

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

PETITION INFORMATION	
Docket #	C-222
Staff	Megan Ledbetter
Petitioner(s)	Tony Golding
Owner(s)	Tony Golding
Subject Property	Located on Gun Club Road (PIN 5893-47-7467)
Type of Request	GB-S (General Business Special Use)
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 to GB-S:</p> <ul style="list-style-type: none"> • Building Contractor/General, Health Services, Misc, Manufacturing A/B, Medical or Dental Laboratory, Offices, Professional, Offices, Misc, Services, Business-A, Services, Business B, Services, Personal, Storage services retail, Testing and Research Lab, Veterinary Services, Warehousing, Wholesale Trade A <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 Centers.</p>
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes.</p>
GENERAL SITE INFORMATION	
Location	Gun Club Road (adjacent to I-40)
Jurisdiction	Village of Clemmons
Site Acreage	1.49 acres
Current Land Use	vacant

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	E	I-40		I-40
	W	GI		Manufacturing/vacant
	S	RS-9		Single Family Residential
	N	GI-S		Manufacturing/vacant
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.			
Physical Characteristics	The site has relatively flat topography sloping slightly to the north.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	The site will require stormwater management and occupancy permit			
Watershed and Overlay Districts	N/A			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The site requires stormwater management and occupancy permits.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • OBTAIN A STORMWATER MANAGEMENT PERMIT • OBTAIN A STORMWATER OCCUPANCY PERMIT 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Gun Club	Local street	131 feet	N/A	N/A
Proposed Access Point(s)	One point of access off Gun Club Road			
Planned Road Improvements	There is not any current proposed improvements funded for this geographic area at this time.			
Trip Generation -	Existing-Vacant property			

Existing/Proposed	Proposed 10,000/1000X6.13=61.3 trips per day				
Sidewalks	A sidewalk is required along the property frontage per the Unified Development Ordinance				
Transit	N/A				
Traffic Impact Study (TIS)	N/A				
Analysis of Site Access and Transportation Information	The site is accessed off Gun Club Road with Kinnamon Road being the minor thoroughfare adjacent to the access road.				
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 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2016-2017 Enrolled Students	2016-2017 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Clemmons Elementary	0		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"> • 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. • 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 • 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. 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. 				
Clemmons	Employment areas are intended to provide concentrated opportunities for				

Community Compass(2010)	high quality employment facilities designed to have minimal impacts on adjacent residential neighborhoods. Primary uses include corporate office headquarters, business parks, light manufacturing and assembly, research and development, warehousing and building trade showrooms, and offices. Secondary uses include retail services that serve the employment developments, such as small restaurants and convenience stores incorporated into business park developments. Employment areas should be organized using a “campus” style design that is visually consistent and integrated and provides internal circulation for vehicles and pedestrians between buildings. Higher intensity industrial uses, warehouses, and outdoor storage areas should be located away from major and minor thoroughfares to protect the views from road corridors. Developments should include roadway buffers and provide natural and structural buffers between adjacent lower-intensive uses. Less intense business park and light industrial developments are appropriate to occur along major and minor thoroughfares.
Thoroughfare Plan Information	N/A
Greenway Plan Information	The subject site is not a designated greenway site.
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 Legacy?
	Yes
Analysis of Conformity to Plans and Planning Issues	The site is denoted as employment center in the Clemmons Community Compass. There are a variety of industrial and office uses along Gun Club Road that have been approved over the years. The area is considered one of the few industrial parks within the Village of Clemmons. The proposed office use is compatible with the long range vision of the Village and allows for expansion of a long term business/manufacturing use in the Village.

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-96-02	SPA permit for cell tower location	04.12.96	West of Site	3.01 acres	Approval	Approval
C-142	RS-9 to GB-S	09.08.03	Directly north off site	2.01 acres	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	10,000 square foot building		To the front of the site	
Parking	Required	Proposed	Layout	
	29	30	To the rear of the building	
Building Height	Maximum		Proposed	
	70'		N/A	
Impervious Coverage	Maximum		Proposed	
	N/A		39.5%	
UDO Sections Relevant to Subject Request	2-1.3 (J) General Business District			
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 standards.			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION				
Positive Aspects of Proposal			Negative Aspects of Proposal	

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 BUILDING PERMITS

- a. The Village of Clemmons Planning Department shall review and approve building elevations consistent with the Village of Clemmons Unified Development Ordinance.

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. Developer shall install a sidewalk along the linear frontage of the property.

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.**