

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

PETITION INFORMATION			
Docket #	C-215		
Staff	Megan Ledbetter		
Petitioner(s)	Elliott International, LLC		
Owner(s)	Elliott International, LLC		
Subject Property	6645 Holder Roads		
Type of Request	Special Use Zoning District rezoning from LB and RS-9 to GB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LB and RS-9 to GB-S:</p> <ul style="list-style-type: none"> (Non-store retailer, Office, misc, professional office, medical or dental laboratory, manufacturing A/B) <p>NOTE: 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>		
Zoning District Purpose Statement	<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 Center.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	YES		
GENERAL SITE INFORMATION			
Location	North side of Holder Road		
Jurisdiction	Village of Clemmons		
Site Acreage	Approximately ± 2.22		
Current Land Use	Office space, packaging and two manufactured homes		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	N	RS-9	Religious Institution, neighborhood scale
	E	RS-9	residential

	S	RS-9	Single family residential	
	W	HB-S	Automotive Repair, Tire	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	YES, the proposed use, Manufacturing B is allowed in GB-S and is compatible with the surrounding uses.			
Physical Characteristics	The subject site is developed with relatively flat topography.			
Proximity to Water and Sewer	Public water and sewer are available onsite.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The proposed use does not adversely affect the pre-existing development.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • OBTAIN A STORMWATER MANAGEMENT PERMIT • STORMWATER MANAGEMENT PERMIT 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Holder Road	Local/Collector	425 feet	N/A	N/A
Proposed Access Point(s)	Three (3) points of access on Holder Road			
Planned Road Improvements	None at this time.			
Trip Generation - Existing/Proposed	<u>Existing</u> -LB 7275/1000X3.02=23 trips per day RS-9=19 trips per day Total trips per day 42 trips per day <u>Proposed</u> -GB-S 18000/1000X3.02=54.36 trips per day			
Sidewalks	Sidewalks are required as part of the proposed development			
Transit	The subject site does not have any existing or proposed transit routes.			

Traffic Impact Study (TIS)	Not required				
Analysis of Site Access and Transportation Information	The existing building will have modified access located off the Myers Tire flag access as well as a modified driveway located to the east of the existing building. The new construction will have truck access for loading and unloading circulating around the site and employee access to the far east of the new construction. The proposal provides interconnectivity between both the existing structure and the truck access drive.				
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • DRIVEWAY PERMIT FROM THE VILLAGE OF CLEMMONS • SIDEWALKS • 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2007-2008 Enrolled Students	2007-2008 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Clemmons Elementary	0	n/a	n/a	n/a	n/a
Clemmons Middle	0	n/a	n/a	n/a	n/a
West Forsyth High School	0	n/a	n/a	n/a	n/a
School System Remarks and Analysis	n/a				
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	Suburban Neighborhoods (GMA 3)				
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Legacy recommends concentrating highest densities and mixed use development in the city/town centers. 				
Clemmons Community Compass(2010)	This area is denoted as Mixed-use residential and should provide self-supporting neighborhoods that contain a mix of housing types, including single-family detached, single-family attached, and multi-family uses. Secondary uses include small neighborhood serving commercial uses, such as corner markets, personal service shops, small offices, and civic uses.				
Thoroughfare Plan Information	The NCDOT improvement for the North-Lewisville Clemmons Road has been completed TIP project U-3119. The VTP recommends widening the Holder Road approach to provide a left-turn lane and right-turn pockets and decreasing access conflicts within proximity to				

	the interchange with I-40.
Greenway Plan Information	The subject site is not a designated greenway site.
Other Applicable Plans and Planning Issues	n/a
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?
	Yes,
Analysis of Conformity to Plans and Planning Issues	<p>A portion of the subject site was rezoned from single family residential to LB zoning under the Forsyth County’s jurisdiction prior to the Village’s incorporation. The business has been in the existing building for many years and is in need of expansion space. The property owner has purchased three lots to the east of the existing site to expand the current operation. With the conversion of the UDO his current use does not fit under the LB zoning district, therefore, staff requested the petitioner to rezone the consolidated ownership of land to GB-S to provide a consistency for the use and zoning district. While this area is denoted as mixed use residential, this request in an expansion of a business use prior to incorporation and is non-intrusive to the existing neighborhood. The office component of the use will stay in the existing structure while the assembly/molding portion of the business will be located in the newly created facilities. The site is required heightened planting buffers based on use and will provide modifications to the existing facility by providing a streetyard and sidewalk continuing to the expansion. The use restrictions severely limit uses and the general use nature of the LB district is removed with this request. The Village currently is under a comprehensive plan update and this area will serve as a line of demarcation for uses to transition to residential/institutional. Not only does this request correct a county zoning conversion it provides the ability to expand local businesses within the Village of Clemmons by creating new jobs and opportunities within the current location under a zoning category that does not affect the surrounding neighborhood. General Business meets the consistency of providing accessory uses to an overall residential neighborhood. Furthermore, the Village will need to transition uses to neighborhood residential/institutional at Southwest School Road as denoted in our long range planning guide.</p>

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-194	RS-9 to HB-S	Approval, 2013	S	.87	Approval	Approval
C-62	HB to SUP	Approval	E	.51	Approval	Approval
C-198	LB to HB-S	Approval	W	1.49	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	Existing 7,275 Future 18,000		Centrally located onsite			
Parking	Required	Proposed		Layout		
	39 spaces	39 spaces		Dispersed throughout the site		
Building Height	Maximum			Proposed		
	60'			25'		
Impervious Coverage	Maximum			Proposed		
	N/A			56.5%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (J) Chapter C, Environmental Ordinance 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>		Yes, <i>Legacy</i> supports infill development and higher densities in urban/town centers.			
	(B) <i>Environmental Ord.</i>		Yes			
	(C) <i>Subdivision Regulations</i>		N/A			
Analysis of Site Plan Compliance with UDO Requirements	It is anticipated the site will meet all UDO requirements					
REMAINING SITE PLAN ISSUES						
Issue			Status			
Cross connection between properties			Complete			
Including existing and proposed as part of zoning request			Complete			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Request would permit an expansion of an existing established business in the Village of Clemmons and removes vehicle movement along the frontage of the site with the streetyard/defining driveway entrance.						

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 GRADING PERMITS:

- a. Developer shall submit a stormwater management permit for review and approval.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. Developer shall receive an Environmental Grading and Erosion Control permit
- b. Developer shall receive driveway permits from the NCDOT and the Village of Clemmons
- c. Developer shall submit building elevations to the Village of Clemmons Planning Department for review and approval

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall submit a stormwater occupancy permit for review and approval.
- b. Developer shall submit a photometric lighting plan that denotes that no more than ½ foot candle of light disbursement over the property line.
- c. Developer shall delineate heavy duty truck circulation route on the proposed site plan.
- d. Developer shall dedicate cross access easement to the east for possible future stubbing by recordation of plat at the Forsyth County Register of Deeds. The stub connector shall be constructed if the property to the east is developed in a non-residential zoning district.

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.**