

PETITION INFORMATION	
Docket #	C-247
Staff	Planning & Community Development Department
Petitioner(s)	TR 14 Harper Road LLC
Owner(s)	Jasper L. Harper, Sr; Jasper L. Harper, Jr.
Address/PIN	0 Harper Road PINs 5883-39-7339, 5883-49-6486
Type of Request	Special Use Zoning District – Map Amendment
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject properties from RS-40 (Residential, single-family) to RS-30-S (Residential, single-family – Special). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential building, single-family • Planned residential development
Zoning District (Purpose Statement)	<p>The RS-30 District is primarily intended to accommodate single family detached dwellings on approximately three-quarter (0.75) acre lots in areas without access to public water and sewer services. This district is intended for application in Growth Management Areas (GMA) 4 and 5. The district may also be applicable to older, larger lot development in GMA 2 and 3 developed prior to the effective date of this Ordinance.</p> <p>The purpose of the Planned Residential Development (PRD) is to encourage the development of environments which provide certain development privileges in exchange for preplanning and design considerations. PRDs provide an alternative to conventional subdivision design by promoting the conservation and creation of viable, connected open space and more flexible lot design options while minimizing development costs. The Planned Residential Development provides flexibility in utilizing new development concepts. Three (3) distinct types of open space shall be required in PRDs: (1) Active Open Space, (2) Passive Open Space, and (3) Thoroughfare Open Space. In return for development flexibility, additional site plan information may be required of the developer to assist in evaluating the suitability of proposed PRDs. PRDs are suitable for Growth Management Areas 2, 3, 4, and 5. The character of a PRD should be appropriate to the GMA in which the PRD is located along the urban to rural continuum. While maximum open space preservation is the primary goal of rural PRDs, open space within urban and suburban PRDs must balance the need for open space preservation with an increased need for integration with surrounding developments through street connectivity and compatibility with adjacent and internal land uses.</p>
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	<p>B.6-2.1(Q)(1) Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The site is located in Growth Management Area 3 (Suburban Neighborhoods) and contains single-family detached dwellings at a density of 1.24 units per acre. The RS-30 District prefers to have a density closer to three-quarter (0.75) acre lots and be in GMA 4 and 5. This makes it inconsistent with the purpose statement for RS-30.</p> <p>The subdivision meets the purpose statement for the planned residential development as it has provided applicable open space types. The character of the development respects the urban to rural continuum while engaging in the same land use of single-family detached and connecting to most available access points.</p>

GENERAL SITE INFORMATION			
General Location	The site is approximately 1000' west from Harper Road, and it is directly east of Michelle Drive and directly north of Lismore Street and Dunmore Court.		
Jurisdiction	Forsyth County (seeking annexation into Clemmons)		
Site Acreage	26.76± acres or 1,165,665 sq ft.		
Physical Characteristics	The site has a stream to the east and variable topography throughout the site. There is substantial tree coverage in the middle/east of the site.		
Proximity to Water & Sewer	Public water and sewer are available.		
Stormwater/Drainage	The site will require a stormwater management permit. Currently, there are two stormwater management devices proposed for the site. A small portion of the southeast corner of site is located in a FEMA-designated Zone AE Regulatory Floodway.		
Watershed & Overlay Districts	Property is inside the WS-IV Watershed and shall be subject to all Village of Clemmons and other applicable state and federal environmental rules. The maximum impervious area shall not exceed seventy (70%) of the site.		
Historic, Natural Heritage, and/or Farmland Inventories	North Carolina Natural Heritage Data Explorer did not identify any historic resources, natural heritage resources, and farmland inventories. US Fish & Wildlife Service National Wetlands Mapper identifies the stream towards the east of the development as riverine habitat.		
Current Land Use	Greenfield		
Surrounding Property Zoning & Use	Direction	Zoning District	Use
	North	RS-40	Single-family residential
	East	RS-40	Church
	South	RS-40	Single-family residential
	West	RS-20	Single-family residential
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	B.6-2.1(Q)(2) Is/are the uses permitted under the proposed classification compatible with uses permitted on other property in the vicinity?		
	The use being requested is compatible with the surrounding uses. The site is surrounded by single-family residential uses and an institutional use.		
Analysis of General Site Information	The proposed development will need a grading permit if it disturbs greater than 20,000 square feet of land. It will also need a stormwater management permit.		
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator. • Developer shall submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval, if the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. • Developer shall submit water/sewer extension plans to Forsyth County Utilities Plan Review for permitting/approval. Utility system development fees to be paid at the time of meter purchase. 		

SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Projected Students from Project	2021-2022 Enrolled Students	2021-2022 Projected Students with Accumulated Totals	School Total Capacity	School Mobile Capacity
Morgan Elementary	14	697	711	804	0
Clemmons Middle	9	1163	1172	1189	464
West Forsyth High	7	2178	2185	1831	361
School System Remarks and Analysis			No major impact on assigned schools.		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Lismore Street	Local Road	60'±	No data	No data
Michelle Drive	Local Road	50'±	No data	No data
Proposed Access Point(s)	There are two proposed access points: one connecting to the terminus at Michelle Drive and one connecting to the terminus at Lismore Street.			
Planned Road & Improvements	No planned improvements by the Village of Clemmons or NCDOT. Petitioner shall construct a southbound left-turn lane at the intersection of Lasater Road and Rossmore Road. Lasater Road is an NCDOT road. Construction details for the southbound left-turn lane and associated improvements shall be determined by NCDOT.			
Trip Generation – Existing/Proposed	<p>The Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition) Land Use Category: 210 Single-Family Detached Housing</p> <p><u>Existing:</u> Gross trips per day: 0 (vacant)</p> <p><u>Proposed:</u> Gross trips per day: 358</p> <p>Weekday, Peak Hour of Adjacent Street Traffic one hour between 7 and 9 am. Fitted Curve – 31 (Total), 8 (Entry), 23 (Exit)</p> <p>Weekday, Peak Hour of Adjacent Street Traffic one hour between 4 and 6 pm. Fitted Curve – 40 (Total), 25 (Entry), 15 (Exit)</p>			
Sidewalks	Sidewalks will be installed along Michelle Drive, Lismore Street, and the unnamed road with two terminating cul-de-sacs. Sidewalks will not be constructed on existing roads.			
Transit	No proposed transit.			
Traffic Impact Study	<p><u>Transportation Impact Analysis</u> The pre-scoping package determined the following intersections for analysis:</p> <ul style="list-style-type: none"> Lasater Road at Rossmore Road Curraghmore Road at Michelle Drive/ Site Access 1 Lismore Street at Glengariff Road 			

- Glengariff Road at South Peace Haven Road
- Rossmore Road at Curraghmore Road
- Lismore Street at Site Access 2
- Dunmore Lane at Site Access 3

Trip Generation

The following is the Trip Generation:

Table 2 - Trip Generation from New Site Plan									
Harper Road Development, Clemmons, NC									
Average Weekday Driveway Volumes					24 Hour	AM Peak Hour		PM Peak Hour	
					Two-Way				
<u>Land Use</u>	<u>ITE Land Code</u>	<u>Size</u>		<u>Data Source</u>	<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Single Family Detached Homes	210	38	Dwelling Units	Adjacent Equation	414	8	23	25	15
Total Trips					414	8	23	25	15

Trip Distribution

The following is the Trip Distribution for future site traffic:

- 70% to and from the east on Peace Haven Road
- 20% to and from the north on Lasater Road
- 5% to and from the west on Peace Haven Road
- 5% to and from the south on Lasater Road

Level of Service

The Transportation Research Board’s Highway Capacity Manual (HCM) utilizes a term “level of service” to measure how traffic operates in intersections and on roadway segments. There are currently six levels of service ranging from A to F. Level of service “A” represents low-volume traffic operations and Level of Service “F” represents high-volume, oversaturated traffic operations. Synchro Traffic Modeling software was used to determine the level of service for studied intersections. Note for unsignalized intersection analysis, the level of service noted is for the worst approach of the intersection. This is typically the left turn movement for the side street approach, due to the number of opposing movements.

Table 6.1 – Highway Capacity Manual			
Levels of Service and Control Delay Criteria			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay Per vehicle (sec)	Level of Service	Delay Range (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

Data from Davenport’s Traffic Impact Analysis showed no drop in level of service between the 2024 future no build scenario and the 2024 future build scenario. They did not recommend any improvements at the intersections of interest.

Auxiliary Turn Lane Warrant

Auxiliary turn lane improvements beyond those necessary for capacity were determined based on a review of the figure titled Warrant for Left and Right-Turn Lanes found on page 80 in the NCDOT Policy On Street and Driveway Access To North Carolina Highways and Appendix B of the Village of Clemmons Procedures Manual. The results from Davenport recommended no improvements at the following intersections:

- Curraghmore Road at Michelle Drive/ Site Access 1
- Lismore Street at Site Access 2
- Dunmore Lane at Site Access 3

Traffic Impact Analysis Review

Kimley Horn & Associate’s Traffic Impact Analysis Review agreed with the majority of Davenport’s conclusion with the exception that the auxiliary turn lane warrant analysis warrants a southbound left-turn lane at the intersection of Lasater Road and Rossmore Road.

It is important to note that the turn lane warrant analysis was performed when the site had a proposed development of 77 units and not its current unit count of 38.

Concurrency Model	N/A
Analysis of Site Access & Transportation Information	The development has two proposed access points. No proposed access points directly join the Lasater Road minor thoroughfare or Harper Road minor thoroughfare. The Clemmons Transportation Plan recommends a collector road where Rinehart Lane currently exists. The recommended collector road would connect to Lismore Street. The Plan also desired the upfitting

	of Lismore Street to collector road specifications. The site is also accessed by Michelle Drive. The Clemmons Transportation Plan does not recommend the upfitting of Michelle Drive to a collector road.
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Developer shall obtain driveway permits from the Village of Clemmons • Developer shall comply with the recommended mitigation from Kimley Horn & Associates and install a southbound left-turn lane at the intersection of Lasater Road and Rossmore Road. Developer shall comply with NCDOT standards and requests regarding the auxiliary lane.

CONFORMITY TO PLANS AND PLANNING ISSUES	
Forsyth Legacy GMA	Growth Management Area 3 (Suburban Neighborhoods)
Pertinent Legacy Recommendations	<p>GMA 3 (Suburban Neighborhoods) consists of neighborhoods built after World War II, and is where most development has occurred in recent decades. The area has a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges, featuring curvilinear streets that often lack connectivity.</p> <p>The proposed land use for this site according to Map 4-2 Forsyth County Proposed Land Use in <i>Legacy</i> is conservation subdivision.</p>
Clemmons Community Compass (2040)	Clemmons Community Compass designates the site as cluster residential. Cluster residential areas serve as a transitional area between rural preservation and neighborhood residential uses. Appropriate development includes single-family detached residential units in a suburban-style cluster pattern at a minimum of 2 units per acre. Cluster subdivisions provide an opportunity for developers to maintain the maximum lot yield of a traditional development while also protecting significant natural, cultural, and historical areas of the site. Cluster subdivisions employ smaller minimum lot size requirements in exchange for commonly protected open space that serves the entire development. Cluster subdivisions provide open space amenities in trade for higher density, cluster residential patterns. Large yards are traded for expansive open space amenities.
Clemmons Transportation Plan (2009)	<p>Figure 2.2 Existing Thoroughfare Plan designates Glengarriff Road and Curraghmore Road as collector streets. Collector streets bridge the gap between arterials and local streets by gathering traffic from the local roads and expediting their movement. They provide critical connections in the roadway network. Collectors operate at lower posted speeds (35 mph or less) and serve shorter distances than arterials.</p> <p>Figure 3.14 Recommended Collector Streets recommends Lismore Street becomes a collector street. Figure 3.14 also recommends Rinehart Lane (private) becomes a collector street and that it links to both Lasater Road and Harper Road. Figure 3.5 Village of Clemmons Transportation Plan Highway Map shows a proposed local street extending from Michelle Drive and accessing both Lismore Street and Dunmore Court.</p>
Greenway Plan Information	N/A
Other Applicable Plans & Planning Issues	N/A
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	<p>B.6-2.1(Q)(3) Have changing conditions substantially affected the area included in the petition?</p> <p>Clemmons has experienced significant growth since being incorporated in 1986. The most noticeable trend during this period of growth has been the</p>

	change in rezoning requests. Development proposals in recent years have skewed towards small lot single-family detached housing, duplexes, townhomes, and large multifamily structures.
	B.6-2.1(Q)(4) Is the requested action in conformance with Community Compass & Legacy?
	Clemmons Community Compass designates the area of C-247, and all non-annexed parcels between Harper Road and Lasater Road as cluster residential. Cluster residential areas serve as a transitional area between rural preservation and neighborhood residential uses. Appropriate development includes single-family detached residential units in a suburban-style cluster pattern at a minimum of 2 units per acre. Forsyth County's Legacy Plan designates the area as suburban neighborhood. Suburban neighborhood encourages development in areas with existing infrastructure before extending infrastructure further and desires new neighborhoods to have pedestrian amenities and interconnected street networks.
Analysis of Conformity to Plans & Planning Issues	See staff recommendation for C-247

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-067	Forsyth County to Clemmons Zoning (Annexation)	Approval 8/11/1997	South and west	All areas annexed on 6/30/1997	N/A	N/A
C-112 (Waterford Village)	RS-40 to RS-15-S PRD	Approval 07/24/2000	Southwest	30.46	Approval	Approval
F-1471 (Havenbrook)	RS-40 & RS-15-S to RS-15-S	Approval 03/26/2007	Southwest	19.81 & 10.41	N/A	N/A
PBR-04-10 (Meadow Glen)	RS-15 to RS-15-S PRD	Approval 11/03/2004	Southwest	8.13	N/A	Approved
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage		Square Footage		Placement on Site		
		1,530 sq ft – typical building pad		Throughout		
Parking		Required		Proposed	Layout	
		2 spaces per unit		2 spaces	Per unit	
Building Height		Maximum		Proposed		
		40 ft		±25 ft		
Impervious Coverage		Maximum		Proposed		
		70%		17%		
UDO Sections Relevant to Subject Property		Chapter B, Zoning Ordinances Chapter C, Environmental Ordinances Chapter D, Subdivision Ordinances				
Compliance with Chapter B Article VII, Section 7-5.3		(A) Legacy Policies			Yes	
		(B) Environmental Ordinance			Yes	
		(C) Subdivision Regulations			Yes	
		(D) Other Relevant Standards			Yes	

ADDITIONAL INFORMATION

NAME	LOT SIZE STATISTICS						
	Zoning District	Total Lots	Acres	Min	Max	Average	Std Dev
Waterford Village	RS-15-S	80	17.89	6,098	22,651	9,583	2,614
Meadow Glen	RS-15-S	83	20.2	7,841	22,216	10,454	2,614
Havenbrook	RS-15-S	53	11.03	6,970	16,988	9,148	2,178
Harper Acres	RS-30-S	38	9.62	10,000	14,990	11,030	1,203
Municipal lots off Lismore St.	RS-40	92	52.39	15,682	90,169	24,829	13,068
Municipal Waterford Lots	Varies	404	200.7	6,098	90,169	21,780	11,326
	August Revision	March Revision		Initial Submittal			
<i># Of Units</i>	38	55		77			
<i>Lots per Acre</i>	1.42	2.2		2.8			
<i>Typical Lot Width</i>	80'	50'		37' – 39'4"			
<i>Average Lot Size</i>	11,030 (sq ft)	6,472 (sq ft)		4,653 (sq ft)			
<i>Requested Use Conditions</i>	Planned Residential Development	Planned Residential Development		Planned Residential Development			
<i>Requested Zoning</i>	Single Family Residential (RS-30-S)	Single Family Residential (RS-20-S)		Single Family Residential (RS-15-S)			
<i>Amenities</i>	2 Pocket Parks	2 Pocket Parks, 1 Amenity Center		2 Pocket Parks, 1 Amenity Center			
<i>Passive Open Space</i>	13.01 acres	9.92 acres		11.82 acres			
<i>Active Open Space</i>	1.86 acres	1.18 acres		1.07 acres			
<i>External Access</i>	Michelle Dr & Lismore St	Michelle Dr, Lismore St, & Dunmore Ct		Michelle Dr, Lismore St, & Dunmore Ct			
<i>Streets/Stops Ratio</i>	1.25	1.4		1.2			
<i>Bufferyard</i>	30 ft Type II	30 ft Type II		30 ft Type II			
<i>Daily Trips Per Day</i>	358	547		726			

PLANNING BOARD DECISION AND CONSISTENCY STATEMENT

On August 16th, 2022, the Planning Board unanimously recommended denial of zoning docket # C-247. Zoning docket # C-247 proposes a zoning map amendment changing tax parcel PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S). The following is a written recommendation from the Planning Board to the Village Council addressing Community Compass plan consistency:

Planning Board Adopted Inconsistency Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Objective #6 Protect Critical Environmental Assets – New development and redevelopment should be located to maximize the use of existing developed areas and reduce development footprints on the undeveloped lands to protect critical environmental assets in the community.
 - Objective #43 Maintain and Improve Municipal Services – Efforts should be taken to ensure that continued financial support of Clemmons' existing municipal services (e.g., stormwater, snow clearance, etc.) is maintained. The continued expansion of municipal services may degrade the level of service provided.

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Clemmons

Transportation Plan:

- Applicable Action Plan Matrix: Policy Initiatives
 - Increase transportation connectivity by implementing the recommended collector street network incrementally as development occurs.

Additionally, the Planning Board adopted the following consistency statement for its second motion regarding initial zoning for annexed parcels (PIN: 5883-49-6486, 5883-39-7339) in zoning docket C-247:

Planning Board Adopted Consistency Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from County Residential Single Family (RS-40) to Municipal Residential Single Family (RS-40) is consistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Goal # 1: Managed Growth and Balanced Land use – A continuum of development forms from rural, to suburban, to village core.
- Future Land Use Map
 - The future land use for the parcel is Cluster Residential, staff proposes amending it to Neighborhood Residential:
 - Neighborhood densities should be determined on a case-by-case basis.
 - Generally, allowing for lower densities that include single family detached housing near cluster residential and rural preservation areas.

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 obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. Developer shall obtain a driveway permit from the Village of Clemmons Public Works.
- c. Developer shall comply with the recommended mitigation from Kimley Horn & Associates and install a southbound left-turn lane at the intersection of Lasater Road and Rossmore Road. Developer shall comply with NCDOT standards and requests regarding the auxiliary lane.
- d. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards of the ordinance.
- e. Developer shall submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval, if the proposed project creates more than 20,000 square feet of land disturbance.

PRIOR TO SIGNING FINAL PLAT:

- a. Final plat shall include, among other requirements, proposed public streets right-of-way, negative access easements for applicable lots, property lines, approved addresses for each lot, tentative building locations, and public access and maintenance easements for any sidewalks located along public streets.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. Developer shall submit water/sewer extension plans to Forsyth County Utilities Plan Review for permitting/approval. Utility system development fees to be paid at the time of meter purchase.
- b. Developer shall record a final plat in the office of the Register of Deeds.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator.

OTHER CONDITIONS:

- a. A homeowner's association shall be created and be responsible for maintenance post-development of all common areas, including the parking lot, pocket parks, and the tree save areas. A note shall be added to the final plat.

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.**



To: Appointed and Elected Boards

From: Nasser Rahimzadeh, Village of Clemmons Planning Director

Date: August 8, 2022

Re: Map Amendment Request Zoning Docket #C-247

CLEMMONS COMMUNITY COMPASS

The Village of Clemmons Community Compass 2040 (2019) is devised of 4¹ key themes. The key themes serve to summarize citizen input used to prepare the Plan's Framework² – the key elements of the Plan (vision³, goals⁴, objectives⁵, and implementation actions⁶). Additionally, the Clemmons Community Compass includes a future land use map and land use classifications, both were created with the Plan's principles.

C-247 is a 26.76± acres Planned Residential Development. The special use map amendment petition for parcel identification numbers: 5883-39-7339, 5883-49-6486 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) with Planned Residential Development use condition falls inside the Cluster Residential (6.3% of planning area) land use category. The Cluster Residential category:

- Serves as a transitional area between rural preservation and neighborhood residential uses.

¹Theme # 1: Transportation and Linear Parks – promotion of parks, sidewalks, bike plans, and greenways. Transportation considerations include congestion, safety, and connectivity

Theme # 2: Future Land use Plan – Continuing its 2010 focus, Clemmons should look to create interconnected, mixed-use developments and promote efficient use of land, revitalize areas, and employ green design techniques.

Theme # 3: Quality of Life – Promotion of parks and recreation, safe pedestrian and bike routes that link with points of interest (e.g., neighborhoods, greenways, and trails). Also, healthy air quality and clean water.

Theme # 4: Economic and Community Development – Includes diverse employment opportunities, new housing types for the aging population, amenities that interest young professionals and families. In short, a vibrant economy and desirable residential neighborhoods with a variety of housing options.

² Key themes → vision → goals → objectives → implementation actions

³ The Village of Clemmons is a prosperous, welcoming, safe, vibrant, residential community that promotes a high quality of life for its citizens providing a thriving diverse business environment, protecting our natural resources and preserving governmental fiscal integrity. Clemmons' defining characteristic is a superior quality of life for all

⁴ Goal #1: Managed growth and balanced land use – utilizing existing infrastructure, balance land development with strategically located mixed-use centers. Adherence to the continuum of rural, to suburban, to village core development style.

Goal # 2: Revitalized commercial corridors – Mature commercial corridors, Lewisville-Clemmons Road, and US-158, will be redeveloped and revitalized in a way that captures the Village's character by creating a sense of place, promoting designs that accommodate multiple modes of transportation, and employ human-scale designs that beautify streetscapes and gateway areas

Goal # 3: Multi-modal transportation options – Utilizing transportation modes that include driving, bicycling, walking, and transit (bus and future mass transit).

Goal # 4: Wide range of housing opportunities – Housing stock that provides for rental apartments, starter, mid-level, and upscale homes, as well as senior housing; housing that fits various lifestyles will providing for in-town living and better multi-modal access to mixed-use centers.

Goal # 5: A vibrant community center – Clemmons and partners will develop a vibrant public gathering place to serve as a focal point for the community to support a sense of place that is walkable, accessible, and available for events and community programming

Goal # 6: Environmental stewardship – Clemmons will be a green community that provides parks, open spaces, and greenway. Trees will be preserved and planted to increase the Village's tree canopy. Landscaping and beautification efforts will improve the visual quality of the community. New development will be designed using sustainable best practices and stormwater infrastructure will protect water quality and quantity.

Goal # 7: Diverse employment opportunities – New and innovative businesses will be established in Clemmons and they will expand job opportunities to meet a wide variety of employment needs for residents and broaden the Village's tax base.

⁵ See Clemmons Community Compass list of objectives (after appendices)

⁶ See Clemmons Community Compass chapter 8

- Views the development of single-family detached residential units designed in a suburban-style cluster pattern at a minimum of two (2) units per acre to be appropriate.
- Believes that cluster subdivisions provide an opportunity for developers to maintain the maximum lot yield of a traditional development while also protecting significant natural, cultural, and historical areas of the site.
- Finds that cluster subdivisions should employ smaller minimum lot size requirements in exchange for commonly protected open space that serves the entire development.

The unincorporated areas of Forsyth County between Harper Road and Lasater Road are designated as cluster residential. C-247 falls within the unincorporated portion of Forsyth County and utilizes the Planned Residential Development (PRD) subdivision. C-247's use of the PRD means that it is a subdivision cluster that employs smaller minimum lot sizes than the traditional zoning in exchange for more and different types of open space. The current density of the proposed development is at 1.42 units per acre while the minimum recommended for cluster residential by Clemmons Compass is two units per acre. C-247 is fully inside the Yadkin IV watershed with identified wetlands, streams, and floodplains. It is designed in a way to not impact the identified wetlands, streams, and floodplains.

CLEMMONS TRANSPORTATION PLAN

The Clemmons Village Transportation Plan (2009) includes a number of figures involving the road network around C-247. Figure 2.2 Existing Thoroughfare Plan designates the functional classification of Glengarriff Road and Curraghmore Road as Collector⁷ roads. Figure 2.2 also shows a private road, Rinehart Lane, as becoming a collector road that extends to Harper Road, Lasater, Road, and Lismore Street.

Collector street recommendations section of chapter 3 further expands on collector street and uses the following guidelines as a way to identify future collector street connectors:

- Avoid steep slopes and otherwise unsuitable topography
- Minimize impact to the built environment
- Avoid FEMA designated floodplains
- Minimize the number of wetland (National Wetland Inventory) impacts
- Minimize the amount of each wetland impact (e.g., don't cross a wide wetland when a narrower one can be crossed)
- Minimize the frequency of stream crossings
- Minimize the number of high-quality (larger) stream crossings
- Minimize the length of stream crossings
- Minimize school impacts
- Minimize the number and size of each impact to other environmental features, such as historic features and districts, threatened and endangered species, hazardous waste sites, and superfund sites
- Avoid impacts to parks and designated open spaces
- Minimize the number of new facilities in critical watershed areas
- Be responsive to existing and planned development patterns
- To extent possible utilize existing stub streets
- Develop feasible connections (A to B)
- Consider Land Use Plan goals for area development

⁷ Collector roads bridge the gap between arterials and local streets by gathering traffic from the locals and expediting their movement. They provide critical connections in the roadway network. Collectors operate at lower posted speeds (35 mph or less) and serve shorter distances than arterials.

- Consider land use potential and plan collectors according to established spacing guidelines

Figure 3.14 Recommended Collector Streets was developed using the aforementioned guidelines. Figure 3.14 builds on Figure 2.2 by recommending that Lismore Street be upgraded to a collector street. One hundred and fifteen (115) single family homes use Lismore Street to connect to Glengarriff Road. The addition of thirty-eight (38) single family homes would represent a fifty percent (33%) increase for single family homes potentially dependent on Lismore Street. The development can also be accessed via Michelle Drive. Figure 3.16 consists of three different types of cross-sections for minor thoroughfares and collector streets. The appropriate cross-section for collector roads should be determined on a case-by-case basis. The petitioner did agree to the condition of adding a southbound left-turn lane on Lasater Road intersecting Rossmore Road.

RECOMMENDATION

The development in question has undergone a number of changes to the site and yet continues to meet much of the Clemmons Community Compass as the property is utilizing Planned Residential Development (PRD) standards and this requires additional open space than traditional subdivisions. A noted discrepancy is that the development has changed its density to under two units per acre; the minimum density specified in Cluster Residential future land use is two units per acre. Additional information section has been added to the C-247 staff report where it provides some descriptive statistics regarding Harper Acres proposed PRD, several other PRDs that are within the area and municipal limits, the 92 single family homes currently zoned RS-40 and dependent on Lismore Street, and 404 single family homes within municipal limits that compose Waterford Village.

The Village of Clemmons Transportation Plan shows a number of items in the area of C-247. The recommended improvements include the upfitting of Lismore Street to a collector street; construction of a new collector street that would upfit Rinehart Lane and extend it to Harper Road and Lasater Road; and the creation of a Rinehart and Lismore intersection. Another recommendation includes the construction of a local road from Michelle Drive to Dunmore Court. To date, none of the recommendations cited in the Village of Clemmons Transportation Plan have been fulfilled.

The proposed development has been changed significantly since its initial submittal of 77 units with an RS-15 zoning to 38 units with RS-30 zoning. The traffic impact has seen a 47.79% reduction and the average lot size has grown from 4,653 square feet to 11,092 square feet, or an increase of 138.38%. Staff recommends approval contingent upon the development proposal addressing recommendations found in the Village of Clemmons Transportation Plan.



GOVERNING BOARD STATEMENT FOR PETITION

Per G.S. §160D-605 When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. Additionally, when adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. The statement of reasonableness and the plan consistency statement required by §160D-605 may be approved in a single statement.

On August 16th, 2022, the Planning Board unanimously recommended denial of zoning docket # C-247. Zoning docket # C-247 proposes a zoning map amendment changing tax parcel PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S). The following is a written recommendation from the Planning Board to the Village Council addressing Community Compass plan consistency:

Planning Board Adopted Inconsistency Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Objective #6 Protect Critical Environmental Assets – New development and redevelopment should be located to maximize the use of existing developed areas and reduce development footprints on the undeveloped lands to protect critical environmental assets in the community.
 - Objective #43 Maintain and Improve Municipal Services – Efforts should be taken to ensure that continued financial support of Clemmons’ existing municipal services (e.g., stormwater, snow clearance, etc.) is maintained. The continued expansion of municipal services may degrade the level of service provided.

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Clemmons Transportation Plan:

- Applicable Action Plan Matrix: Policy Initiatives
 - Increase transportation connectivity by implementing the recommended collector street network incrementally as development occurs.

Additionally, the Planning Board adopted the following consistency statement for its second motion:

Planning Board Adopted Consistency Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from County Residential Single Family (RS-40) to Municipal Residential Single Family (RS-40) is consistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Goal # 1: Managed Growth and Balanced Land use – A continuum of development forms from rural, to suburban, to village core.

- Future Land Use Map
 - The future land use for the parcel is Cluster Residential, staff proposes amending it to Neighborhood Residential:
 - Neighborhood densities should be determined on a case-by-case basis.
 - Generally, allowing for lower densities that include single family detached housing near cluster residential and rural preservation areas.

Following are two statements for Village Council to consider. Any of the statements may be used, partially or in its entirety. Village Council may amend accordingly.

Consistency and Reasonableness Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is consistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Goal # 1: Managed Growth and Balanced Land use – A continuum of development forms will be found in Clemmons. Rural areas will be protected through open space-cluster development patterns and rural preservation.
 - Goal # 4: Wide Range of Housing Opportunities – Housing opportunities for all members of our community will be provided in Clemmons and housing stock in the Village will provide options for various lifestyles and household preferences.

- Future Land Use Map
 - The future land use for the parcel is Cluster Residential:
 - Appropriate development includes single-family detached residential units designed in a suburban-style cluster pattern.
 - Employs small minimum lot size requirements in exchange for open space that serves the entire development.

Therefore, we find the proposed zoning amendment is reasonable and in the public interest because it supports the Clemmons Community Compass as stated above and because:

- Consistency with surrounding areas: The proposed development is similar in character and use to adjacent parcels, particularly to other PRDs in the vicinity.
- Benefits and detriments to the community: The proposed zoning map amendment would increase single-family detached inventory during a time when there is a strong demand for housing.
- Relationship of proposed development to currently allowed development: The parcels included in the proposed development are currently zoned Single-Family Residential (RS-40). The zoning map amendment request will change the parcels from Single-Family Residential (RS-40) to Single-Family Residential - Special (RS-30-S). The currently allowed residential use would continue, albeit at an increased density.
- Other public interests supported: The proposed development would provide active open space for its residents and would avoid the construction of sensitive wetlands and floodplains by placing over 40% of the property into open space.
- Changed conditions: The Clemmons area has seen a marked rise in requests for more dense residential development since the late 2010s.

Inconsistency and Unreasonableness Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Goal #1 Managed Growth and Balanced Land Use – The proposed development may outpace infrastructure capacity and may require expansion of existing services.
 - Objective #6 Protect Critical Environmental Assets – New development and redevelopment should be located to maximize the use of existing developed areas and reduce development footprints on the undeveloped lands to protect critical environmental assets in the community.
 - Objective #43 Maintain and Improve Municipal Services – Efforts should be taken to ensure that continued financial support of Clemmons’ existing municipal services (e.g., stormwater, snow clearance, etc.) is maintained. The continued expansion of municipal services may degrade the level of service provided.

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Clemmons Transportation Plan:

- Applicable Action Plan Matrix: Policy Initiatives
 - Increase transportation connectivity by implementing the recommended collector street network incrementally as development occurs.

Therefore, we find this zoning amendment is unreasonable and not in the public interest because it does not support the adopted plans and policies above and because:

- Consistency with surrounding areas: The lot size and Planned Residential Development design are incohesive with conterminous parcels and therefore may not adhere to the character of older portions of the neighborhood.

- Benefits and detriments to the community: The proposed zoning map amendment fails to maintain existing neighborhood character and intensity. One potential benefit is the addition of housing units in the Clemmons municipality; however, costs for services may exceed taxes from the housing units. The proposed development may place additional strain on existing government services.
- Relationship of proposed development to currently allowed development: The parcels included in the proposed development are currently zoned Single-Family Residential (RS-40). The zoning map amendment decision would increase density by taking lots from RS-40 to RS-30.
- Other public interests supported: The approved zoning map amendment does not serve the public interest by generating additional traffic in advance of implementation of recommendations in the Clemmons Village Transportation Plan.



GOVERNING BOARD STATEMENT FOR INITIAL ZONING

Per G.S. §160D-605 When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. Additionally, when adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. The statement of reasonableness and the plan consistency statement required by §160D-605 may be approved in a single statement.

On August 16th, 2022, the Planning Board unanimously recommended denial of zoning docket # C-247. Zoning docket # C-247 proposes a zoning map amendment changing tax parcel PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S). The following is a written recommendation from the Planning Board to the Village Council addressing Community Compass plan consistency:

Planning Board Adopted Inconsistency Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Objective #6 Protect Critical Environmental Assets – New development and redevelopment should be located to maximize the use of existing developed areas and reduce development footprints on the undeveloped lands to protect critical environmental assets in the community.
 - Objective #43 Maintain and Improve Municipal Services – Efforts should be taken to ensure that continued financial support of Clemmons’ existing municipal services (e.g., stormwater, snow clearance, etc.) is maintained. The continued expansion of municipal services may degrade the level of service provided.

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from Residential Single Family (RS-40) to Residential Single Family – Special (RS-30-S) is inconsistent with the Clemmons Transportation Plan:

- Applicable Action Plan Matrix: Policy Initiatives
 - Increase transportation connectivity by implementing the recommended collector street network incrementally as development occurs.

Additionally, the Planning Board adopted the following consistency statement for its second motion:

Planning Board Adopted Consistency Statement for Zoning Map Amendment: Docket # C-247

The proposed zoning docket C-247 zoning map amendment petition for PIN: 5883-49-6486, 5883-39-7339 from County Residential Single Family (RS-40) to Municipal Residential Single Family (RS-40) is consistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Goal # 1: Managed Growth and Balanced Land use – A continuum of development forms from rural, to suburban, to village core.
- Future Land Use Map
 - The future land use for the parcel is Cluster Residential, staff proposes amending it to Neighborhood Residential:
 - Neighborhood densities should be determined on a case-by-case basis.
 - Generally, allowing for lower densities that include single family detached housing near cluster residential and rural preservation areas.

Following are two statements for Village Council to consider. Any of the statements may be used, partially or in its entirety. Village Council may amend accordingly.

Consistency and Reasonableness Statement for Zoning Map Amendment: Docket # C-247

The proposed initial zoning for annexed properties composed of zoning docket #C-247 PIN: 5883-49-6486, 5883-39-7339 from Forsyth County Residential Single Family (RS-40) to Village of Clemmons Residential Single Family (RS-40) is consistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Goal # 1: Managed Growth and Balanced Land use – A continuum of development forms from rural, to suburban, to village core.
- Future Land Use Map
 - Current future land use for the parcel is Cluster Residential. The decision to zone the property as RS-40 shall amend the Future Land Use Map to Neighborhood Residential:
 - Neighborhood densities should be determined on a case-by-case basis.
 - Generally, allowing for lower densities that include single family detached housing near cluster residential and rural preservation areas.

Therefore, we find the proposed zoning amendment to be reasonable and in the public interest because it supports the Clemmons Community Compass as stated above and because:

- Consistency with surrounding areas: The selected zoning map amendment is similar in character, use, and intensity to all adjacent parcels.
- Benefits and detriments to the community: The proposed zoning map amendment would maintain existing neighborhood character and intensity. By keeping with large lot sizes, housing affordability may decline.

- Relationship of proposed development to currently allowed development: The parcels included in the proposed development are currently zoned Single-Family Residential (RS-40). The zoning map amendment decision by Village Council will continue the tradition of large lot sizes currently allowed to develop.
- Other public interests supported: The approved zoning map amendment preserves the character and intensity of the area.
- Changed conditions: There are no conditions that have changed in the community warranting a development style that deviates from existing developments in the vicinity.

Inconsistency and Unreasonableness Statement for Zoning Map Amendment: Docket # C-247

The proposed initial zoning for annexed properties composed of zoning docket #C-247 PIN: 5883-49-6486, 5883-39-7339 from Forsyth County Residential Single Family (RS-40) to Village of Clemmons Residential Single Family (RS-40) is inconsistent with the Village of Clemmons Community Compass and should therefore be RS-20 per the following:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Objective #6 Protect Critical Environmental Assets – New development and redevelopment should be located to maximize the use of existing developed areas and reduce development footprints on the undeveloped lands to protect critical environmental assets in the community.
 - Objective #43 Maintain and Improve Municipal Services – Efforts should be taken to ensure that continued financial support of Clemmons’ existing municipal services (e.g., stormwater, snow clearance, etc.) is maintained. The continued expansion of municipal services may degrade the level of service provided.
- Future Land Use Map
 - The future land use for the parcel is Cluster Residential:
 - Density is set at two acres, minimum.
 - Appropriate development includes single-family detached residential units designed in a suburban-style cluster pattern.
 - Employs small minimum lot size requirements in exchange for open space that serves the entire development.

Therefore, we find this zoning amendment is unreasonable and not in the public interest because it does not support the adopted plans and policies above and because:

- Consistency with surrounding areas: The lot size on neighboring RS-40 zoning is closer to RS-20. RS-40 is incohesive with conterminous parcels and therefore may not adhere to the character of the neighborhood.
- Benefits and detriments to the community: Benefits could be the addition of housing units in the Clemmons municipality; however, costs for services may exceed taxes from the housing units. The proposed development may place additional strain on existing government services.
- Relationship of proposed development to currently allowed development: The parcels included in the proposed development are currently zoned Forsyth County Single-Family Residential (RS-40). The zoning map amendment decision to zone municipal RS-40 would keep density the same even though densities in the area are closer to RS-20.
- Other public interests supported: The approved zoning map amendment does not serve the public interest by failing to account for actual density in the adjacent parcels that is closer to RS-20.