives (page 38).</td>
<td>FCCEO</td>
<td>Immediate/ Ongoing</td>
</tr>
</tbody>
</table>

†Abbreviations Used

- CCPB: City-County Planning Board
- FCBOC: Forsyth County Board of Commissioners
- FCCEO: Forsyth County Cooperative Extension Office
- FCCNR: Forsyth County Department of Conservation and Natural Resources
- FCDEA: Forsyth County Department of Environmental Affairs
- FCPR: Forsyth County Parks and Recreation Department
- HRC: Historic Resources Commission
- NCDOT: North Carolina Department of Transportation
- PART: Piedmont Authority for Regional Transportation
- WPB: Walkertown Planning Board
- WTC: Walkertown Town Council
- WSFCS: Winston-Salem/Forsyth County Schools
- WSDOT: Winston-Salem Department of Transportation

*Timing: Immediate: 1-2 years  Short Range: 3-5 years  Medium Range: 6-10 years  Long Range: 10 years or more
## Walkertown Area Plan: Identified Historic Resources

### Central Walkertown Properties

<table>
<thead>
<tr>
<th>Name</th>
<th>General Location</th>
<th>Date</th>
<th>Classification†</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walkertown Elementary School [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1924</td>
<td>FCAI #442</td>
</tr>
<tr>
<td>Dr. Robert Walker House [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1820</td>
<td>FCAI #443</td>
</tr>
<tr>
<td>Walkertown Milling Company</td>
<td>Walkertown Vicinity</td>
<td>c. 1900</td>
<td>FCAI #444</td>
</tr>
<tr>
<td>Love's Chapel Methodist Church</td>
<td>Walkertown Vicinity</td>
<td>1948</td>
<td>FCAI #445</td>
</tr>
<tr>
<td>Carmichael House</td>
<td>Walkertown Vicinity</td>
<td>c. 1900</td>
<td>FCAI #446</td>
</tr>
<tr>
<td>John R. Ham House</td>
<td>Walkertown Vicinity</td>
<td>1904</td>
<td>FCAI #447</td>
</tr>
<tr>
<td>House</td>
<td>Walkertown Vicinity</td>
<td>c. 1870</td>
<td>FCAI #448</td>
</tr>
<tr>
<td>House</td>
<td>Walkertown Vicinity</td>
<td>c. 1890</td>
<td>FCAI #449</td>
</tr>
<tr>
<td>Dr. A.C. Hammack House</td>
<td>Walkertown Vicinity</td>
<td>1908</td>
<td>FCAI #450</td>
</tr>
<tr>
<td>House</td>
<td>Walkertown Vicinity</td>
<td>c. 1890</td>
<td>FCAI #451</td>
</tr>
<tr>
<td>House</td>
<td>Walkertown Vicinity</td>
<td>c. 1890</td>
<td>FCAI #452</td>
</tr>
<tr>
<td>House</td>
<td>Walkertown Vicinity</td>
<td>1905</td>
<td>FCAI #453</td>
</tr>
<tr>
<td>Martin-Jones House</td>
<td>Walkertown Vicinity</td>
<td>c. 1900</td>
<td>FCAI #454</td>
</tr>
<tr>
<td>Thomas A. Crews House</td>
<td>Walkertown Vicinity</td>
<td>1891</td>
<td>NR, LHL, FCAI #455</td>
</tr>
<tr>
<td>Leight House</td>
<td>Walkertown Vicinity</td>
<td>c. 1910</td>
<td>FCAI #457</td>
</tr>
<tr>
<td>Walkertown Baptist Church</td>
<td>Walkertown Vicinity</td>
<td>c. 1940</td>
<td>FCAI #458</td>
</tr>
<tr>
<td>Walkertown Railroad Depot</td>
<td>Walkertown Vicinity</td>
<td>c. 1900</td>
<td>NRS, FCAI #469</td>
</tr>
<tr>
<td>Walker-Moir House</td>
<td>Walkertown Vicinity</td>
<td>c. 1860</td>
<td>NRS, FCAI #470</td>
</tr>
<tr>
<td>Dick-Moir House [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1890</td>
<td>FCAI #471</td>
</tr>
<tr>
<td>Hairston-Davis House</td>
<td>Walkertown Vicinity</td>
<td>c. 1820</td>
<td>FCAI #472</td>
</tr>
<tr>
<td>Morris Chapel Methodist Church [D]</td>
<td>Walkertown Vicinity</td>
<td>1896</td>
<td>FCAI #503</td>
</tr>
<tr>
<td>Building [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1910</td>
<td>FCAI #1329</td>
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</tbody>
</table>

### Rural Walkertown Planning Area Properties

<table>
<thead>
<tr>
<th>Name</th>
<th>General Location</th>
<th>Date</th>
<th>Classification†</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bel Air Drive-In Theatre</td>
<td>Walkertown Vicinity</td>
<td>c. 1950</td>
<td>Recently Identified</td>
</tr>
<tr>
<td>Sam F. Vance House</td>
<td>Kernersville Vicinity</td>
<td>1908</td>
<td>FCAI #318</td>
</tr>
<tr>
<td>Martin-Vanhoy House</td>
<td>Kernersville Vicinity</td>
<td>c. 1850</td>
<td>FCAI #414</td>
</tr>
<tr>
<td>Old Valley School [D]</td>
<td>Kernersville Vicinity</td>
<td>c. 1900</td>
<td>FCAI #415</td>
</tr>
<tr>
<td>F.O. Beeson House</td>
<td>Kernersville Vicinity</td>
<td>unknown</td>
<td>FCAI #417</td>
</tr>
<tr>
<td>Hester House [D]</td>
<td>Kernersville Vicinity</td>
<td>c. 1820</td>
<td>FCAI #419</td>
</tr>
<tr>
<td>Antioch Methodist Church</td>
<td>Kernersville Vicinity</td>
<td>c. 1930</td>
<td>FCAI #420</td>
</tr>
<tr>
<td>Taylor-Landers House</td>
<td>Belews Creek Vicinity</td>
<td>c. 1850</td>
<td>FCAI #422</td>
</tr>
<tr>
<td>Moses Linville House</td>
<td>Kernersville Vicinity</td>
<td>c. 1850</td>
<td>FCAI #437</td>
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</table>
### Rural Walkertown Planning Area, continued...

<table>
<thead>
<tr>
<th>Name</th>
<th>General Location</th>
<th>Date</th>
<th>Classification†</th>
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</thead>
<tbody>
<tr>
<td>Madison House</td>
<td>Walkertown Vicinity</td>
<td>c. 1870</td>
<td>FCAI #441</td>
</tr>
<tr>
<td>Thomas Albert Sullivan House</td>
<td>Walkertown Vicinity</td>
<td>c. 1830</td>
<td>FCAI #456</td>
</tr>
<tr>
<td>Hanes House</td>
<td>Walkertown Vicinity</td>
<td>c. 1910</td>
<td>FCAI #460</td>
</tr>
<tr>
<td>House [D]</td>
<td>Walkertown Vicinity</td>
<td>unknown</td>
<td>FCAI #461</td>
</tr>
<tr>
<td>Clement House</td>
<td>Walkertown Vicinity</td>
<td>c. 1870</td>
<td>FCAI #462</td>
</tr>
<tr>
<td>House</td>
<td>Walkertown Vicinity</td>
<td>c. 1820, 1860, 1900</td>
<td>FCAI #463</td>
</tr>
<tr>
<td>Sullivan-Clement House</td>
<td>Walkertown Vicinity</td>
<td>c. 1860</td>
<td>NRSL, FCAI #464</td>
</tr>
<tr>
<td>Crews House [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1890</td>
<td>FCAI #465</td>
</tr>
<tr>
<td>Moir House [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1820</td>
<td>FCAI #467</td>
</tr>
<tr>
<td>Oak Grove Baptist Church</td>
<td>Walkertown Vicinity</td>
<td>unknown</td>
<td>FCAI #473</td>
</tr>
<tr>
<td>Will Coletane House</td>
<td>Walkertown Vicinity</td>
<td>c. 1850</td>
<td>FCAI #474</td>
</tr>
<tr>
<td>Moses Linville House</td>
<td>Walkertown Vicinity</td>
<td>c. 1850</td>
<td>FCAI #500</td>
</tr>
<tr>
<td>Linville House</td>
<td>Walkertown Vicinity</td>
<td>c. 1880</td>
<td>FCAI #501</td>
</tr>
<tr>
<td>House [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1850</td>
<td>FCAI #502</td>
</tr>
<tr>
<td>Dillon House (Barn [D])</td>
<td>Walkertown Vicinity</td>
<td>c. 1850</td>
<td>FCAI #504</td>
</tr>
<tr>
<td>McGee House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1870</td>
<td>FCAI #506</td>
</tr>
<tr>
<td>John Day House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1860</td>
<td>NRSL, FCAI #507</td>
</tr>
<tr>
<td>Charles Fries Day House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1880</td>
<td>FCAI #508</td>
</tr>
<tr>
<td>Westmoreland House [D]</td>
<td>Rural Hall Vicinity</td>
<td>c. 1850</td>
<td>FCAI #510</td>
</tr>
<tr>
<td>John W. Jones House [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1850</td>
<td>FCAI #513</td>
</tr>
<tr>
<td>House</td>
<td>Walkertown Vicinity</td>
<td>unknown</td>
<td>FCAI #514</td>
</tr>
<tr>
<td>House [D]</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1880</td>
<td>FCAI #517</td>
</tr>
<tr>
<td>D.P. Davis House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1880</td>
<td>FCAI #518</td>
</tr>
<tr>
<td>Roberson-Pfaff House [D]</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1870</td>
<td>FCAI #519</td>
</tr>
<tr>
<td>John Henry Vanhoy House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1850</td>
<td>FCAI #521</td>
</tr>
<tr>
<td>Davis-Hampton House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1880</td>
<td>FCAI #520</td>
</tr>
<tr>
<td>Day Miller's House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1850</td>
<td>FCAI #533</td>
</tr>
<tr>
<td>House</td>
<td>Winston-Salem Vicinity</td>
<td>c. 1820, 1890</td>
<td>FCAI #505</td>
</tr>
<tr>
<td>William Linville House [D]</td>
<td>Kernersville Vicinity</td>
<td>c. 1850</td>
<td>FCAI #680</td>
</tr>
<tr>
<td>House [D]</td>
<td>Walkertown Vicinity</td>
<td>c. 1850</td>
<td>FCAI #683</td>
</tr>
<tr>
<td>Lowery-Martin House</td>
<td>Walkertown Vicinity</td>
<td>c. 1840</td>
<td>FCAI #687</td>
</tr>
<tr>
<td>Branch House</td>
<td>Walkertown Vicinity</td>
<td>c. 1850</td>
<td>FCAI #691</td>
</tr>
</tbody>
</table>

†Abbreviations Used

- D: Demolished
- FCAI: Forsyth County Architectural Inventory
- FCCS: Forsyth County Cemetery Survey
- H: Locally Zoned Historic District
- LHL: Forsyth County Local Historic Landmark
- NHL: National Historic Landmark
- NR: National Register of Historic Places
- NRSL: National Register Study List
Appendix B. Floodplain Development Standards

Floodplains are inherently hazardous and costly locations in which to build. For this reason federal, State, and local agencies have established various legal requirements, public policies and guidelines to manage activities in flood-prone areas. The Federal Emergency Management Agency (FEMA) standards have been adopted and modified in the local Unified Development Ordinances (UDO).

FEMA maps delineate three levels of flood hazard: the floodway, the 100-year floodway fringe, and the 500-year floodway fringe. Standards for development are also established in each hazard area. The 100-year floodway fringe is the area along side a stream that would be flooded by a severe storm that has a 1 percent chance of occurring each year.

Under the UDO, most development is prohibited in the floodway and in the floodway fringe. Development activity, including earth filling activity, is restricted to half the distance between the 100-year floodway fringe and the floodway. In addition, development activity may not cover more than 50% of this floodway fringe area. Any development within the 100-year flood fringe must be elevated to at least one foot above the 100-year flood elevation.
Appendix C. Activity Center Design Guidelines

Design guidelines are a way for a community to have greater control over the appearance of new development and the way it fits into the community. The needs of the automobile have dominated design and development since the 1950s resulting in commercial development, which, while functional, often disregards the comfort and enjoyment of the ordinary person. As a result, when we go on vacation, we seek out pedestrian-friendly places like Blowing Rock or Charleston or Savannah. These are walkable places with streets and shops that are comfortable, interesting and pleasing to the eye. Design guidelines can help create these kinds of places in the Union Cross/Southeast Forsyth County planning area and elsewhere in our community by:

• Creating better design and functionality in new, compact, commercial developments that implement the land use vision and goals for an area;
• Providing clear direction for making design decisions to those designing, reviewing and approving these developments;
• Reducing opposition to the approval of commercial development by creating destination developments that provide variety and choice and a sense of community pride; and,
• Assuring the community that good design features and visual quality will be required whenever new development is proposed.

The following recommended design guidelines for Activity Centers draw from and expand on guidelines in Legacy, the adopted NC 66/Old Salem Road Area Metro Activity Center Guidelines, and the Traditional Neighborhood Development Design Guidelines prepared by the City-County Planning Board.

**MIX OF USES**

A mix of uses is key to achieving a "village or town center" feel in Activity Centers. All three types of Activity Centers should generally provide retail, office, residential and institutional uses linked by a highly connected pattern of streets, sidewalks, and shared open spaces. For Neighborhood Activity Centers, the residential component may be satisfied by housing outside the finite area of these relatively small developments. Legacy suggests the following blend of uses for the core area of Metro Activity Centers.

<table>
<thead>
<tr>
<th>Metro Activity Center</th>
<th>Core Area Land Uses</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td></td>
<td>40 to 75</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td>25 to 50</td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td>25 to 50</td>
</tr>
<tr>
<td>Institutional</td>
<td></td>
<td>25 to 50</td>
</tr>
<tr>
<td>Public Spaces</td>
<td></td>
<td>2 to 5</td>
</tr>
</tbody>
</table>

**RESIDENTIAL USES AND DENSITIES**

A variety of housing types, including single-family detached, town homes, multifamily units, and accessory dwellings, should be created to provide diversity and a range of affordable housing in Activity Center developments.

Increased residential densities are encouraged in Activity Centers because they represent customers for the commercial component and for transit service where it is part of the development. For CACs and MACs, the limitation on residential density should be a function of parking demands, vehicular traffic generation, adequate utility service, building height and allowed lot coverage. Residential densities should increase from the edge of an Activity Center to the core.
### Suggested Residential Densities

<table>
<thead>
<tr>
<th>Activity Center</th>
<th>Density (dwelling units/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NACs</td>
<td>4 - 6 du/ac</td>
</tr>
<tr>
<td>CACs</td>
<td>4 - 12 du/ac</td>
</tr>
<tr>
<td>MACs Core:</td>
<td>8 - 18 du/ac</td>
</tr>
<tr>
<td></td>
<td>12 - 40 du/ac, with transit stop</td>
</tr>
<tr>
<td>Support Area:</td>
<td>4 - 12 du/ac</td>
</tr>
</tbody>
</table>

### 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 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 of these developments and transition to lower heights outward toward the edge of the development. Buildings at the edge should be comparable in height and massing to the adjacent and nearby properties as well as the surrounding neighborhood.

Most big-box stores with their massive parking lots lack a human scale and feel unfriendly; however, they are appropriate for Metro Activity Centers and improved design can help them fit into the pedestrian character of these developments. Techniques like varied wall surfaces and heights can be used to reduce their perceived mass. Smaller retail spaces lining the front elevation of these buildings can make them friendlier at the pedestrian level.

The ground level of commercial buildings should contain public or semi-public uses such as retail or entertainment uses with direct entry from the street to provide pedestrian interest along sidewalks. Pedestrian interest can be enhanced with use of windows, entrances, and architectural details. Pedestrian signage, awnings, and ornamentation are encouraged. At least 35% of the first floor frontage walls of commercial buildings should be in windows or doors. Storefront windows should be transparent. Mirrorized glass, faux windows or display casements are strongly discouraged.

### Suggested Building Heights

<table>
<thead>
<tr>
<th>Activity Center</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>NACs</td>
<td>2 stories</td>
</tr>
<tr>
<td>CACs</td>
<td>1-4 stories</td>
</tr>
<tr>
<td>MACs Core:</td>
<td>3-6 stories, minimum 2 stories</td>
</tr>
<tr>
<td>Support Area:</td>
<td>4 - 12 du/ac</td>
</tr>
<tr>
<td>Building Height to StreetWidth Ratios:</td>
<td>1:1 to 1:6</td>
</tr>
</tbody>
</table>

### SIMAGNE

Activity Center signs should comply with the sign requirements in the Unified Development Ordinances. The colors and styles of signs should be coordinated within the development. Scale and place signs for both automobiles and pedestrians.

### STREET DESIGN

Streets, along with sidewalks and open spaces, should be designed as the main public spaces of Activity Centers. CACs and MACs should have a grid or modified grid of interconnected streets that disperse traffic and connect the Activity Center with surrounding development.

Streets within the development should have a design speed of 25 miles per hour. Parallel on-street parking should be provided on most streets to reduce the need for parking lots and act as a buffer between automobiles and pedestrians. Planted medians are encouraged on multilane roads to provide additional tree canopy and to reduce the visual height-to-width ratio of the overall streetscape.

### PEDESTRIANS, BICYCLISTS, AND TRANSIT USERS

Activity Centers should be designed for the pedestrian as well as the automobile. The network of pedestrian and bicycle facilities needs to be comprehensive and convenient. 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 of Activity Centers and at multifamily complexes.

### Suggested Street and Sidewalk Standards

<table>
<thead>
<tr>
<th></th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>5 feet</td>
</tr>
<tr>
<td>- Commercial Core area</td>
<td>10 feet</td>
</tr>
<tr>
<td>- Plazas/gathering places</td>
<td>16 feet</td>
</tr>
<tr>
<td>Landscape strip</td>
<td>6-8 feet</td>
</tr>
<tr>
<td>Large canopy trees</td>
<td>30 feet on center</td>
</tr>
<tr>
<td>On-street parking lane</td>
<td>8 feet, minimum</td>
</tr>
</tbody>
</table>

### 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 one-third of the frontage of the building.

Parking lots along streets should be screened from adjacent streets and sidewalks 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 offset 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; otherwise, these often utilitarian structures can have negative aesthetic effects.

### OPEN SPACE

All Activity Centers should provide usable open space in the form of urban spaces and/or natural areas. For a NAC, open space may be outdoor restaurant seating or a tot lot. For CACs and MACs, open space may include plazas, greens, playgrounds, and parks. Less formal open space uses such as walking or biking trails along natural streams, wetlands or other natural features should be used on the periphery of these developments.

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 to 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 "outdoor room."

### SENSITIVE SITE DEVELOPMENT

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.

Stormwater runoff degrades water quality by transporting sediment and chemical pollutants from impervious areas such as parking lots, streets and sidewalks into streams and reservoirs. Stormwater runoff is the primary nonpoint source of contamination of surface water and groundwater. This is a significant issue since much of the planning area is in a water supply watershed. Erosion from new construction is currently regulated by a local Erosion and Sedimentation Control Ordinance. Federal regulations will require implementing a countywide stormwater management program in the near future that addresses the quantity and quality of stormwater runoff from existing and new development. Development of the larger MACs and CACs will probably require creation of stormwater retention ponds, the use of low-impact development, or other methods, to retain sediment and pollutants on-site.
Appendix D. Business Park Design Guidelines

PURPOSE
The purpose of these design guidelines is to create high-quality business parks in a campus-like setting consisting of attractive buildings, significant natural open space and formal landscaped areas. The appropriate uses in these business parks are office/warehouses, light manufacturing and assembly, scientific and research laboratories, and corporate offices.

APPLICATION
These guidelines will be used by the City-County Planning Board and its staff as a means of organizing review of master plans for business parks in the Walkertown Planning Area. The guidelines identify important design elements that should be considered and the performance characteristics they should have. Since the setting and target market for each business park will be unique, there is no single formula for creating an excellent design. Therefore, where design elements of a master plan vary from the guidelines, their appropriateness will be judged on how well they address the overall intent of the guidelines and not on strict adherence to particular guideline elements.

COMMUNITYWIDE IMPACTS

**Recommended Overall Site Size**

The recommended minimum site size for business parks is 100 acres. This threshold size will focus business park development at a few appropriate locations within the Planning Area, allow for coordinated development and sufficient land for a campus-like setting, and provide enough space for the effective use of buffers and preservation of natural areas.

**Site Buffers**

Site buffers consisting of existing vegetation supplemented by additional plantings and berms should be located along the periphery of the site to provide a visual screen and functional separation from public streets and adjoining residential land. The width of these buffers may vary depending on the physical characteristics of a particular site but in any case should not be less than 50 feet in width.

**Access**

Access should be on roads of at least minor thoroughfare classification, and streets in the business park should be designed to allow access from adjacent neighborhoods but not draw traffic through local residential streets. There should be more than one major access point to avoid having only one way in and one way out. Connectivity of the street system within a business park is encouraged.

**Common Open Space**

A minimum of 20% common open space consisting of streams or lakes, floodplains, wetlands and slopes greater than 20%, and other open areas should be retained on the site. Common open space should be connected, where possible, to form a ribbon of green throughout the development. In areas where the site buffers are more than 50 feet, the area in excess of 50 feet may be counted as part of the common open space requirement if it is linked to other common open space areas. An existing site resources map should be prepared by the developer as part of the site planning process showing natural and constructed site features to be included as common open space.

**Streams/Wetland Protection**

Streams and wetland areas should be protected by requiring riparian buffers to the edge of the floodway fringe for FEMA regulated streams and fifty-foot buffers from each side of streams and wetlands identified in the Forsyth County Soil Survey. Exact location and extent of streams and wetlands should be verified during preparation of the site resources map required to identify common open space elements.

**Architectural Design**

Architecturally unified materials should be selected and emphasized for each structure and building site. Exposed standard concrete blocks and prefabricated metal are not recommended but may be acceptable for the sides and rear of buildings if they are screened from view of external property lines and internal roadways.
PLACEMENT OF STRUCTURES
All structures should be setback a minimum of 100 feet from the external property lines of the business park site. Employee parking may be located in this setback in the 50 feet closest to the building. Buildings on each building site should face interior streets and be setback a minimum of sixty feet. For large buildings, a greater setback that is in proportion to their footprint and height is encouraged in order to contribute to a campus-like setting. Buildings located on the corner of two streets shall be considered to have two front faces. Office/warehouse buildings should be designed and placed on their lots so that views of loading docks from the street are minimized or prevented.

STORAGE/PROCESS AREAS
Businesses should meet the storage requirements of the "Manufacturing B" use in the Unified Development Ordinances that allows operations including: storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials only within enclosed buildings. Storage trailers or containers should be located in designated areas and screened from public streets or from the exterior of the business park. No outdoor processes should be employed in the operation of any business in the business park as stipulated by the requirements of the "Manufacturing B" use in the Unified Development Ordinances. Any waste and recycling receptacles should be located within an enclosed structure.

OPERATION IMPACTS
Operations at the business park should not produce dust, smoke, odors, fumes, air or water pollution, noise, gases, or vibrations as required under the "Manufacturing B" use in the Unified Development Ordinances. The use of hazardous materials or volatile chemicals should be in compliance with all federal, State and local requirements.

INTERNAL DESIGN
LANDSCAPING
Extensive landscaping should be used to:
• create attractive medians at major entrance streets into the park;
• highlight public access points to buildings;
• buffer loading and utility areas;
• break up large parking areas;
• provide a transition between neighboring sites;
• compliment building design and materials; and,
• provide a transition between parking areas and the office portion of a structure.

FENCES
Perimeter and chain-link fencing is prohibited unless a special need can be demonstrated. In cases where the need is demonstrated, chain-link fencing should be as minimal as possible and its view from public streets or outside the business park should be screened by landscaping or buffering. Where it is necessary to use chain-link fencing, black, green, or earth-tone vinyl coated fencing is preferred.

PEDESTRIAN CIRCULATION
A system of greenway trails that are part of the open space component of the business park and sidewalks along one side of major streets in the business park are encouraged. At each building site, sidewalks should link visitor parking areas and front yard parking areas to the main building entrance. Sidewalks should also link building sites to greenway trails and any sidewalks along major streets in the business park development.

PARKING AREAS
Parking areas, located to the side or rear of buildings, are encouraged. Extensive paved areas should be avoided in favor of smaller multiple lots separated by landscaping and buildings. Parking lots adjacent to and visible from public streets should be screened from view through the use of natural topography and created earthen berms, low screen walls, and changes in elevation, landscaping, or combinations of these design techniques.

SIGNS
A signage plan showing proposed park identification signs and standards for building façade and free standing signs should be provided as part of the master plan for these developments. Park entrance signs should be a monument type not exceeding 15 feet in height. Free standing signs should be a monument type with a maximum height of 5 feet. For structures, no attached or wall signs should be located above the roof line.

ON-SITE LIGHTING
All on-site lighting should be designed, located, shielded or deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle.
DISPLAY AREAS
No outdoor display areas should be allowed. All display areas should be located within flex-space or office buildings.

SERVICE AREAS
Provision for handling all truck service should be located at the rear or sides of buildings. Loading docks should be located at least 300 feet from adjacent residential areas. Where there is an intervening public street, the setback is reduced to 150 feet. Loading docks located on the side of any building should not be nearer than 50 feet from the front face of the building. Loading docks should be recessed, screened or otherwise designed to be totally buffered from adjacent properties and public roads.

EXTERIOR MECHANICAL DEVICES
Air conditioners, heating, cooling, ventilating equipment, pumps and heaters, and all other mechanical devices, including roof-mounted mechanical equipment should be screened from view from the public right-of-way. All utilities should be placed underground.

FLEX-SPACE AND MULTITENANT USES
Multiuse and "flex-space" buildings designed to accommodate a number of tenants or a single tenant with needs for office, research, assembly, and storage space in the same structure are encouraged to attract "start-up" operations and entrepreneurs.
Appendix E. Town Center Design Guidelines

PURPOSE AND INTENT
The suggested Walkertown Town Center Guidelines provide additional requirements within certain sections of Walkertown’s existing Town Center area (as shown/defined in the Walkertown Area Plan) to promote, preserve, and protect the health, safety, and welfare of residents and property, and to protect the aesthetic interest of the Town. It will help conserve the value of buildings and encourage appropriate use of land. It is based, in part, on the following findings:

- Downtowns contribute to each town’s entire image and economic vitality.
- The recommendations will ensure development of property appropriate for the Town Center area thus safeguarding its property and offering social and cultural benefits to the citizens of Walkertown.
- The standards will encourage new buildings, retain the values of surrounding properties, encourage infill and adaptive reuse, protect and enhance the town’s unique character, and promote good urban design.

GENERAL RECOMMENDATIONS
(Applicable in entire Town Center)
1. Existing development, single-family homes, and schools are exempt from these recommendations. However, new construction, expansions and repairs or reconstruction after demolition or destruction of uses, except single-family homes, must comply with the standards.
2. The uses permitted in the underlying zoning district shall be allowed within the Town Center Overlay District.
3. All new developments shall submit site plans, landscaping plans, and building plans for review and approval by the Walkertown Planning Board and Town Council. These bodies will evaluate the design of new structures and additions/alterations to existing structures (except where specifically exempted above) in terms of the degree to which they contribute to the well-being of the Town Center while preserving and enhancing the character, integrity, and attractiveness of Walkertown.
4. Except single-family homes, all expansions and/or repairs and reconstruction after damage or demolition shall submit site plans, landscaping plans, and building plans for review and approval by the Walkertown Planning Board and Town Council if the expansion or repair is greater than 50% of the assessed value of the structure(s).
5. The major objectives of the review shall be:
   - to promote a sense of human scale;
   - to encourage architecture that is compatible but not necessarily conforming;
   - to create architectural transition;
   - to provide an open environment; and
   - to develop tree-lined, walkable streets in the Town Center of Walkertown;
6. New development and additions/alterations shall be appropriate to the site, taking into account the safety, convenience and amenity of the surrounding area, and shall further be evaluated in relation to existing adjacent or surrounding buildings. To facilitate compatible architecture and scale, building elements shall be reviewed against the following standards and shall be similar in at least five of the following architectural elements:
   - size
   - height
   - proportion and scale
   - setbacks
   - rhythm
   - materials
   - color

DEVELOPMENT STANDARDS
(Applicable in entire Town Center)
1. Building scale. New structures shall be similar to existing structures in terms of bulk, scale, orientation, massing, major divisions/rhythms in the façade, and the proportion and relationship of windows and doors to the total surface.
2. Building materials. Brick, wood, stone, or complementary siding material shall be used. Vinyl or metal siding is discouraged. Shingles are the preferred roofing material.
3. Roofs. New construction and additions shall have sloped or pitched roofs. The roof shape may be gable, hip, gambrel, or mansard. False fronts and parapet walls are discouraged.

4. Façades. The façade shall enhance the pedestrian environment by use of features such as porches, columns and cornices. Solid walls and blank exteriors are discouraged.

5. Windows. Reflective glass and narrow “band” windows are prohibited. The side walls of buildings on corner lots shall have windows similar to the façade.

6. Canopies and awnings. Canopies, awnings and other such features shall be designed to complement the streetscape of the area.

7. Exterior improvements. Features such as fences, utilities, outdoor furniture, signs, and displays shall be compatible with the mass and scale of other improvements in the area.


9. Service areas and utilities. Service areas are to be to the rear or side of buildings in a visually unobtrusive location and are to be screened.

10. Right-of-way dedication. Right-of-way shall be dedicated as deemed necessary by NCDOT (for State-maintained roads) or the Town of Walkertown (for Town-maintained streets) to accommodate any on-street parking, any necessary planting strip, and a five-foot wide sidewalk.

11. Parking. Parking shall be located only in the side or rear yards. On-street parking opportunities are also encouraged.

12. Utilities. Service lines to new structures shall be placed underground. The undergrounding of existing utility lines shall be investigated on a case-by-case basis for additions/alterations to existing structures.

13. Entrances. The main entrances to all buildings shall be oriented to the primary street frontage, to any proposed Town Square or similar park-like feature, or to a courtyard which is oriented to the primary street frontage. Secondary accesses to side and/or rear parking are permitted but should not serve as the primary entrance.

14. Color. The predominant color of the buildings shall be a tone which is compatible with surrounding buildings. Muted, earth-tones are encouraged while bright-colors are discouraged, only to be used as accents to the overall building.

15. Prohibited signs:
   a. Neon and plastic-paneled, rear-lighted signs, awning signs; and
   b. Off-premises signs.

16. Restrictions on signs:
   a. Only one on-premise ground sign per zoning lot, per street frontage is permitted;
   b. Only one of the following sign types is permitted for each tenant per each exposed wall: awning, projecting, or wall;
   c. Maximum copy area of each sign shall be eighteen square feet unless further restricted by subarea standards; and
   d. The material and design of a sign shall be in keeping with the character of the use of the site.

17. Upper story residential. Nonresidential uses with multiple stories are encouraged to provide residential opportunities on the upper floors (vertical integration of uses).

**COMMERCIAL CORE SUBAREA**
(Applicable in the Commercial Core identified in the Walkertown Area Plan)

The Commercial Core subarea is a mixture of residential and nonresidential uses in a compact, village form. The following standards shall be applicable in the Commercial Core:

1. Public-private setback zone. If a sidewalk activity area is provided for outdoor exhibits, benches, porches, places for conversation, and shelter from the weather, the zone shall be 6 feet deep and shall be established beyond the sidewalk along the façade, with 50% of this area free of building to add streetscape amenities.

2. Parking structures. Any parking decks/structures shall be constructed of exterior materials similar to adjacent buildings. Parking structures are encouraged to demonstrate a rhythm similar to surrounding buildings and shall break up solid wall masses on all visible façades.

3. Restrictions on signs:
   a. Projecting and wall signs shall not exceed an area of 6 square feet;
   b. Awning signs shall not exceed 10 square feet;
   c. The maximum height of any ground sign shall be 6 feet;
   d. Ground signs shall only be located where the business to which the sign refers is located and shall be a minimum of 5 feet from the right-of-way line, and shall be a maximum of 6 square feet.

4. Minimum building setback – 0 feet.
5. Architectural characteristics. Buildings within this area shall encourage the following additional architectural characteristics:
   a. Display windows on the street/first level;
   b. Lighting shall be provided in all display windows;
   c. The use of cornice canopies, balconies, and arcades to delineate between the ground/street level and upper levels; and
   d. Larger buildings to be broken into smaller scale components at the ground/street level.

OFFICE CONVERSION SUBAREA
(Applicable in the Office Conversion Area in the Walkertown Area Plan)
Existing residential structures located adjacent to the Commercial Core may lose their long-term viability as residential structures. The Office Conversion Subarea identifies these properties and provides for an alternative use as an office if the following standards are met:
   1. Re-Use of Structure. The existing structure shall be retained and used for the office, helping to maintain the residential “feel” of the area.

   2. Parking. Parking shall be located only in the side or rear yards. On-street parking opportunities are encouraged.

   3. Restrictions on signs:
      a. Projecting and wall signs shall not exceed an area of 6 square feet;
      b. The maximum height of any ground sign shall be 6 feet;
      c. Ground signs shall only be located where the business to which the sign refers is located and shall be a minimum of 5 feet from the right-of-way line, and shall be a maximum of 6 square feet.

   4. Landscaping. To the extent practicable, existing vegetation should be retained. Heavy landscaping shall be provided, where necessary, to screen the use from existing adjacent residential uses.
Appendix F: Standards for Conversion of Existing Homes to Office or Commercial Use

BUILDING INTEGRITY
The exterior appearance of the existing single-family home should be preserved as intact as possible to continue the residential character of the street.
• Keep porches open. If enclosure is necessary, transparent materials, such as glass or screening, should be installed behind the original railing and/or columns.
• Design handicapped features so there is minimal visual impact on the existing structure.
• Locate exterior stairs to the side or the rear of the structure.
• Locate mechanical equipment to the side or the rear of the structure.
• Locate trash containers and metal outbuildings in the rear yard.

PARKING
New parking areas should be designed to minimize their impact on the existing environment and to have a neighborhood character.
• Locate new parking areas behind existing buildings or to the side of the structure.
• Handicapped parking can be located in the front yard, but should be screened from view.
• Screen parking areas from public view.
• Retain existing vegetation, such as mature trees, and incorporate them into the parking lot design.
• Share driveways, whenever practical, to minimize curb cuts.

ACCESS
Entrances and steps serve as an important first view of the property and should be preserved as they were originally built.
• Maintain the main entrance to the building at the street frontage.

SIGNAGE
Signs have a strong impact in the quality and appearance of individual buildings and on the streetscape as a whole. Graphic simplicity and compatibility with the building architecture are important.
• Monument-type sign of limited size, three feet in height and eight square feet in size, is recommended for identification of use.
• If sign is located on a residential building, it should be a small identification panel at the entrance.
• Soft, indirect lighting is recommended. Internally illuminated signs are not recommended.

LANDSCAPING
Proper care and maintenance should be provided to landscaped areas.
• Buffer along adjoining single-family residences according to UDO requirements.
• Prune trees carefully to keep them alive and to maintain the visual integrity of the streetscape.
Acknowledgments

City County Planning Board

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