

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3403
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Forsyth County
<b>Owner(s)</b>	Same
<b>Subject Property</b>	Portion of PIN# 6828-13-9481
<b>Address</b>	5580 Sturmer Park Circle
<b>Type of Request</b>	Special use rezoning from IP to GB-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> IP (Institutional and Public) <b>to</b> GB-S (General Business – special use zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>Group Care Facility C; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Golf Course; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Utilities; Academic Biomedical Research Facility; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Family Group Home B; Park and Shuttle Lot; School, Private; School, Public; School, Vocational or Professional; Club or Lodge; College or University; Family Group Home C; Recreation Services, Indoor; Recreation Services, Outdoor; Transmission Tower; Access Easement, Private Off-Site; and Animal Shelter, Public</li> </ul>
<b>Neighborhood Contact/Meeting</b>	See Attachment B for a summary of the petitioner’s neighborhood outreach.
<b>Zoning District Purpose Statement</b>	<p>The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.</p>
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p>
	<p>The site is located within GMA 3 (Suburban Neighborhoods) within close proximity to Shattalon Drive, which is a minor thoroughfare. Staff does not view this request as encouraging strip commercial development in the general area.</p>

GENERAL SITE INFORMATION						
Location		Northwest side of Sturmer Park Circle, north of Shattalon Drive				
Jurisdiction		City of Winston-Salem				
Ward(s)		Northeast				
Site Acreage		± 5.49 acres				
Current Land Use		The building on the site is currently unoccupied but was most recently used as the Springwood Care Center, an assisted living facility.				
Surrounding Property Zoning and Use		Direction	Zoning District	Use		
		North	IP	North Forsyth High School		
		East	IP	Forsyth County Animal Control		
		South	IP with HB-S, RM18-S, RS9, RM8-S, & RM18 Zoning across Shattalon Drive	Undeveloped property, single and multifamily residential uses, and a child daycare center		
		West	IP	Undeveloped property		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)		(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?				
		Yes, with the exception of Group Care Facility C, the requested uses are the same uses which are allowed in the current IP zoning on the subject property and on the adjacent properties.				
Physical Characteristics		The developed site is essentially flat.				
Proximity to Water and Sewer		Public water and sewer are available to the site.				
Stormwater/ Drainage		The proposed site plan shows no increase in impervious coverage, so stormwater management is not required per the City of Winston-Salem’s Post-Construction Stormwater Management Ordinance. Currently, stormwater runoff is managed by sheet flow onto the adjacent property owned by Forsyth County.				
Watershed and Overlay Districts		The site is not located within a water supply watershed.				
Analysis of General Site Information		The site is fully developed with a one story building and associated parking areas. It is located within a significantly larger IP zoned area. The site appears to have no development constraints such as steep slopes, water supply watersheds, or designated floodplain areas.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2723	RS9 to RM8-S	Approved 10-4-2004	300 feet south	.48	Approval	Approval
W-1902	R4, B3, & B3-S to B3-S (HB-S)	Approved 6-6-1994	300 feet south	5.15	Denial	Denial

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Sturmer Park Circle	Local Street	77 feet	N/A	N/A
Proposed Access Point(s)	The site plan shows the continued use of the driveway onto Sturmer Park Circle.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: IP</u> Because there is no site plan associated with the existing general use zoning, staff cannot generate estimated traffic volumes.  <u>Proposed Zoning: GB-S</u> 99 units (residents) x 2.74 (Assisted Living Facility*) = 271 Trips per Day * Assisted Living Facility is the closest use to the proposed use of Group Care Facility C as noted within the Institute for Transportation Engineers Trip Generation book.			
Sidewalks	There are no sidewalks located in the general area.			
Transit	WSTA Routes 91 and 99 serve Sturmer Park Circle in front of the subject property.			
Analysis of Site Access and Transportation Information	The request proposes no building expansion to an existing facility which is served directly with two transit lines. The use noted on the site plan (Group Care Facility C) is a low trip generating use. Staff foresees no transportation related issues associated with this request.			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Building Square Footage	Square Footage		Placement on Site	
	68,774		Centered on the site	
Parking	Required	Proposed		Layout
	60 spaces	108 spaces		90-degree head-in along all four sides of the building
Building Height	Maximum		Proposed	
	60 feet		One story	
Impervious Coverage	Maximum		Proposed	
	N/A		54.5 percent	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"><li>Chapter B, Article II, Section 2-1.3 (J) General Business District</li><li>Chapter B, Article II, Section 2-5.34.1 Group Care Facility C Use Conditions</li></ul>			
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:		Yes	
	(B) Environmental Ord.		N/A	
	(C) Subdivision Regulations		N/A	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows the reuse of an existing one story, 68,774 - square foot institutional building. No expansion of the building or parking area is proposed. Compliance with the use conditions for Group Care Facility C (including monument signage) will be demonstrated at the time			

	of permitting.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 – Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> <li>• Make recommendations to protect and enhance urban schools, parks, institutional uses, and other services through the area plan process.</li> <li>• Encourage the revitalization of institutional and commercial uses that are integral parts of neighborhoods.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2014)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• Area plan recommends institutional development for this site.</li> <li>• Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods.</li> <li>• This plan calls for the creation of new commercial opportunities and the improvement of existing commercial areas that blend with existing development and do not infringe on nearby neighborhoods.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The proposed list of uses includes the IP uses which are currently allowed, with the addition of Group Care Facility C.</p> <p>Group Care Facility C is a new use added to the UDO in 2018 (UDO 287). This use is allowed in GB-S zoning only and with specific use conditions. The definition of Group Care Facility C is: “A transitional housing facility for two hundred and fifty (250) or fewer residents, licensed by the State of North Carolina and operated by a nonprofit corporation chartered pursuant to Chapter 55A, North Carolina General Statutes, which provides room and board, personal care and rehabilitation services while persons receive therapy and/or counseling primarily to assist them to recuperate from the effects of or refrain from the use of drugs or alcohol and/or to assist them to adjust to society as an alternative to incarceration but not including "Emergency Shelters, Shelters for the</p>

	<p>Homeless or Temporary Shelters" as defined in Section A.2. Such facilities may have accessory uses conducted on the premises, including but not limited to, schooling of residents, training programs in occupational fields, and production of goods and crafts to be sold off-premises.”</p> <p>The subject property has a long history of institutional use. The site abuts IP zoning on all sides, and it is located adjacent to the Forsyth County Animal Control and North Forsyth High School. Sturmer Park Circle is served by two transit lines. Based upon the existing zoning and former use of the property for an assisted living facility, the area plan recommends institutional land use for this area. While the site is not adjacent to other commercially zoned properties, Planning staff sees the proposed reuse of the existing building and the proposed list of uses (which excludes retail, commercial, and automobile related uses) as being compatible with the surrounding development pattern and generally consistent with the recommendations of both <i>Legacy 2030</i> and the area plan.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
<p>The subject property has historically been used for institutional uses.</p> <p>With the exception of Group Care Facility C, the requested uses are the same uses which are allowed in the current IP zoning.</p> <p>The site is surrounded by IP-zoned property.</p> <p>The site is served by two transit lines.</p> <p>The request complies with the purpose statement of the GB district.</p>	<p>The subject property is not adjacent to other commercially zoned properties.</p>
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO ISSUANCE OF ANY PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.</li> </ul> </li> <li>• <b><u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall complete all requirements of the driveway permit.</li> </ul> </li> </ul>	

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3403  
MARCH 14, 2019**

Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

With regard to questions presented by George Bryan, Gary Roberts confirmed that the access road does connect with Sturmer Park Circle, and Aaron King stated that the anticipated trip generation produced in the staff report, being 271 trips per day spread over a day's time, is a fairly low number for a street the size of Sturmer Park Circle.

George Bryan made the recommendation that the City look at making Sturmer Park Circle more accessible, or making it a one-way street due to the difficulty that Sturmer Park Circle has in handling two vehicles at the same time, specifically mentioning a bus route that goes onto that road.

MOTION: Clarence Lambe recommended approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services