

# 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

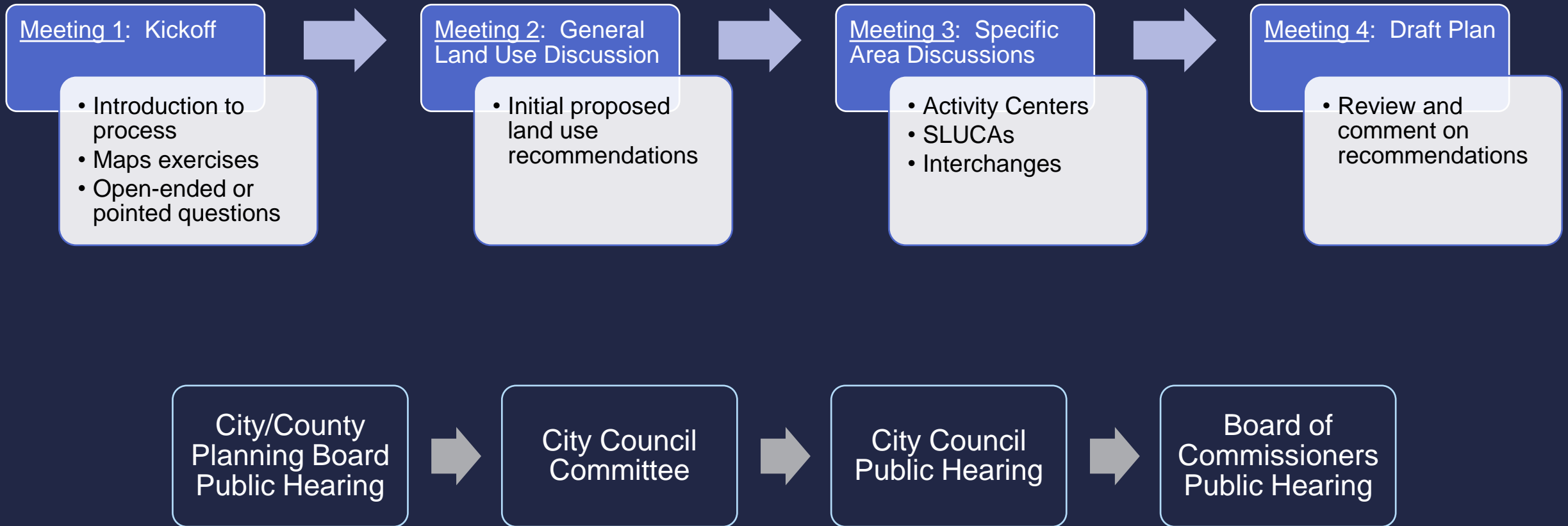


# PUBLIC OUTREACH PROCESS

- 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

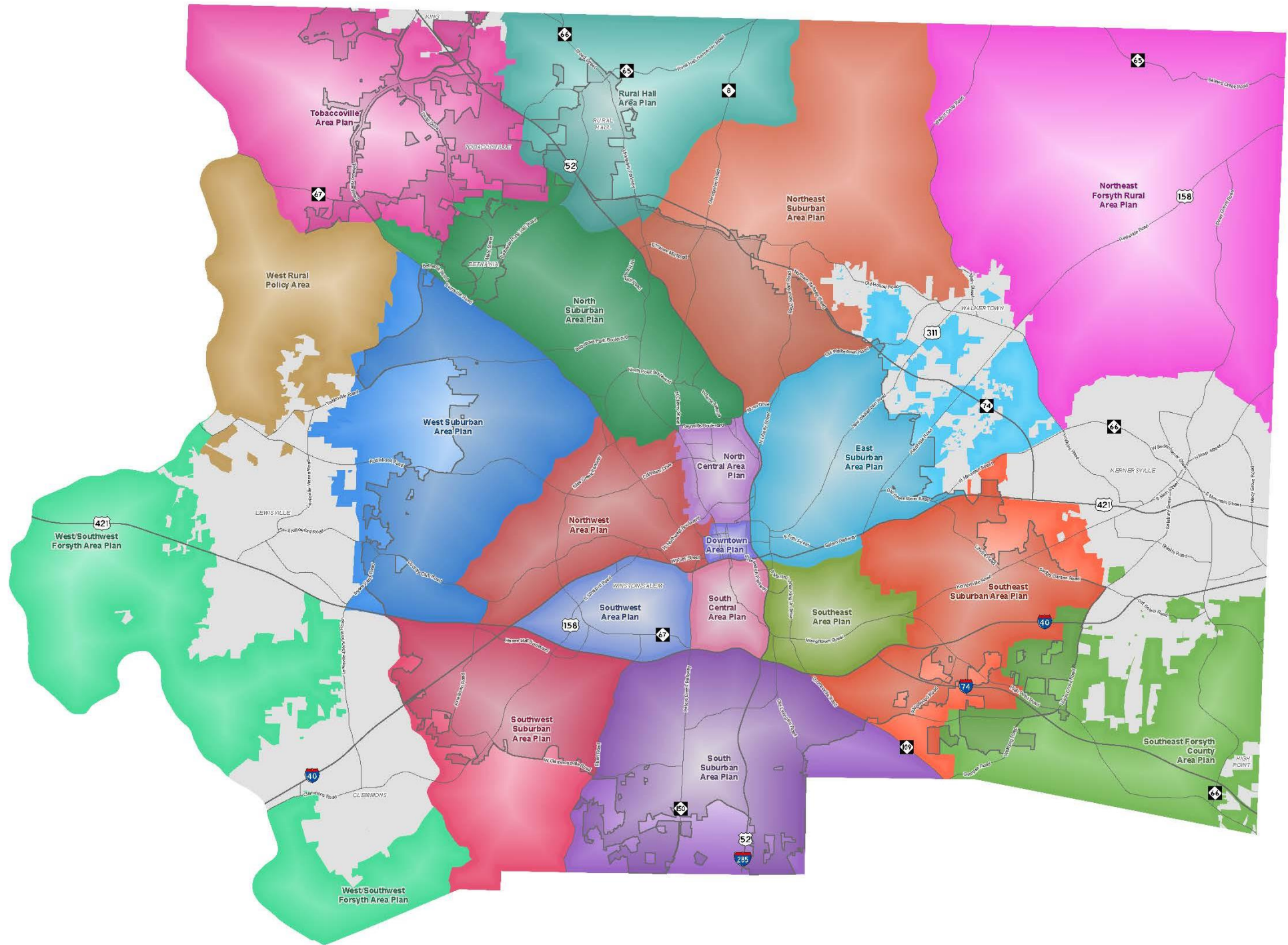
- Research
  - Peer community research:
    - Area plans
    - Plan websites
    - Growth corridors
    - Industrial land use and availability
  - General dimensional requirements for commercial/office/industrial land uses
  - Office-to-Residential conversions
- Housing land use regulation meetings
- 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

- 1<sup>st</sup> 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

