

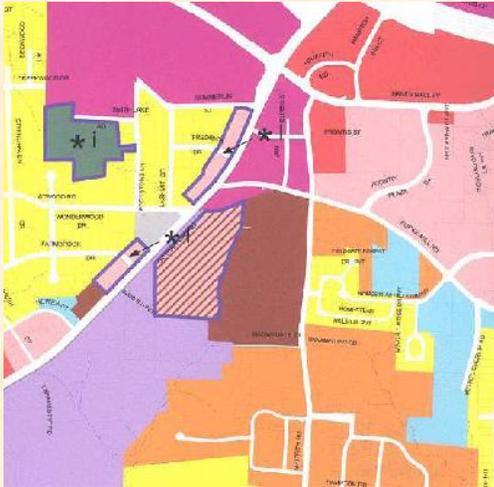


# What is a Proposed Land Use Plan in an Area Plan?

## *The Legacy Toolkit*

**What is the Purpose of a Proposed Land Use Plan?** The Proposed Land Use Plan is typically the centerpiece of an Area Plan and is developed using the goals and objectives of the citizens who live in that area as well as planning principles spelled out in *Legacy*, Forsyth County's Comprehensive Plan. The Proposed Land Use Plan is a guideline for future land use which designates locations for new residential, commercial, office, and industrial development as well as areas where redevelopment of existing uses is feasible or desirable. The colors shown on the map are the key to the recommended land use (see "The Area Plan Process: Land Use Designations" Handout). Some sensitive areas (such as small business areas tucked into neighborhoods) may have very detailed recommendations and are marked with a blue star on the Proposed Land Use map. These are called Special Land Use Condition Areas.

### *Sample Proposed Land Use Map*



**How Does the Proposed Land Use Plan Relate to Zoning?** North Carolina State Statutes require that all rezoning decisions be made on the consideration of an adopted community plan. Because *Legacy* is general in nature, the Area Plan process is an important step in achieving this consistency by bringing the planning principles outlined in *Legacy* to a community and neighborhood level. The Proposed Land Use Plan is used as a guideline by the City-County Planning Board and elected officials in making zoning decisions.

**How are Land Use Recommendations Made for the Proposed Land Use Map?** Many factors are considered when making land use recommendations including: accessibility to roads, sewer availability, public transportation availability, future roads, historic resources, topography, environmental constraints, existing zoning, the need for local services, and the availability of vacant land. Existing land use patterns are particularly important, both in terms of new development being compatible with existing development as

well as how older commercial/industrial uses impact older neighborhoods. The Proposed Land Use map is developed with input by citizens, landowners, and businesses who participate in a very interactive process for preparing and adopting each Area Plan.

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**The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.** Contact the City-County Planning Board at 336.727.8000 or visit our web site at [www.cityofws.org/planning](http://www.cityofws.org/planning).

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**For More Information on Area Plans** contact the City-County Planning

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