

**VILLAGE OF CLEMMONS PLANNING BOARD DRAFT  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	C-208
<b>Staff</b>	Megan Ledbetter
<b>Petitioner(s)</b>	Cam Finley
<b>Owner(s)</b>	DCB Clemmons, LLC
<b>Subject Property</b>	1121 S. Peace Haven Road
<b>Type of Request</b>	Special Use Zoning District Rezoning
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-40(single-family residential) <b>to</b> PB-S (Pedestrian Business-Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• restaurant (without drive-through), retail store, special or miscellaneous, banking and financial services (Without drive through), health services, miscellaneous, medical and surgical offices, offices miscellaneous, professional office, service business A, service business B, services, personal, veterinary services, recreation services, indoor, church or religious institution, neighborhood, library, public, museum or art gallery, nursing care institution, police or fire station and post office</li> </ul> <p><b>NOTE:</b> Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>
<b>Zoning District Purpose Statement</b>	<p>The PB District is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2 and 3.</p>
<b>Applicable Rezoning Consideration from Chapter B, Article VI,</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>
	YES

<b>Section 6-2.1(S)</b>				
<b>GENERAL SITE INFORMATION</b>				
<b>Location</b>	The site is located at the corner of Lewisville-Clemmons Road			
<b>Jurisdiction</b>	Village of Clemmons			
<b>Site Acreage</b>	1.87 acres			
<b>Current Land Use</b>	The current property is vacant and is zoned RS-40.			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	N	RS-15	Single family homes	
	E	LO-S	Financial Institution	
	S	IP-S, RS-20	Currently vacant	
	W	IP-S	West Forsyth YMCA	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the site adjoins a mixture of uses single family, professional offices, banking and a proposed mixed use commercial center across the street			
<b>Physical Characteristics</b>	The site has a gentle to moderate slope from south central section of the site downward to the north.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available.			
<b>Stormwater/ Drainage</b>	<ul style="list-style-type: none"> <li>• Obtain Stormwater Management and Occupancy permits</li> </ul>			
<b>Watershed and Overlay Districts</b>				
<b>Historic, Natural Heritage and/or Farmland Inventories</b>	n/a			
<b>Analysis of General Site Information</b>	The site requires a stormwater management and occupancy permits.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>• OBTAIN A STORMWATER MANAGEMENT AND OCCUPANCY PERMIT</li> </ul>			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS</b>

Peace Haven Road	Minor Thoroughfare	617'	11,100	16,100	
<b>Proposed Access Point(s)</b>	The site plan proposes a temporary full access intersection at the "road"/driveway entrance. A possible future development to the south will be required to put a median in this location that will removed the ability to make left hand turns out of this development.				
<b>Planned Road Improvements (Village Transportation Plan 2009)</b>	The VTP(2009) recommends Lewisville-Clemmons Road between I-40 and Peace Haven Road be constructed as a four lane divided major thoroughfare with raised median, curb and gutter, standard inside lanes, widened outside curb lanes with sidewalks. Peace Haven Road is recommended to extend turn lanes with a raised median along this segment of the corridor included a sidewalk along the eastern side of Peace Haven Road.				
<b>Trip Generation - Existing/Proposed</b>	<u><b>Existing-</b></u> The proposed property is vacant and does not provide any trip generation as a vacant parcel. <u><b>Proposed-</b></u> 21516/1000 X36.13=777 Total ADT AM peak 21516/1000X2.39=51.42 trips PM peak 21516/1000X3.57=77 trips				
<b>Sidewalks</b>	The developer is required to construct sidewalks along the frontage of both public streets				
<b>Transit</b>	There is not any proposed transit in the general vicinity.				
<b>Traffic Impact Study (TIS)</b>	A TIS is not required for this site				
<b>Analysis of Site Access and Transportation Information</b>	The site long term have only right-in/right-out access at the newly created public street as well as cross access through the property to the East. Furthermore, this site will be required to complete the portion of public street as noted on the site plan for future road connections. Please note newly created public street will need to be renamed.				
<b>Generalized Recommended Conditions</b>	<u><b>BRIEF DESCRIPTION OF CONDITION(S):</b></u> <ul style="list-style-type: none"> <li>• DRIVEWAY PERMIT ISSUED BY THE VILLAGE OF CLEMMONS</li> <li>• DRIVEWAY PERMIT ISSUED BY NCDOT</li> </ul>				
<b>SCHOOL DISTRICT INFORMATION</b>					
<b>Schools Serving Zoning Site</b>	<b>Project Students From Project</b>	<b>2014-2015 Enrolled Students</b>	<b>2014-2015 Projected Students w/ Accumulated Totals</b>	<b>School Capacity</b>	<b>Number of Mobile Classrooms on Site</b>
Clemmons Elementary	N/A				
Clemmons Middle	N/A				
West Forsyth High	N/A				

School					
<b>School System Remarks and Analysis</b>	Not applicable				
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>					
<b>Legacy GMA</b>	GMA 3 (Suburban Neighborhoods)				
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• When residential, retail and employment uses are mixed it becomes possible to walk instead of drive for some trips. At employment locations, a mix of uses allows employees to take care of day-to-day errands within walking distance of their jobs. Similarly, locating services adjacent to residential neighborhoods allow people to do these errands on their way to and from work.</li> <li>• Creating more “compact development” will necessitate increasing the overall intensity and density of residential and commercial development in areas with public sewer, good roads and other urban services.</li> <li>• Consider rezoning land where public facilities become available when this promotes urban standards of development, contributes to the reduction of sprawl and maximizes the use of costly infrastructure</li> <li>• To promote a sense of community and to reduce dependence on the automobile, neighborhoods with sidewalks, street trees and houses close to the street and to each other should be created.</li> </ul>				
<b>Community Compass 2010</b>	<p>The <i>Community Compass</i> (2010) denotes this area as part of the Mixed Use Residential Land Use. Recommendations for this land use include:</p> <ul style="list-style-type: none"> <li>• Promote self-supporting neighborhoods that provide a mixture of residential uses and secondary uses such as corner markets, personal service and professional office.</li> </ul>				
<b>Thoroughfare Plan Information</b>	n/a				
<b>Greenway Plan Information</b>	There are not any proposed greenway trails in the vicinity of this development.				
<b>Other Applicable</b>	n/a				

<b>Plans and Planning Issues</b>						
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(S)(4) - Is the requested action in conformance with <i>Community Compass/Legacy</i>?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The site is denoted as mixed use residential in the Clemmons Community Compass which denotes areas with this land use contain a mixture of houses with secondary uses including corner markets, personal service shops and small professional offices. This site is providing 21,000 sf of medical office space which gives the nearby residential neighborhoods the opportunities to make local trips for service and the opportunity to walk to appointments. Due to the small size of this tract and the financial institution to the east as well as the single family neighborhood to the west professional office space at this location provides transition on the north side of Peace Haven Road back to lower intensity uses. The developer has incorporated the Village Point Small Area Plan guidelines as well as the supplemental requirements for Pedestrian Business Zoning by pulling the building to the street and keeping all parking to the rear of the building. The elevations are consistent with all recommendations from the Village Point Design guidelines and meet all UDO requirements.</p> <p>The developer has agree to complete the public street in close proximity to the terminating point of the property at the north boundary. This stub connection is a proactive approach for a future parallel road along the northern segment of Lewisville-Clemmons Road. If the property directly to the north of this site ever developed there would be the opportunity to connect a new public street to the stub connection at West Meadows. The site will have limited right-in/right-out access on Peace Haven Road and cross access between the proposed development and the financial institution to give the development a secondary right-in/right-out on Lewisville-Clemmons Road.</p>					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-207	RS-15, RS-20 and PB-S to PB-S	Approved 01.11.16	450' South	60.25 acres	Approval	Approval

C-139	RS-15 and RS-20 to PB-S	Approval 04.14.03	South of site	7.5 acres	Approval	Approval
C-144	RS-20 to IP-S	Approved 11-10-03	Southwest of the site	30.49 acres	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	21,516 sf		Located at the front of the site			
Parking	Required	Proposed		Layout		
	50	66		Located behind the building		
Building Height	Maximum			Proposed		
	60/unlimited			2-story structures		
Impervious Coverage	Maximum			Proposed		
	--			54%		
UDO Sections Relevant to Subject Request	Chapter B, Article II, Section 1.3 (F) Chapter B, Landscape Standards Chapter C, Environmental Ordinance					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		N/A			
Analysis of Site Plan Compliance with UDO Requirements	The site meets all UDO requirements					
REMAINING SITE PLAN ISSUES						
Issue			Status			
N/A						
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Provides an opportunity to allow local trips both pedestrian/vehicular to service related uses			The site does add additional trips to our major/minor thoroughfares however with the offsite improvements required for Zoning Docket C-207 the limited access will help mitigate those trips.			

Completes construction of a future connector street	
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**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

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.

**PRIOR TO THE ISSUANCE OF ANY PERMITS:**

- a. The Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. The Developer shall obtain a grading permit if 10,000 square feet or more is disturbed.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. The Developer shall obtain a driveway a driveway permit from the Village of Clemmons and the North Carolina Department of Transportation and compile with conditions for right-in/right-out access. NCDOT may require additional improvements.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

- a. The Developer shall submit a utility plan for review
- b. The Village of Clemmons Planning Department shall review and approve building elevations.
- c. Developer shall construct a retaining wall along the western property line that is tiered with decorative planting, no higher than 5 feet before the landscape area is in place.
- d. Developer shall have internal infrastructure in place and it shall support 80,000 pounds for fire apparatus movement.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
- b. The Developer shall install the landscape plan as presented during the public hearing without any variation along the western boundary line.
- c. Developer shall glaze the bottom western elevation windows.
- d. Developer shall construct the internal sidewalk, with lateral connections, street trees, and pedestrian scaled lighting along the internal drive aisle.
- e. Developer shall complete the new road connection to the point delineated on the site plan. The road shall meet all Village of Clemmons design standards.
- f. The Developer shall submit the recordation of a cross access agreement at the Forsyth County Registry Deeds between the proposed development and First Citizen Bank and Trust to provide connectivity between both parcels.
- g. Developer shall verify there is a fire hydrant within 400' of the proposed structure.

**OTHER CONDITIONS:**

- a. All on site lighting shall be a maximum of 25 feet tall and shall be of the full cut off type or otherwise designated not to cast direct light on adjacent properties. Lighting shall be in conformance with the submitted Photometric Plan with light levels not to exceed the 0.5 foot-candle limit at the property line.
- b. All proposed utilities shall be underground.
- c. The compact shall be screened on three sides with masonry material/construction.



**STAFF RECOMMENDATION:** APPROVAL

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the Village of Clemmons 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.**