Industrial Development Opportunities Study

December 2015
Development Opportunity Sites

Purpose and Limitations

In 2014, the Winston-Salem/Forsyth County Planning and Development Services Department was tasked with researching and mapping potentially developable properties that are supported by adopted land use plans (Legacy 2030 and area plans) and that were also properly zoned to allow these uses. Specific land use types that were considered in this initial study included: Commercial, Industrial, and Multifamily Residential/Mixed Use development. Additionally, the properties highlighted in this study:

- were determined to be vacant or underdeveloped (having a ratio of total investment to total land value low enough to make these sites suitable for redevelopment); and
- met parcel size qualifications that were deemed suitable for attracting development (minimum lot size: Industrial, 5 acres; Commercial, 25 acres; Multifamily/Mixed Use, 2 acres).

This updated study expands the initial study by including sites which meet all the aforementioned requirements, as well as sites recommended for these uses but which need to be rezoned in order to be development-ready. Only sites that have a proposed land use that is commercial, multifamily/mixed-use or industrial in nature; meet the minimum size requirements; and are determined vacant or underdeveloped were added to the study. All sites are labeled with the proposed land use designation in parenthesis below the current zoning.

These factors may make some sites highlighted in this study appear to be illogically singled out. In fact, other adjacent sites may be recommended in area plans for larger assembly, but these sites have not been included in this study due to these sites having a higher existing on-site investment value. Such sites may be available for development, but are not included in this study as it focuses on only the most readily available sites.

This new study analysis was completed using tax data provided by the Forsyth County Tax Department; recommendations of Legacy 2030 and area plans adopted prior to June 2015; 2010 and 2014 Forsyth County aerial photography; and current Forsyth County Zoning maps. Additional site validation and screening was completed by the City-County Planning and Development Services staff and staff from surrounding municipalities.

As before, this study does not take into account other variables such as topography, slope, access, utility availability, poor soil conditions, property ownership status, drainage or floodplain issues, etc. The sites identified in this study also may not be owned by the City of Winston-Salem or Forsyth County, nor does the City or County know whether the owners of these properties are actively marketing them for sale. This study is strictly an assessment of primarily vacant or underdeveloped parcels that have proposed land uses consistent with adopted plans or applicable zoning, while meeting various size thresholds, unless otherwise shown.

If you have questions or comments about the study, you may contact Byron Brown, Project Planner by email at byronb@cityows.org or contact Planning Staff at 336-747-7040.

Qualifying Factors

The highlighted parcels in this study meet the following qualifying factors:

<table>
<thead>
<tr>
<th>Land Use</th>
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<tbody>
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Readily Available Sites

- Meet all standards of Readily Available Sites but are not properly zoned for those recommended uses.

Sites which Require Rezoning

- Each site has a suitable zoning that is Commercial, Industrial, or Multifamily Residential in nature; and
- Lot is undeveloped or underdeveloped.

Development Opportunity Acreage Comparison by Type

<table>
<thead>
<tr>
<th></th>
<th>Commercial</th>
<th>Multifamily/Mixed-Use</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Readily available sites</td>
<td>1072.1</td>
<td>57%</td>
<td>33%</td>
</tr>
<tr>
<td>Sites which require rezoning</td>
<td>804.9</td>
<td>43%</td>
<td>67%</td>
</tr>
<tr>
<td>Total</td>
<td>1877</td>
<td>1642</td>
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Multifamily/Mixed Use

- Meet all standards of Readily Available Sites but are not properly zoned for those recommended uses.
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- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad
Floodplain
Floodzone
Zoning Boundary
Streets
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Development Opportunity Sites

Industrial Sites

Legend

Area Plan Boundary
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- Municipal Limits
- Airport
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Development Opportunity Sites
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Current Zoning: RS9 (COM)
Proposed Land Use: RS9 (IND)
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**Qualified Opportunity Sites**

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Min. Lot Size (Acres)  Land Use  Proposed Land Use
25  Commercial  COM
2  Industrial  IND
2  Multifamily/Mixed Use

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Development Opportunity Sites
Industrial Sites

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Railroad

Current Zoning
Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size
Commercial: 25 acres
Industrial: 5 acres
Multifamily/Mixed Use: 2 acres
Development Opportunity Sites

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- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retired

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Current Zoning

Proposed Land Use

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Development Opportunity Sites

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retired

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Min. Lot Size

- Commercial: 25 acres
- Industrial: 5 acres
- Multifamily/Mixed Use: 2 acres

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Northeast Rural Policy Area

UNINCORPORATED

Freeman Road

Piney Grove Road

AG

RS40

AG

Legend

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Current Zoning

Proposed Land Use

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1 inch = 500 feet
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Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Refined

Development Opportunity Sites
Industrial Sites

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Northeast Suburban
North Suburban
WINSTON-SALEM
GI
(IND)
US 52
Motor Road
Ogburn Avenue
N Patterson Avenue
Old Rural Hall Road
Baux Mountain Road
RS9
LI
HB
RM8
PB
RS9
RS7
HB
RM18
LI
RM18
PB
RM8-S
LI-S
RM8
RM12-S
RM8-S
RS7
RSQ-S
MH-S
HB-S
RM18
MH-S
IP-S
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Development Opportunity Sites

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

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Walkertown
UNINCORPORATED
GI
(IND)
Williston Road
New Walkertown Road
Reidsville Road
RS9
RM12
RM8
RS20-S
MH
RM8
RM12
LI

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad
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Development Opportunity Sites
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1 inch = 500 feet
Walkertown

Kernersville Comprehensive Plan

UNINCORPORATED

WALKERTOWN

RS20

(IND)

Reidsville Road

Darrow Road

Old Hollow Road

Walkertown-Guthrie Road

Old Belews Creek Road

RS20

RS9

IP

RM8

RM18-S

LO-S

HB

IP-S

HB-S

LB-S

NO-S

IP

22

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
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Development Opportunity Sites

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Legend
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- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
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Min. Lot Size
Lot Size Requirements:

- RS9: .25 Acres
- RM: 1.0 Acres
- RM8-S: .5 Acres
- RM6-S: .25 Acres
- RM: 1.0 Acres
- RM8-S: .5 Acres
- RM12-S: .75 Acres
Northeast Rural Policy Area

Kernersville Comprehensive Plan

Walkertown

LI (IND)

I-73/I-74 Connector

Old Hollow Road

W Mountain Street

MH

GI

IP

LI

GI

RS20

LI

RS20

RS20

RS20

RS20

RS20

LI

RS12

LI

RS20

24

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Retained

Development Opportunity Sites

Industrial Sites

RS20

Current Zoning

Proposed Land Use

Min. Lot Size (Acres)

Land Use

Commercial

25

Industrial

5

Multifamily/Mixed Use

2

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- Zoning Boundary
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- Development Opportunity Sites
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- RS9 (COM)
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Current Zoning

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Legend

- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroads
- Development Opportunity Sites
- Industrial Sites

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- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Pencils
- Redlined
Kernersville Comprehensive Plan

KERNERSVILLE
UNINCORPORATED

GI (IND)

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
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RS9 (COM)

Current Zoning
Proposed Land Use

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Area Plan Boundary
Municipal Limits
Airport
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Legend

- Area Plan Boundary
- Zoning Boundary
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Streets
- Parcels
- Railroad
- Floodzone
- Development Opportunity Sites
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Legend

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Current Zoning

Proposed Land Use

Legend

- Area Plan Boundary
- Municipal Limits
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- Lake, River, Pond
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Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Redevelopment

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
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All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

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Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

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- Lot is determined underdeveloped or undeveloped; and
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All sites are labeled with the proposed land use designation under the current zoning.

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This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, owner/developer plans, access, etc.
There are development opportunity sites highlighted on the map. These sites meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
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All sites are labeled with the proposed land use designation under the current zoning. Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Qualifying Factors:

- Min. Lot Size (Acres)
  - Commercial: 25
  - Industrial: 5
  - Multifamily/Mixed Use: 2

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc. This site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad

Development Opportunity Sites
- Industrial Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
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### Land Use 
Min. Lot Size (Acres) 

- Commercial: 25
- Industrial: 5
- Multifamily/Mixed Use: 2

All sites are labeled with the proposed land use designation under the current zoning.
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### Qualifying Factors

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#### Development Opportunity Sites

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This is a limited study that does not take into account other variables including soil and vegetation characteristics, slope, utilities availability, floodplain, wetlands, ownership status, access, etc.
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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Redeveloped

Development Opportunity Sites

Industrial Sites

RS9 (COM)

Legend
- RS9
- GI
- GI-S
- GI-IND
- RS7
- LI
- LI-S
- LB
- LB-S
- MH
- NB
- 68

1 inch = 500 feet
Qualifying Factors
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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltsway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retail

Development Opportunity Sites
- Industrial Site

Current Zoning
Proposed Land Use
Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

RS9 (COM)
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Development Opportunity Sites

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There are no development opportunity sites in this study.

Qualifying Factors: The highlighted parcels in this study meet the following qualifications:

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### Development Opportunity Sites

#### Current Zoning

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Qualifications:

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Development Opportunity Sites
Industrial Sites

Current Zoning
Proposed Land Use

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Legend
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- Parcels
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- Zoning Boundary
- Streets
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- Railroad

South Suburban
Winston-Salem
Unincorporated
RS9
RS9
RS9
RS9
Southern Beltway
Old Lexington Road
Gumtree Road
RS9
MH
82
1 inch = 500 feet

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan of date of study (June 2015).
This is a limited study that does not take under the current zoning. Proposed land use designation - All sites are labeled with the proposed land use designation (see below):

- Lot meets size qualifications
- Lot is determined undeveloped or; Mixed-Use that are Proposed into account other variables including topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document. Please refer to the City-County Planning website for a Zoning District Summary: https://www.cityofws.org/portals/0/pdf/Planning/forms/zoning_classif_062405.pdf

Please refer to the Unified Development Ordinances (UDO) for complete district descriptions: https://www.municode.com/library/nc/winston-salem/codes/fs_forsyth_county_unified_development_ordinance_judo

* Kernersville Zoning District, see: http://toknc.com/documents/files/UDO.pdf

* Lewisville Zoning District, see: https://www.municode.com/library/nc/lewisville/codes/unified_development_ordinance