

AREA PLAN PROCESS UPDATE

December 2025

HISTORY

Initial “Area” Plans

Specific areas, neighborhoods, or corridors

Did not cover the entire City or County

1980's/1990's

Formal Area Plans

Legacy

Developed a proposed land use map

Parcel-specific recommendations

2000's

Rural Area Plans

No parcel-specific recommendations

Northeast Rural
Western Rural

Early 2010's

Area Plan Updates

Legacy 2030 Update

Similar to initial plans in process, format, and content

Mid 2010's

Corridor and Interchange Plans

Design based

No land use recommendations

Late 2010's/
Early 2020's

AREA PLANNING

- *Forward 2045* provides high-level, broad recommendations for future land use.
- Area planning and UDO text amendments are used to implement these recommendations.
- Area plans provide parcel-specific land use recommendations.
 - Guide rezoning decisions and development proposals
- Area plans are a guide and do not change the existing underlying zoning of a parcel.



OVERVIEW

- New round of plans with different format and process
- Will cover every parcel under Winston-Salem/Forsyth County zoning jurisdiction
- Shorter
 - Less text, more graphics
 - Fewer maps
- Focus on land use recommendations
- Recommendations from other plans:
 - Will be used as a resource when developing recommendations
 - Will not be included in the plan

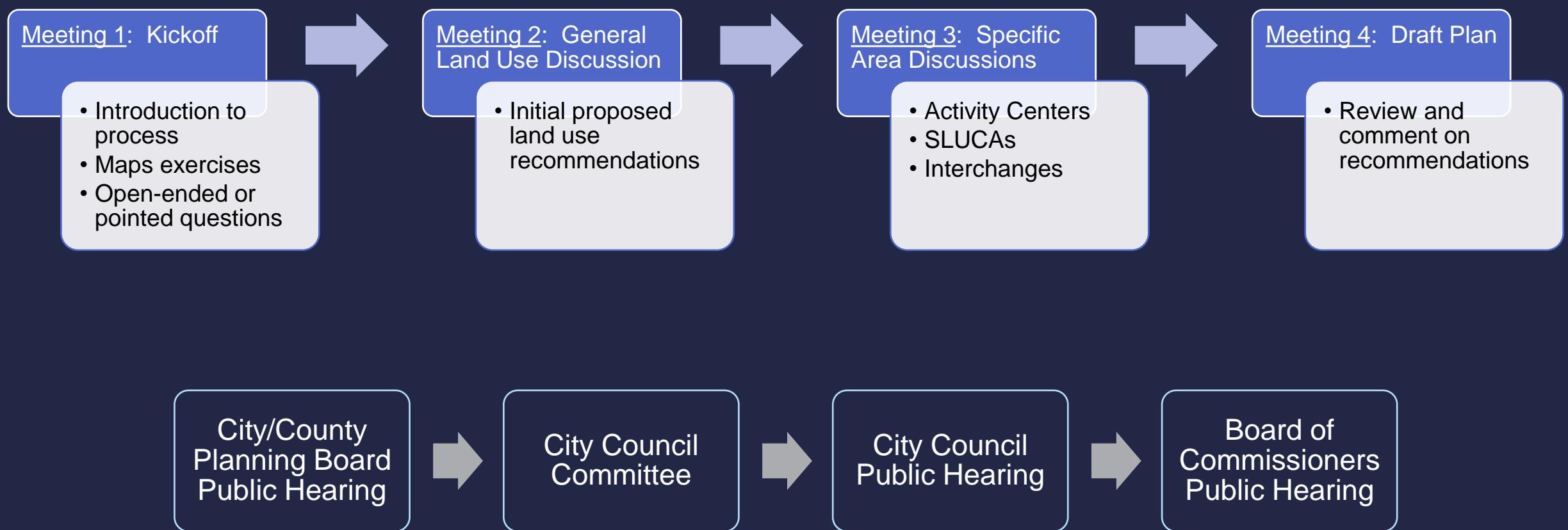


PUBLIC OUTREACH PROCESS

- 3 - 4 meetings
- Proposed Public Meeting Format
 - Land use-focused meetings
 - Presentation
 - Stations with maps
 - Potential for specific “this or that” type questions for each area
- Online Survey
- Meetings will still be in/adjacent to the plan boundary



OUTREACH AND ADOPTION PROCESS



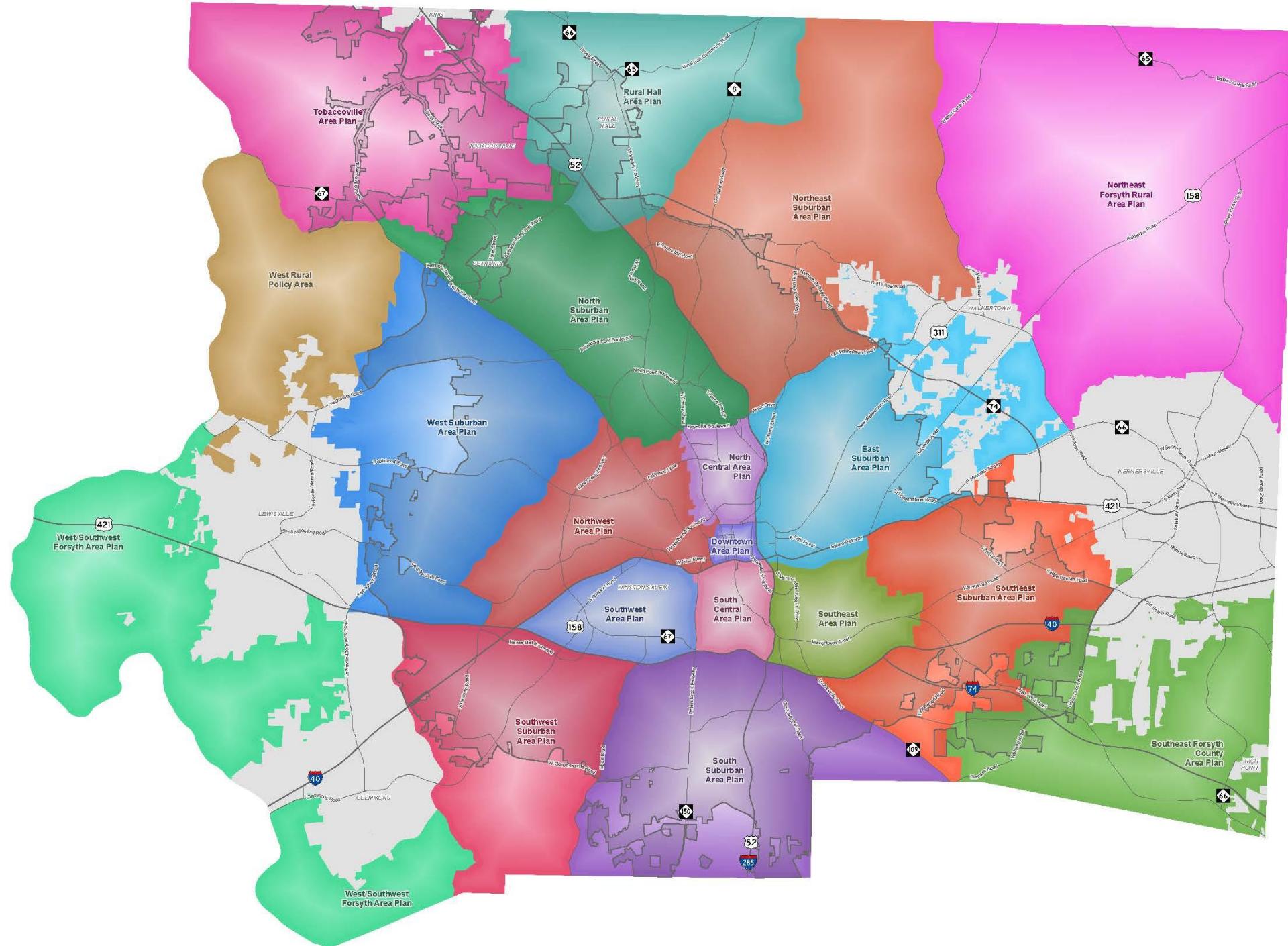
INITIAL STEPS

- Research
 - Peer community research:
 - Area plans
 - Plan websites
 - Growth corridors
 - Industrial land use and availability
 - General dimensional requirements for commercial/office/industrial land uses
 - Office-to-Residential conversions
- Housing land use regulation meetings
- Review existing area plans for needed changes/additions in new series of plans
- New area plan boundaries

AREA PLAN BOUNDARIES

- New boundaries
- Do not follow ward boundaries as ward boundaries are subject to change with each Census
- May include portions of multiple wards and County property
- Follow along existing major and minor thoroughfares, natural features, interchanges, municipal boundaries, development characteristics, etc.





NEXT STEPS

- 1st Plan - New Northeast Suburban Area Plan
- Meetings to begin in January
- Existing conditions analysis in November/December
- Tentative upcoming plan schedule:
 - Rural Hall
 - West/Southwest Forsyth County
 - East Suburban

