

Martin Mill Creek Land Use Plan

Adopted August 5, 2003
Resolution: R-2003-25

Purpose

City County Utilities Commission, Forsyth Board of Education, Kerwin Baptist Church and the Town of Kernersville are working towards placing sewer in the Martin Mill Creek basin. The purpose of the *Martin Mill Creek Land Use Plan* (Kernersville's Portion) is to prepare a land use plan prior to sewer being provided to the area. The once rural area is changing to an urban area. The change to urban includes developments such as Peddycord Business Park and the surrounding industrial area; Loflin Concrete, which has recently expanded; two new residential subdivisions Mill Creek and Robbins Perch; Kerwin Baptist School; Cash Elementary School; East Forsyth Middle School; the proposed *Winston-Salem Beltway* and *Airport Connector*; and proposed public sewer. The *Land Use Plan* was drafted based on an analysis of these existing and future conditions. One component of determining existing conditions was public input received during a direct mailing to all property owners and a community open house.

Planning Area

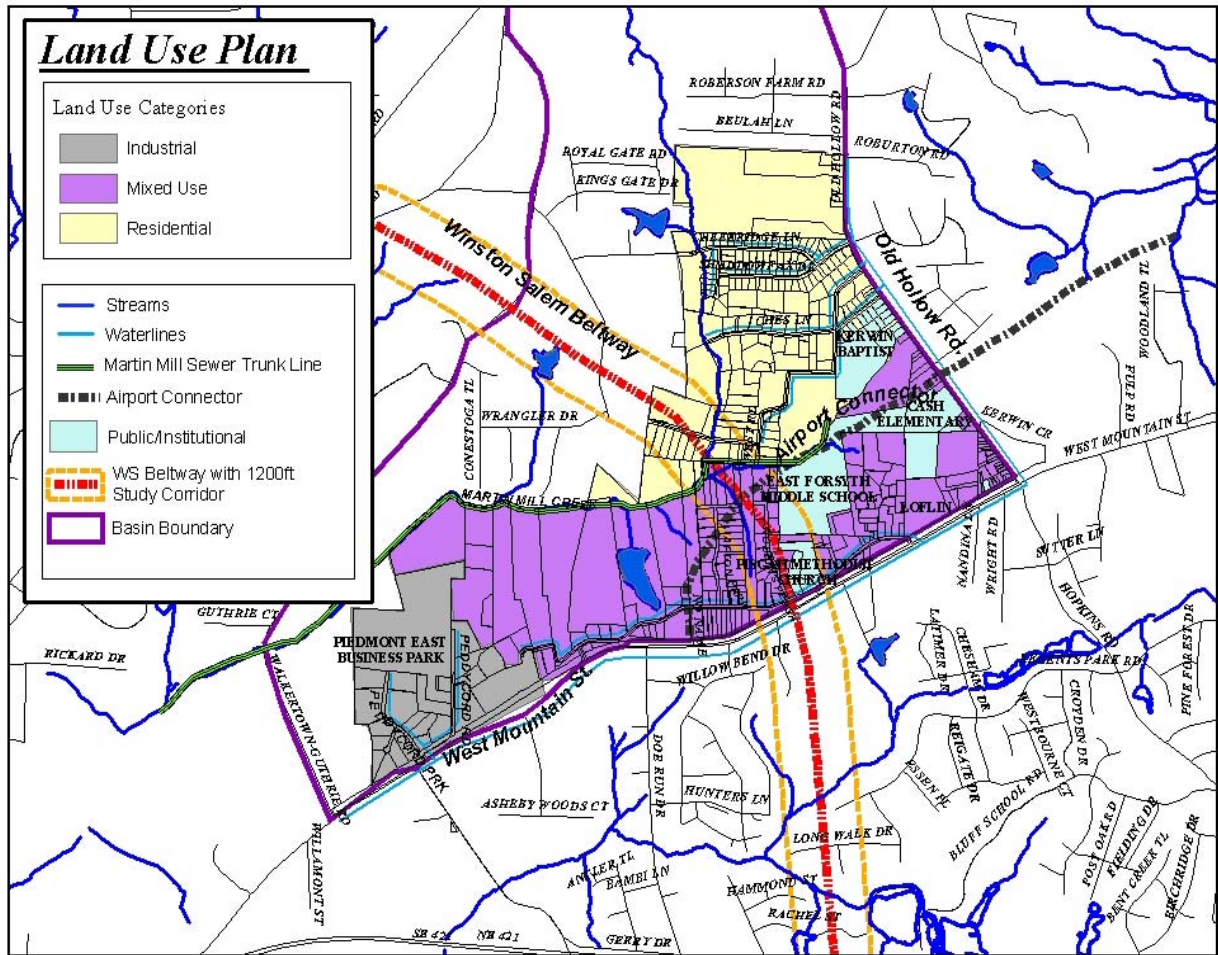
Martin Mill Creek drainage basin is 2,054 acres. The portion in which the Town of Kernersville is preparing a land use plan is 1,007 acres. There are 218 property owners in the plan area. Forsyth County and the Town of Walkertown are preparing a plan for the remaining area. The dividing line is the Town of Kernersville and Town of Walkertown annexation agreement line.

Existing Zoning and Land Uses

The existing residential uses are single family detached housing. Large undeveloped tracts remain in the residential area. Sewer will provide an additional incentive for development of these tracts. The current zoning for the residential area is RS-20 (single family residential with a minimum lot of 20,000 square feet or less) in the eastern portion and RS-9 (single family residential with a minimum lot of 9,000 square feet or less) in the western portion of the study area.

The non-residential uses, which include industrial and commercial uses, are located in the southeast and southwest corners of the planning area. Non-residential areas are important for the creation of jobs and a strong tax base. The central location of these sites in the Triad makes the non-residential area attractive for development. The southwest non-residential area primarily consists of service businesses and light industrial uses. The southeast non-residential area includes heavier industrial uses consisting of a concrete plant, cultured rock manufacturer and vinyl siding distribution center.

The proposed six (6) lane *Winston-Salem Beltway* project is scheduled to begin right-of-way acquisition in 2008, construction in 2010 and completion by 2015. The second proposed road is the four (4) lane *Airport Connector*. With the construction of the East Forsyth Middle School within a potential ramp and corridor area of the *Airport Connector*, it is likely that NCDOT will need to consider an alternative route. There is currently no schedule for beginning a corridor selection for the *Airport Connector*. The Town of Kernersville is requesting NCDOT and WSDOT to study the *Airport Connector* to determine a final alignment.



Single Family Residential Low Density (0-2 units/acre)

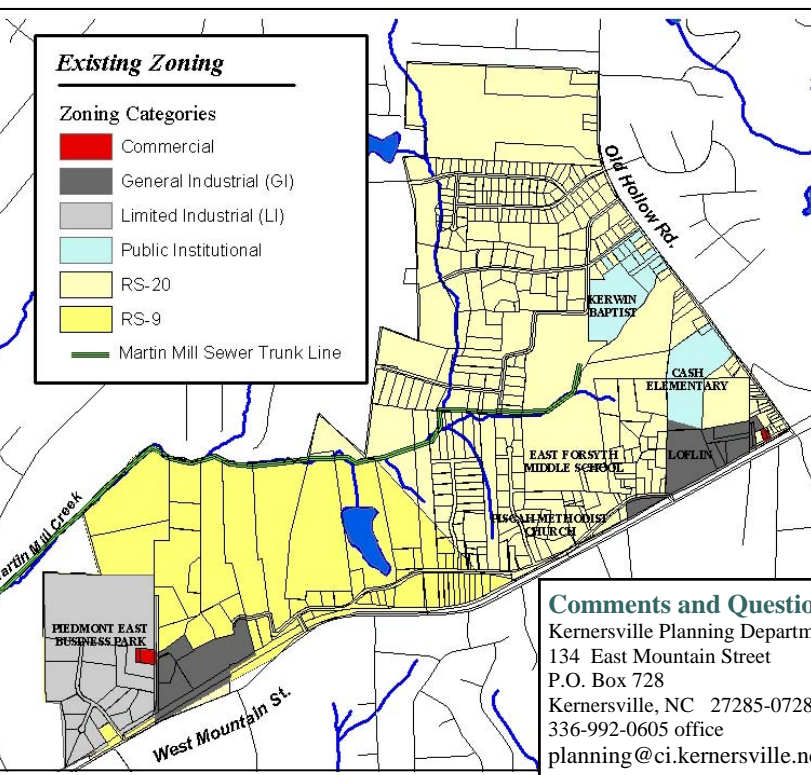
Industrial

Mixed Used

The Town of Kernersville has identified that one of its "unique high quality community" components is residential areas that are "predominantly single-family residential". Low density single family residential developments have been one of the primary land uses in Kernersville. The western side of the planning area is currently zoned RS-20 (approximately 2 units per acre) and RS-9 (approximately 4 units per acre). The RS-9 area is largely undeveloped and has rural characteristics of woods, pastures and low density residential home sites. If the area is developed with a density greater than 2 units per acre, it is recommended that the homes be clustered to create open areas that will maintain some rural characteristics.

Industrial areas have been established to provide areas for office, distribution, and manufacturing uses. The area designated for industrial includes properties that are currently zoned industrial and/or are accessed off the industrial drives of Peddycord Road or Peddycord Park. Other parcels to the north and east should be considered for industrial if access is made from industrial access roads. In order to minimize the negative impacts of industrial uses to residential property and promote economic expansion, future industrial rezoning will need to utilize Special Use District rezoning process whenever possible. Special use rezoning allows for land use transition based on the unique situation of an area.

Mixed Use is established to accommodate a variety of uses, which may range from residential, commercial, office, institutional and industrial uses. It has been established to enhance the land use transition in the area. The area designated as *Mixed Use* currently consist of industrial, commercial, schools, churches and residential uses. The proposed *Winston-Salem Beltway* and *Airport Connector* roads and the industrial area to the west and east will all have a substantial impact on the area. Also, Old Hollow Road and West Mountain Street are designated as major thoroughfares that will eventually be four lane highways. A mixed use designation allows the residential property in this area, that are impacted by the industrial uses and/or roads, to transition into land uses that are more compatible to non-residential uses and major roads. In order to minimize the negative impacts of non-residential development on existing residential property and promote economic expansion, future rezoning will need to utilize Special Use District rezoning process whenever possible. Special use rezoning allows for land use transition based on the unique situation of an area.



Comments and Questions:
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- Planning Process**
- Staff prepared a *Land Use Study* and survey that was distributed to all property owners to obtain their review and comments.
 - Staff prepared a draft *Land Use Plan* and conducted an "open house" to allow for public review and comments.
 - Planning Board and Board of Aldermen conducted public hearings and took action.