

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3658
Staff	Rory Howard
Petitioner(s)	VNC - Land Company, LLC
Owner(s)	Forsyth County
Subject Property	A portion of PIN 6828-13-9481
Address	0 Sturmer Park Circle
Type of Request	Special Use Limited District Rezoning
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from IP (Institutional and Public) to HB-L (Highway Business – Limited Use). The petitioner is requesting the following uses: Academic Biomedical Research Facility; Academic Medical Center; Arts and Crafts Studio; Banking and Financial Services; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; MicroBrewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site. NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.

Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3, and 4.		
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the proposal is consistent with the district’s purpose, as it allows for greater development flexibility on an undeveloped property within GMA 3 that is located along a growth corridor within an existing commercial area.		
GENERAL SITE INFORMATION			
Location	Northwest intersection of University Parkway and Shattalon Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	± 3.50 acres		
Current Land Use	Undeveloped Land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	IP	Animal Shelter
	South	HB	Retail Store
	West	IP	Undeveloped land
	East	HB	Outdoor Display Retail and Motor Vehicle, Repair and Maintenance
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	Yes, the proposed uses are generally compatible with the commercial and institutional uses permitted on the adjacent properties.		
Physical Characteristics	The site is generally flat, undeveloped, and mostly cleared.		
Proximity to Water and Sewer	The site has access to public water along both Shattalon Drive and University Parkway and has access to public sewer along University Parkway.		
Stormwater/ Drainage	There are no known stormwater/drainage issues on the site.		
Watershed and Overlay Districts	The site is not located within a watershed or overlay district.		
Analysis of General Site Information	The subject request involves the rezoning of 3.50 acres located at the northwest corner of University Parkway and Shattalon Drive from IP to HB-L. The site is currently undeveloped and is surrounded by a variety of commercial and institutional uses. Public utilities are available to serve the property.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3574	LB-L, HB-S and RS-12 to HB-S	Approved 10/5/2023	Southeast	3.45	Approval	Approval
W-3431	HB-S to HB-S	Approved 2/3/2020	South	1.01	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
University Parkway		Expressway	NCDOT	396'	28,000	49,000
Shattalon Drive		Minor Thoroughfare	NCDOT	363'	13,000	18,200
Sturmer Park Circle		Local Street	WSDOT	313'	N/A	N/A
Proposed Road Improvements		No road improvements are proposed as part of this request.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: IP</u> The subject property is currently undeveloped; therefore, trip generation cannot be estimated at this time. <u>Proposed Zoning: HB-L</u> As no site plan was provided with this request, staff cannot estimate any potential change in estimated trip generation at this time.				
Sidewalks		There are no sidewalks currently abutting or internal to the subject property. However, sidewalks are proposed along all three street frontages as part of this request.				
Transit		WSTA Routes 89, 91, and 99 stop to the north side of the subject property on Sturmer Park Circle. In addition, WSTA Route 97 stops on University Parkway, about 135 feet north of the subject property.				
Analysis of Site Access and Transportation Information		The site is accessible via both an expressway and a minor thoroughfare and is served by two nearby WSTA transit stops. However, there are currently no sidewalks abutting the subject property and no sidewalk connection proposed to the transit stops. Staff does not anticipate any additional vehicular impacts resulting from this rezoning request.				

CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Forward 2045 Recommendations	Encourage infill development in areas with access to existing public services and infrastructure.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2014)</i>
Area Plan Recommendations	The Proposed Land Use Map recommends institutional uses for the subject property.
Site Located Along Growth Corridor?	The site is located along the University Parkway Growth Corridor.
Site Located within Activity Center?	The site is not located within an Activity Center.
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Forward 2045</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request is to rezone an approximately 3.50-acre site from IP to HB-L to allow for increased development flexibility in a busy, highly-trafficked commercial area. The petitioner is proposing a variety of commercial, service, and institutional uses that would be compatible with the surrounding commercial uses to the south and east, as well as the institutional uses to the north. The HB district is intended to accommodate retail and service uses in established commercial areas along major corridors. The site has access to public utilities and public transportation. This request is consistent with the general recommendations of the <i>North Suburban Area Plan Update</i> and <i>Forward 2045</i>, which encourage infill development in areas with existing public services and infrastructure.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of both <i>Forward 2045</i> and the <i>North Suburban Area Plan Update</i> .	Some of the proposed land uses have the potential to significantly increase traffic in the surrounding area.
The request would encourage infill development in an area with access to public services and infrastructure.	
The request would provide convenient services to nearby residential development.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:	
• <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u> a. Sidewalks must be installed along all three street frontages adjacent to the subject property on a tract-by-tract basis.	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

CITY-COUNTY PLANNING BOARD PUBLIC HEARING MINUTES FOR W-3658 SEPTEMBER 11, 2025

Marc Allred presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services