

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

PETITION INFORMATION			
Docket #	C-226		
Staff	Megan Ledbetter		
Petitioner(s)	JBH Properties, LLC		
Owner(s)	JBH Properties, LLC		
Subject Property	5892-49-1766		
Type of Request	Special Use Zoning District Rezoning from RS-15 to NB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-15 to NB-S (Neighborhood Business-Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Professional Office, Personal Services, Arts and Craft Studio <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 NB District is primarily intended to accommodate very low intensity office, retail, and personal services uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. The district is intended for application in GMAs 2, 3, 4 and 5.</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	Located at the intersection of Hampton Road/Cook Place Drive		
Jurisdiction	Village of Clemmons		
Site Acreage	0.34 acres		
Current Land Use	The property is currently zoned single-family residential and is occupied as a single family home.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	N	PB-S	Vacant
	S	RS-15	SFR
	E	RS-15	Vacant

	W	RS-15	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, the proposed use(s) are permitted under the neighborhood business zone (under table B.2.6, permitted uses) and is compatible with the other properties in the vicinity.			
Physical Characteristics	The property is relatively flat.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	<ul style="list-style-type: none"> • Obtain Stormwater Management and Occupancy permits 			
Watershed and Overlay Districts	The site is not located in a watershed.			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The site has an existing single family residential structure located on the 0.34 acre and the site is relatively flat.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • OBTAIN A STORMWATER MANAGEMENT AND OCCUPANCY PERMIT 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Hampton Road	Minor Thoroughfare	81'	11,000	LOS A
Proposed Access Point(s)	One point of access off Cook Place Drive			
Planned Road Improvements (Village Transportation Plan 2009)	Hampton Road does not show any roadway improvements per the Village Transportation Plan, however, it does note a proposed gateway feature at the intersection of Hampton Road/Highway 158. Furthermore, the anticipated opening of the Idols Road Extension should alleviate some trips along Hampton Road. The actual number cannot be calculated until the newly created roadway has an opportunity to normalize.			
Trip Generation - Existing/Proposed	Existing- 10 average trips per day Proposed- NB-S 1064/1000=1.064*11.57=12.31 trips per day			
Sidewalks	The existing site does not provide a sidewalk, but the developer has			

	agreed to place a sidewalk and curb and gutter along the property frontage.				
Transit	There is not any proposed transit in the general vicinity.				
Traffic Impact Study (TIS)	A traffic impact study is not required.				
Analysis of Site Access and Transportation Information	The site shall have one point of access from Cook Place Drive				
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • DRIVEWAY PERMIT ISSUED BY THE VILLAGE OF CLEMMONS AND NCDOT • DEVELOPER SHALL EXTEND THE MEDIAN TO DISCOURAGE U-TURN MOVEMENTS PER NCDOT REQUIREMENTS 				
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	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
School System Remarks and Analysis	n/a				
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	City/Town Centers (GMA 1)				
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • GMA 1 (City/Town Centers) includes Downtown Winston-Salem and the centers of Forsyth County's small towns. It promotes a dense, mixed-use Types of Incentives Legacy 2030 refers to incentives several times throughout the plan. LEGACY 2030 and pedestrian-oriented urban form and is the hub for government and private employment. Legacy recommends concentrating highest densities and mixed use where existing infrastructure is in place. 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. Legacy encourages redevelopment and reuse of existing sites and buildings that are visually compatible with the surrounding area. More specifically, Legacy recommends creating compact, walkable, mixed-use development of infill sites that are already in 				

	a town center with public sewer, good roads and other urban services in order to preserve the open space we have left in Forsyth County.
Community Compass 2010	The Village-scale office and retail category is intended to maintain the historic scale of development along the US-158 corridor. Village-scale office and civic uses are appropriate in this corridor. Secondary uses include smaller commercial uses, such as corner markets, small restaurants, personal service shops, gift shops, and similar small retail uses. Streetscape design standards developed for the US158 corridor provide guidance for streetscape design, site orientation, and building frontages. Buildings within this corridor should not exceed two-stories and buildings should front the road with parking to the side or rear. Pedestrian access should be provided along the corridor and enhanced landscape and tree protection should maintain this as a “green corridor.” As appropriate to specific contexts, higher density single-family attached and multi-family housing may also be appropriate uses. This designation is intended for existing and newly developing office employment areas. In more dense areas, office uses should be developed in a manner that provides a vertical (multi-story) or horizontal (multiple uses on a site) mix of uses within a development. Office developments should be designed with consistent design themes as part of the development program, including architectural features and signage. Internal circulation for vehicles and pedestrians should be provided between uses.
Thoroughfare Plan Information	n/a
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	The subject site meets the intent of the <i>Clemmons Community Compass</i> by the adaptive reuse of an existing residential structure and meets the intent of the mixed office designation in the long range plan. The proposed use provides no adverse impacts to the surrounding neighborhood.
	The building footprint will remain and the site provides 5 UDO compliant parking spaces as noted on the site plan. The petitioner is willing to screen the handicap parking with plantings but not any

	<p>additional fencing. The site provides a streetyard along Hampton Road/Cook Place Drive and a buffer surrounding the required parking. The site meets the required Tree Save protection standards of 8% by saving and additional planting. The petitioner will construct a sidewalk as required by UDO.</p> <p>The traffic impact from this site is nominal to the overall network.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
PBR-07-01	Planning Board Review	Approved 05.01.07	Directly West of the site	17.56 acres	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	1064		Centrally located on the site	
Parking	Required	Proposed		Layout
	3	5		
Building Height	Maximum			Proposed
	40'			20' +/-
Impervious Coverage	Maximum			Proposed
	60%			14.65%
UDO Sections Relevant to Subject Request	2-1.3(E) NB Neighborhood Business District 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 the UDO requirements for the development of this site.			

REMAINING SITE PLAN ISSUES

Issue	Status
Developer shall be required to rezone entire initial parcel if a second phase comes in to the east	Site Plan preparer has discussed acreage minimum of one acre maximum under NB zoning with the property owner

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
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 construct the sidewalk and curb and gutter as shown on the site plan.
- c. Developer shall provide all UDO required bufferyard and streetyard requirements along the property perimeters as defined by the Neighborhood Business District standards along with the Village of Clemmons and Inspections staff for alternate compliance.
- d. Developer shall install any road improvements as required by North Carolina Department of Transportation
- e. Developer shall keep the existing one frame house as the adaptive re-use. If the developer develops a second phase the preservation of the home shall be reviewed during a subsequent rezoning case.

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.**