











# What uses are appropriate for rural areas?

Select up to 5.

 <p>Multifamily Residential</p>	<p>27</p>	 <p>Institutional/Religious Organizations/Schools</p>	<p>42</p>
 <p>Low Intensity Attached Residential (Townhomes, Twinhomes, Triplexes, Quadruplexes, Duplexes)</p>	<p>31</p>	 <p>Small-Scale Neighborhood Commercial/Services</p>	<p>42</p>
 <p>Single-Family Residential with Lots Up to 9,000 SF in Size</p>	<p>27</p>	 <p>Large-Scale Commercial</p>	<p>11</p>
 <p>Single-Family Residential with Lots Between 10,000 to 30,000 SF in Size</p>	<p>22</p>	 <p>Light Industrial/Warehouse</p>	<p>22</p>
 <p>Large-Lot Residential/Agriculture</p>	<p>47</p>	 <p>Heavy Industrial/Manufacturing</p>	<p>22</p>

# What commercial/office uses would be appropriate in rural areas?

Select up to 10.

Big Box Retail Stores (ie. Home Depot, Target, Lowes, Walmart)	5	Medium Size Stores (Tractor Supply, Ace Hardware, etc.)	15
Grocery Store	50	Small Corner Store/Convenience Store	25
Sit Down Restaurant/Bakery/Cafe	29	Special Event Center	14
Restaurant with Drive-Through	8	Outdoor Kennel	12
Bank with Drive-Through	13	Beauty Shop/Hair Salon/Barber Shop	7
Gas Station and/or Car Wash	21	Doctor/Veterinary Offices	31
Motor Vehicle Repair Shop	11	Urgent Care	40
Plant Nursery/Lawn and Garden Store	24	Micro-Brewery/Micro-Distillery	10
Motor Vehicle Storage Yard	2	Motor Vehicle/Motorcycle/RV Dealer	2
RV Park/CampGround	17	Storage Services	5
Warehousing	2	Fishery	16
Agricultural Production (Crops and Livestock)	44	Shooting Range	11
Landfill	11	Museum/Art Gallery	10
Shopping Center	13	Dry Cleaners	2
Equipment Rental and Leasing	4	Equipment Repair	9
Hotel/Motel	7		
Other (Use Post-It Note to provide response): amphitheater; bike trails; ropes course; senior living; sanitary and safe landfills are important but more importantly reducing waste and incentivizing reuse; open space/parks			













# Where should commercial uses and services be located in rural areas?

Select 1.

Scattered Throughout Rural Areas	Along Major Roadways	Only at Major Intersections
8	44	20

# What types of uses should be allowed around the new beltway interchanges?

Select up to 5.

 <p>High-Density Multifamily Residential (12+ Dwelling units per Acre)</p>	<p>37</p>	 <p>Single-Family Residential with Lots Between 10,000 to 30,000 SF in Size</p>	<p>9</p>	 <p>Small-Scale Neighborhood Commercial/Services</p>	<p>31</p>
 <p>Medium-Density Multifamily Residential (8-12 Dwelling Units per Acre)</p>	<p>36</p>	 <p>Large-Lot Residential/Agriculture</p>	<p>9</p>	 <p>Large-Scale Commercial</p>	<p>34</p>
 <p>Low-Density Attached Residential (Townhomes, Twin Homes, Triplexes, Quadplexes; Less than 8 Dwelling Units per Acre)</p>	<p>21</p>	 <p>Mixed-Use Development/Building</p>	<p>52</p>	 <p>Light Industrial/Warehouse</p>	<p>18</p>
 <p>Single-Family residential with Lots Up to 9,000 SF in Size</p>	<p>13</p>	 <p>Institutional/Religious Organizations/Schools</p>	<p>15</p>	 <p>Heavy Industrial/Manufacturing</p>	<p>11</p>

# What uses should be used as a transition from single-family residential neighborhoods to high-intensity commercial areas?











Select up to 10.

Big Box Retail Stores (ie. Home Depot, Target, Lowes, Walmart)	5	Medium Size Stores (Tractor Supply, Ace Hardware, etc.)	10
Grocery Store	36	Small Corner Store/Convenience Store	21
Sit Down Restaurant/Bakery/Cafe	31	Special Event Center	10
Restaurant with Drive-Through	4	Indoor Kennel	3
Bank with Drive-Through	6	Beauty Shop/Hair Salon/Barber Shop	7
Gas Station and/or Car Wash	10	Doctor/Veterinary offices	24
Motor Vehicle Repair Shop	2	Urgent Care	13
Theater	8	Micro-Brewery/Micro-Distillery	8
Furniture/Home Furnishing Store	4	Museum/Art Gallery	10
General Retail	10	Storage Services, Indoor	2
Child-Care Center	27	Shopping Center	13
Church or Religious Institution	10	School	18
Pharmacy with Drive-Through	8	Triplices, Quadruplex, Small Apartment Complexes	20
Dry Cleaners	6	Townhome/Twin Home/Duplex Buildings	18
Medium-Density Apartment Buildings (8-12 dwelling units per acre)	19	High-Density Apartment Buildings (12+ dwelling units per acre)	10

Other (Use Post-It Note to provide response): **senior living; parks; mixed-use residential and commercial villages; mental health assessment/treatment; home school hub; mixed-use development**

# When thinking of infill development and redevelopment of our urban and suburban areas, what types of uses should be encouraged and supported?

Select up to 5.

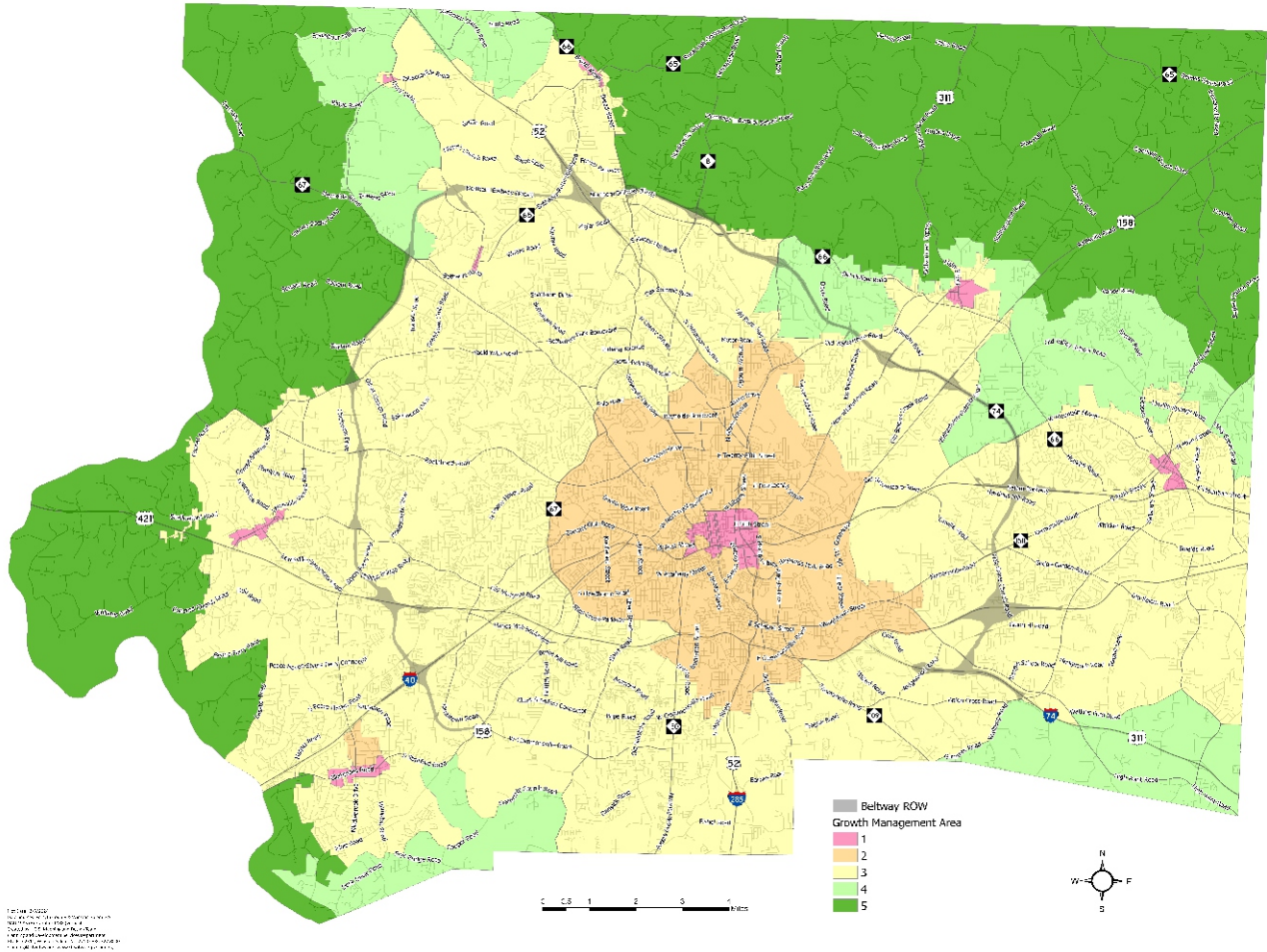
 <p>High-Density Multifamily Residential (12-Dwelling Units per Acre)</p>	<p>20</p>	 <p>Mixed-Use Development</p>	<p>48</p>
 <p>Medium-Density Multifamily Residential (8-12 Dwelling Units per Acre)</p>	<p>34</p>	 <p>Institutional/Religious Organizations/Schools</p>	<p>12</p>
 <p>Low-Density Multifamily Residential (Small Apartment Complexes; Up to 8 Dwelling Units per Acre)</p>	<p>37</p>	 <p>Low-Density Attached Residential (Townhomes, Twin Homes, Duplexes, Triplexes, Quadruplexes; Up to 8 Dwelling Units per Acre)</p>	<p>30</p>
 <p>Cottage Courts</p>	<p>30</p>	 <p>Small-Scale Neighborhood Commercial/Services</p>	<p>45</p>
 <p>Single-Family Residential with Lots Up to 9,000 SF in Size</p>	<p>13</p>	 <p>Large-Scale Commercial</p>	<p>5</p>

# What uses would you support next to or within walking distance of your neighborhood?

Select up to 10.

Big Box Retail Stores (ie. Home Depot, Target, Lowes, Walmart)	1	Medium Size Stores (Tractor Supply, Ace Hardware, etc.)	5
Grocery Store	51	Small Corner Store/Convenience Store	31
Sit Down Restaurant/Bakery/Cafe	49	Special Event Center	1
Restaurant with Drive-Through	3	Indoor Kennel	2
Bank with Drive-Through	7	Beauty Shop/Hair Salon/Barber Shop	13
Gas Station and/or Car Wash	3	Doctor/Veterinary Offices	16
Motor Vehicle Repair Shop	3	Urgent Care	21
Theater	18	Micro-Brewery/Micro-Distillery	15
Furniture/Home Furnishing Store	2	Museum/Art Gallery	17
General Retail	11	Storage Services, Indoor	2
Child-Care Center	30	Shopping Center	8
Church or Religious Institution	12	School	40
Pharmacy with Drive-Through	15	Triplices, Quadruplex, Small Apartment Complexes	19
Dry Cleaners	7	Townhome/Twin Home/Duplex Buildings	19
Medium-Density Apartment Buildings (8-12 dwelling units per acre)	17	High-Density Apartment Buildings (12+ dwelling units per acre)	8
Other (Use Post-It Note to provide response): transit stops; senior living; community garden; food forest; parks and open space; home school hub; more big parks			

**Growth Management Plan:** A plan for growth and development intended to reduce sprawl, create a more compact and balanced urban development pattern, and preserve open space and rural character.

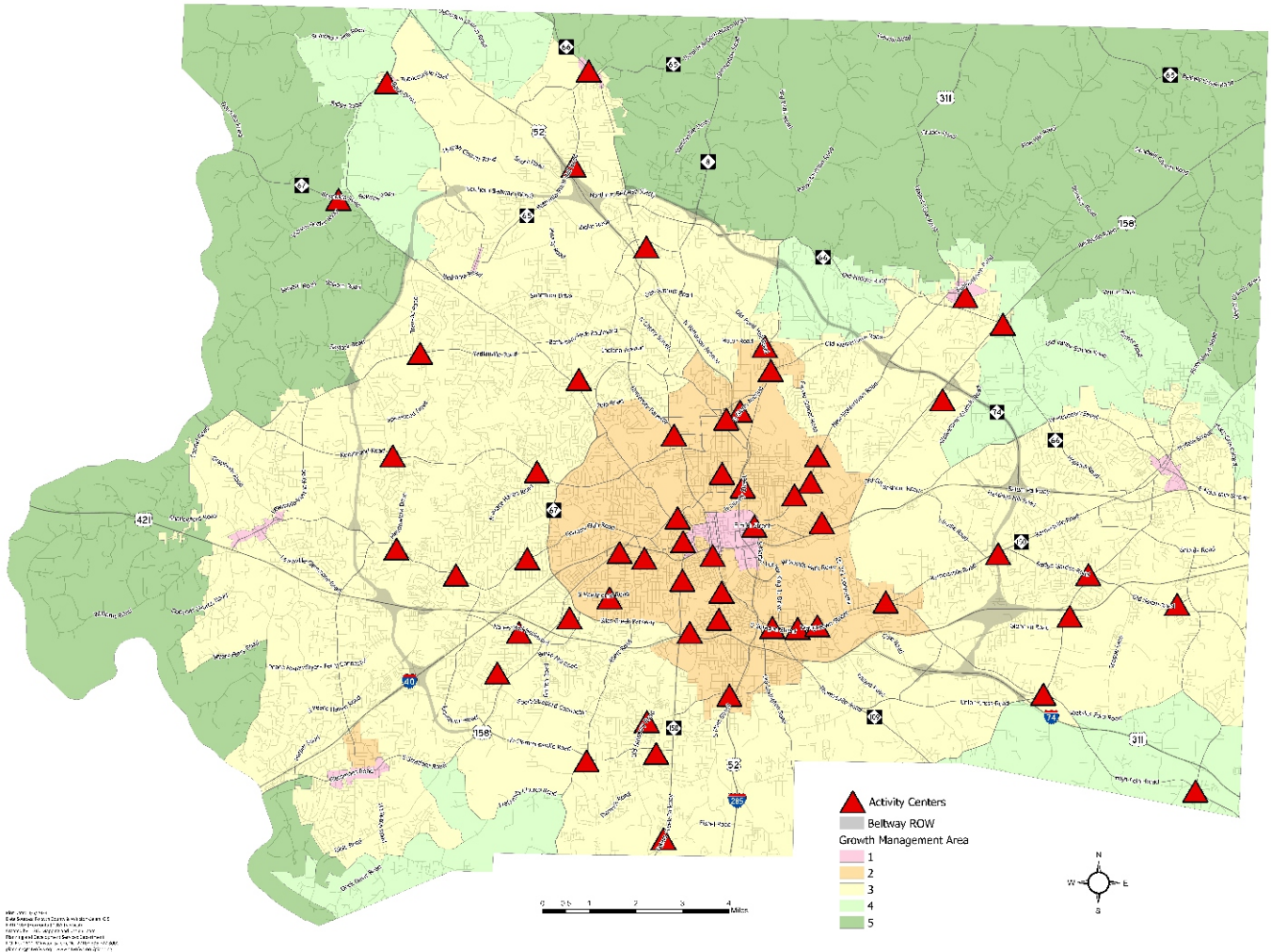


## Where should development types be focused?


	High-Density Residential	Mixed-Use Development	Low-Intensity Commercial	High-Intensity Commercial	Manufacturing and Industrial
GMA 1 (pink) - Downtown Winston-Salem and centers of the smaller Forsyth County towns.	26	31	5	3	1
GMA 2 (orange) - Area of Winston-Salem primarily built before 1950 characterized by smaller residential lots; grid street pattern; and intermixed residential, commercial, industrial and institutional uses.	17	39	13	4	4
GMA 3 (yellow) - Area consisting of neighborhoods built after 1950 with a pattern of separated uses and suburban development.	11	26	26	9	7
GMA 4 (light green) - Area currently not served with public sewer but could be in the future to accommodate growth.	4	12	8	8	20
GMA 5 (dark green) - Rural areas beyond where public sewer can be provided in a cost-effective manner.	3	6	6	1	15

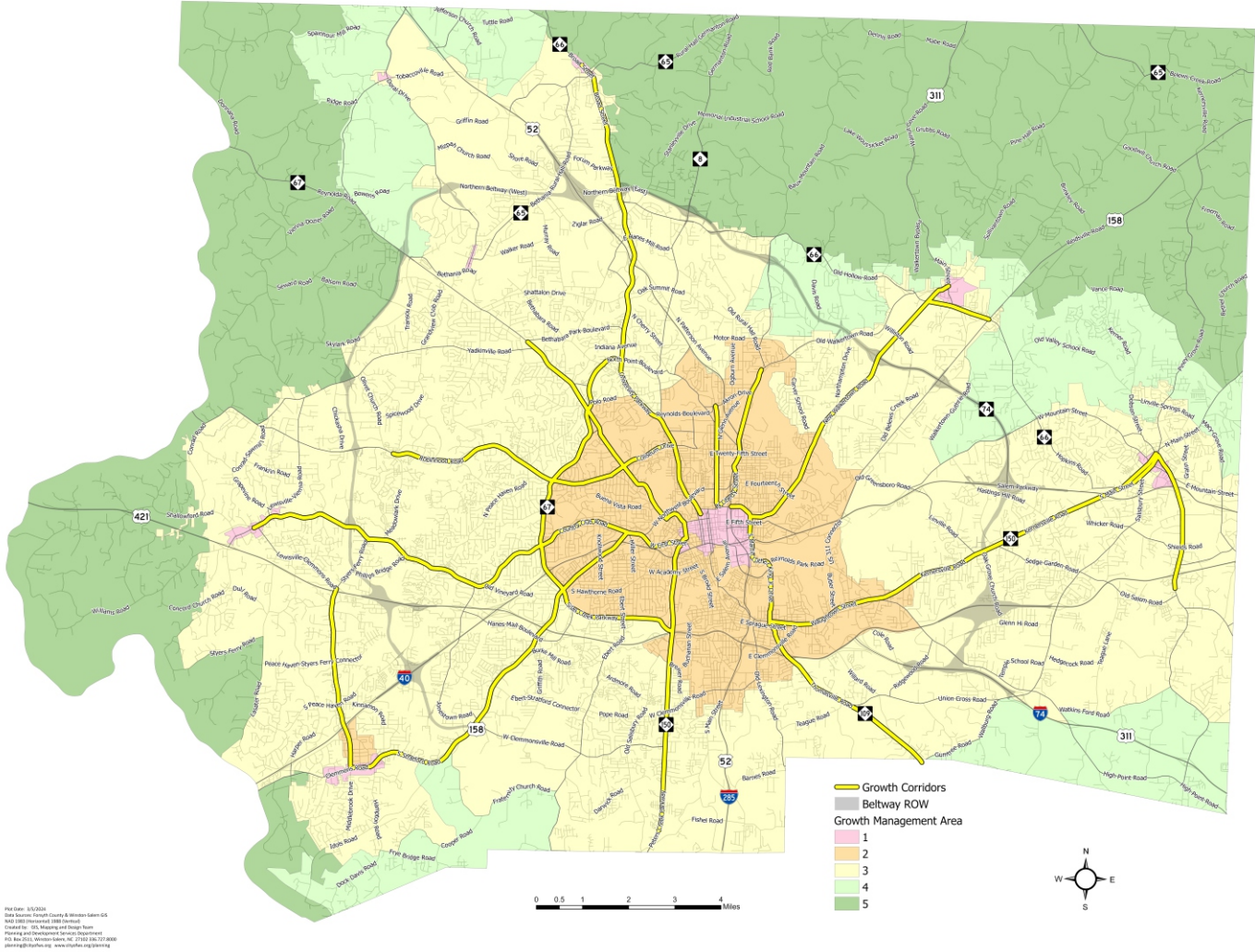


**Activity Centers:** Areas of more intense, compact, mixed-use development with service areas that can range from the neighborhood to the regional level. Shown as ▲ on the map.



	Yes	No	Maybe, If...
I would support higher-density residential (more than 18 dwelling units per acre) within activity centers.	28	7	4
I would support height increases in activity centers to allow for a higher-density mixed-use development.	21	3	1
I believe there are too many activity centers.	3	32	1
I believe there are not enough activity centers.	29	11	0
I would support medium- to high-density multifamily residential (up to 18 dwelling units per acre) in activity centers.	37	1	0
Only commercial uses that support a pedestrian atmosphere or provide neighborhood services should be permitted in activity centers.	36	2	1

**Growth Corridors:** Roads linking activity centers to Downtown Winston-Salem, town centers, or each other that are established to support a robust transit system. Shown as  on the map.



Map Date: 1/15/2014  
 Data Source: County of Winston-Salem GIS  
 Map 1001 (Revised 10/10) City of Winston-Salem  
 Contact: GIS Mapping and Design Team  
 Planning and Development Services Department  
 400 North Elm, Winston-Salem, NC 27103 (336) 277-8600  
 planning@cityofws.org www.cityofws.org/planning

	Yes	No	Maybe, If...
I would support higher-density residential (more than 18 dwelling units per acre) along growth corridors.	31	2	1
I would support height increases along growth corridors to allow for a higher-density mixed-use development.	27	10	6
I believe there are too many growth corridors.	6	21	2
I believe there are not enough growth corridors.	14	13	1
Medium- to high-density multifamily residential uses (up to 18 dwelling units per acre) should be encouraged along growth corridors.	31	3	1
All commercial activity should be located along growth corridors.	11	15	0

# Would you rather...?

Place a dot next to your preference for each statement.

24	Have low-density attached residential (townhomes, small apartment complex, etc.) serve as a transition between single-family residential and high-intensity commercial uses	OR	Have low-intensity commercial (sit-down restaurant, bookstore, medical office, etc.) serve as a transition between single-family residential and high-intensity commercial uses	29
42	Have some commercial uses strategically scattered throughout the community	OR	Only allow commercial uses along growth corridors and in activity centers	10
10	Maintain the level of development that currently exists at the new beltway interchanges	OR	Allow for increased commercial, manufacturing, and multifamily development at the new beltway interchanges	37
26	Expand into select portions of the rural areas to allow for new economic development and housing opportunities	OR	Hold firm on only allowing large lot residential development, agriculture, and open space in rural areas	21
41	Allow attached housing types (duplexes, triplexes, and quadruplexes) within single-family residential districts throughout the county	OR	Allow attached types (duplexes, triplexes, and quadruplexes) within single-family residential districts only within GMAs 1, 2, and 3	13
40	Allow attached housing types (duplexes, triplexes, and quadruplexes) within all single-family residential districts	OR	Allow attached housing types (duplexes, triplexes, and quadruplexes) within only the RS-7 (7,000 sf lots) and RS-9 (9,000 sf lots) single-family residential districts	11

**Based on the results of previous outreach, we have heard that land preservation is the #1 interest out of the three competing interests for our remaining land followed by housing and economic development. We also know that we cannot outright stop development. With this in mind, what ideas do you have for allowing for new housing and economic development opportunities while still preserving undeveloped land?**

- Encourage conservation development with open space preserved
- Maintain view corridors
- Encourage PRD's with sufficient open-space visible from outside
- Develop in ways that preserve nature within development plans intentional and inclusive of nature trails, bike trails, nature reserves, public gardens, botanical gardens
- Infill - we need to conserve wooded urban undeveloped areas for the health and livability of surrounding neighborhoods. Mitigating urban heat islands is essential
- Redevelopment- target "greyfields" vacant strip malls, etc. for high-density redevelopment
- Suburban development- encourage walkable mixed-use around activity centers
- Give higher weight to certain commercial and housing. For example- no storage facilities in close proximity to housing. This takes up a lot of space and is disproportionately used.
- 77% of our county is developed. What is not developed needs to be preserved as much as possible
- Always plan NACS where development occurs for walkability
- No more big box stores, we've had enough
- More walking trails and parks
- No more big box stores. More small and family businesses
- Increased density in existing developments. Allow mixed-use zoning anywhere commercial zoning is allowed
- Develop mixed-use infill in currently developed areas. Increase alternative transportation/public transit linking activity centers safely. Allow for more multi-unit housing where infrastructure already exists.
- Important to ask.. "land preservation for who?" Lets be sure to preserve green space in high density and low income housing as well as near single family homes
- Monitor wildlife and work around them and their habitat
- Build with bike and walkways to connect housing to retail so we can be less car dependent
- Create safe walkability in these rural spaces. Build with the land and not disturb nature
- Build out rural areas with mid and high density houses NOT large single-family homes. Increase bike paths and bus routes
- One way that we can preserve land is by looking for areas where construction may have already happened, for example old buildings that are not in use.

- More quality affordable housing options are important in city centers and transition areas.
- What's going on with housing complex at corner of Peter's Creek and Academy?
- We need more affordable housing whether that's single family, apartments less than 18 per acre throughout the city. Additionally, we need to reduce the number of apartments being built in inner city (these are also not affordable)
- Encourage mixed-use developments while preserving farmlands around. Provide wide roads with bike/ped access and lots of landscape.
- Can we determine green space needs that will preserve habitat and lend to sustainability? Is that the priority for preservation?
- Allow higher density residential/housing (patio homes, duplexes, town homes) in areas with sewer
- Create natural areas/passive parks in pockets to preserve wildlife while allowing development in nearby areas
- We cannot grow our community without smart, affordable, quality housing options
- More small private schools throughout neighborhoods
- More schools for children, more small schools for children
- Density with mixed-use infill and high-density housing Don't treat public transit as a topic that is isolated from development of housing and land preservation
- Retaining and supporting green spaces are critical to the community's quality of life, ecosystem + residence
- We need more canopy + opportunity for carbon capture
- Community gardens and food forests/public gardens to combat our food deserts
- Preserve land throughout county so everyone has access to nature
- No more surface parking lots downtown. Many are empty
- Develop primarily downtown. There is so much empty and unused space. Make it more dense
- Purchase public lands NOW not later
- Greenway connection to pilot mountain
- Its important that we keep as much greenery as possible and give children space to play and grow safely
- The housing needs to be affordable. Prices of homes and rent are so high
- Condensed housing is needed but keep trees and greenery in place if possible. More housing for young people and retired folks
- Bigger parks
- Urgent care
- More parks and community gardens
- Homeschool hubs, more non public school options, more small B2B collab
- Coffee house for meetups, use old buildings for coworking or co ops
- Look at what Paul tatter does in New Mexico
- Fix up abandoned buildings
- More protected natural areas and parks
- Funding for current residents to improve homes. Funding for elderly to get homes improved.

- Identify strategic areas for development and provide infrastructure to them while leaving specific areas for preservation
- Designate development areas and connect them with greenways and parks