

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

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	C-224		
<b>Staff</b>	Megan Ledbetter		
<b>Petitioner(s)</b>	Bing-Merr Properties, LLC		
<b>Owner(s)</b>	Thad Bingham		
<b>Subject Property</b>	5892-09-8228 5892-09-7060		
<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-15 and LO-S <b>to</b> LO-S (Limited Office-Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Professional 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 LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.</p>		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	YES		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	3729 and 3725 Clemmons Road		
<b>Jurisdiction</b>	Village of Clemmons		
<b>Site Acreage</b>	2.93 acres		
<b>Current Land Use</b>	The property located at 3725 Clemmons Road is currently zoned single-family residential and is occupied as a single family home.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	N	IP-S	Church
	S	RS-15	SFR
	E	RS-15	Village Hall

	W	RS-15	SFR	
<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 proposed use(s) are permitted under the limited office zone (under table B.2.6, permitted uses) and is compatible with the other properties in the vicinity.			
<b>Physical Characteristics</b>	The property is relatively flat, has a home			
<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>	The site is not located in a watershed.			
<b>Historic, Natural Heritage and/or Farmland Inventories</b>	n/a			
<b>Analysis of General Site Information</b>	The site under the current site plan development will not need a grading permit, however once revisions are completed it may reach the 10,000 square feet trigger.			
<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>
Hwy 158	Major Thoroughfare	247 feet	15,000	17,700/LOS A
<b>Proposed Access Point(s)</b>	The proposed development has one access point off of Hwy 158.			
<b>Planned Road Improvements (Village Transportation Plan 2009)</b>	The 2003 Winston-Salem Urban Area Needs Assessment Report shows a need for a three-lane divided section along this portion of the Hwy 158 Corridor. However, it is not an approved Transportation Improvement Project. With the adoption of the Village of Clemmons Transportation Plan (2009), the Village modified the preferred cross-section to the following: two lane section with bike lanes and sidewalk accommodations on the south side. The B-3835 Bridge replacement project is completed.			
<b>Trip Generation -</b>	<b><u>Existing</u></b> -RS-15 (currently vacant but the SFR is 9.57 trips per day)			

<b>Existing/Proposed</b>	LO-S 2543/1000*11.57 =29 ADT  <b>Proposed-</b> LO-S 1762/1000 *11.57=20 trips per day 2543/1000*11.57=29				
<b>Sidewalks</b>	The existing site does not provide a sidewalk, however in the spring of 2018 the Highway 158 sidewalk project will be let for construction.				
<b>Transit</b>	There is not any proposed transit in the general vicinity.				
<b>Traffic Impact Study (TIS)</b>	A traffic impact study is not required.				
<b>Analysis of Site Access and Transportation Information</b>	The site shall be accessed from both the east and west of Hwy 158/Clemmons Road.				
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>• DRIVEWAY PERMIT ISSUED BY THE VILLAGE OF CLEMMONS</li> <li>• DRIVEWAY PERMIT ISSUED BY NCDOT</li> <li>• REMOVAL OF DRIVEWAY TO THE EAST OF THE SITE</li> </ul>				
<b>SCHOOL DISTRICT INFORMATION</b>					
<b>Schools Serving Zoning Site</b>	<b>Project Students From Project</b>	<b>2007-2008 Enrolled Students</b>	<b>2007-2008 Projected Students w/ Accumulated Totals</b>	<b>School Capacity</b>	<b>Number of Mobile Classrooms on Site</b>
Clemmons Elementary	n/a	n/a	n/a	n/a	n/a
Clemmons Middle	n/a	n/a	n/a	n/a	n/a
West Forsyth High School	n/a	n/a	n/a	n/a	n/a
<b>School System Remarks and Analysis</b>	n/a				
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>					
<b>Legacy GMA</b>	Town Center (GMA 1)				
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• <i>Legacy</i> recommends concentrating highest densities and mixed use development in the city/town centers. Retail and office buildings should be near the street and sidewalk to provide the opportunity for pedestrian traffic. Parking should be located to the rear or sides of the building. <i>Legacy</i> encourages redevelopment and reuse of existing sites and buildings that are visually compatible with the surrounding area. More specifically, <i>Legacy</i> recommends creating compact, walkable, mixed-use development of infill sites that are already in a town center with</li> </ul>				

	<p>public sewer, good roads and other urban services in order to preserve the open space we have left in Forsyth County.</p> <p>Furthermore, the <i>US 158 Corridor District</i> encourages property owners developing frontage along US 158 to consolidate land with neighboring land owners to qualify for more intensive zoning classifications and to reduce the number of driveway connections to US 158.</p>
<b>Community Compass 2010</b>	<p>The Community Compass (2010) denotes this area as Village Scale Office and Retail in the future land use plan. It is intended to maintain the historic scale of the development along the Highway 158 corridor. The Village prefers to see civic uses and small offices along the corridor with secondary uses to include: smaller commercial uses such as corner markets, small restaurants, personal service shops, gift shops, and similar small retail uses. The plan identifies the preference to reuse existing structures if possible.</p>
<b>Thoroughfare Plan Information</b>	n/a
<b>Greenway Plan Information</b>	The subject site is not a designated greenway site.
<b>Other Applicable Plans and Planning Issues</b>	n/a
<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>Legacy</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject site meets the intent of the <i>Clemmons Community Compass</i> by the adaptive reuse of an existing structure and is requesting a proposed use as outlined in Village-Scale Office/Retail and Highway 158 strategic corridor sections of the land use plan. The proposed use provides no adverse impacts to the surrounding neighborhood.</p> <p>The building footprints will remain the same and the addition of 12 UDO compliant parking spaces with the reconfiguration of the parking to the west at the existing office space. The site is required to meet the Tree Save protection standards of 9% by saving and additional planting. The traffic impact from this site is nominal. The shared parking provides the opportunity for driveway consolidation and the property owner has agreed to remove the shared driveway between the Village of Clemmons property and the proposed adaptive re-use.</p>

<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>PB</b>
C-49	RS-15; LO-S	1.10.96	Northwest of site	.48 acres	Approval	Approval
C-175	RS-15 to RM-5-S	May 14, 2007	West of site	6.8 acres	Approval	Denial
C-190	PB-S to PB-S	June 2011	North of the site	0.4 acres	Approval	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>			
	1762 sf 2543 sf		Towards the northern property line adjacent to Highway 158			
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>		<b>Layout</b>		
	12	12		Flanked between the two structures		
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>		
	40'			N/A, existing structures		
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>		
	75%			9.2%		
<b>UDO Sections Relevant to Subject Request</b>	2-1.3(B) LO Limited Office District Chapter C-Environmental Ordinance					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>		Yes			
	<b>(B) Environmental Ord.</b>		Yes			
	<b>(C) Subdivision Regulations</b>		N/A			
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site meets all the UDO requirements for the development of this site.					
<b>REMAINING SITE PLAN ISSUES</b>						
<b>Issue</b>			<b>Status</b>			
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
Adaptive re-use of an existing structure along Hwy 158						

**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 permit from the Village of Clemmons and the North Carolina Department of Transportation

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

- a. The Developer shall submit a utility plan for review

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

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
- b. Developer shall provide an easement or dedication of right-of-way for the sidewalk per the Summit Engineering plans on record at Village Hall.
- c. Developer shall remove the shard drive to the east of the property and plant the required bufferyard as shown on the rezoning plan
- d. Developer shall screen the back flow preventer
- e. Developer shall install heavy duty pavement for fire access routes

**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.**