

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

PETITION INFORMATION	
Docket #	C-229
Staff	Megan Ledbetter
Petitioner(s)	Carol Cherry McGill/Ollie Cherry
Owner(s)	James Faircloth
Subject Property	3890 Littlebrook Drive
Type of Request	Special Use Zoning District Rezoning from LO-S to PB-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LO-S and to PB-S (restaurant without drive-through). The petitioner is requesting the following uses: (Restaurant without drive-through service)</p> <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 PB District is primarily intended to accommodate office, retail, service, institutional and high, density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2 and 3.</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	3890 Littlebrook Drive
Jurisdiction	Clemmons
Site Acreage	0.81 acres
Current Land Use	Existing office space (currently unoccupied)

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	N	RS-15		SFR
	S	LO-S		Professional Office
	E	RS-15		SFR
	W	LO-S		Professional Office
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 multi-family residential district (under table B.2.6, permitted uses) and is compatible with the other properties in the vicinity.			
Physical Characteristics	The site is relatively flat along the frontage and slopes to the rear of the site.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	<ul style="list-style-type: none"> There will not be any stormwater permits required as no impervious surface modifications are occurring. 			
Watershed and Overlay Districts	The site is located WS-IV-PA watershed.			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The site is currently developed with a house to office conversion that occurred in the late 1990's. The proposed site plan is existing at the current site.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> NO ADDITIONAL CONDITIONS			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Highway 158/Clemmons Road	Minor Thoroughfare	100'	15000	17700/LOS A
Littlebrook Drive	Local Road	350'	N/A	N/A
Proposed Access Point(s)	Existing driveways will stay in place, with one-way circulation.			
Planned Road Improvements (Village)	TIP U-6076--Widen to a 3 Lanes with Wide Paved Shoulders Transitioning to 3 Lanes with Curb & Gutter with Wide Outside Lanes & Sidewalks from Baltimore Road to NC 801. Widen to 3			

Transportation Plan 2009)	Lanes with Curb & Gutter with Wide Outside Lanes & Sidewalks from NC 801 to Yadkin River. Widen to 3 Lanes with Curb & Gutter with Wide Outside Lanes & Sidewalks from Harper Rd to Lewisville Clemmons Rd				
Trip Generation - Existing/Proposed	Existing Trips-1491/1000=1.491X11.5=17.14 trips per day Proposed Trips 1491/1000=1.49X30=44 trips per day				
Sidewalks	The proposal is not modifying any footprint or motor vehicle surface area.				
Transit	The subject site does not have any existing or proposed transit routes.				
Traffic Impact Study (TIS)	A traffic impact study is not required				
Analysis of Site Access and Transportation Information	The site is accessed off Littlebrook Drive. The new alignment provided by Zoning Docket C-206 rectifies the site distance issues with the intersection of Littlebrook/Highway 158. The site has one-way access with two driveway cuts that will not be modified with the new proposal.				
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> N/A				
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 and Town Centers (GMA 1)				
Relevant Legacy Recommendations	<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 public sewer, good roads and other urban services in				

	<p>order to preserve the open space we have left in Forsyth County. The <i>Clemmons Community Compass</i> denotes this area as Village Scale Office/Retail. This area is intended to maintain the historic scale of development on Highway 158. 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. Buildings within this corridor shall not exceed two-stories and building should front the road with parking to the side and rear. Pedestrian access should be provided along the corridor and enhanced landscape and tree preservation should be maintain this as a “green corridor.”</p>
Community Compass 2010	<p>Within the Clemmons Community Compass (2010) the Highway 158 streetscape guidelines are noted. The site is located within the Old Clemmons District in the US Hwy 158 Corridor District. Preferred land use includes RS, NO, LO, PB and LB. The Old Clemmons District character includes a mixture of residential scale offices and low-intensity specialty shops designed to complement the historic scale and character of older homes in the area. The US 158 Corridor also recommends only 1/3 of the total parking facing Hwy 158, a maximum of 2 ½ stories in building height, building materials of brick, stone, or wood with a shingle roof, and delineation between ground/upper levels with the use of cornices, canopies, a balcony, or arcade. The front façade should enhance the pedestrian environment with the use of features, such as porches, columns and cornices. Furthermore, buildings, new and old which promote a sense of human scale should be built and/or preserved. The architectural design section of the US 158 Corridor District, which requests that all new structures shall be village-like in character and similar to existing structures in terms of bulk, scale, orientation, massing, major divisions or rhythms in the façade, and the proportion and relationship of windows and doors to the total surface.</p>
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 site was originally rezoned as a home to office conversion in 1997 for a professional office and over the years it has been used for a variety of office and specialty retail related uses. The proposal submitted to the Village does not modify the existing site plan as approved initially. The petitioner will be adding a dumpster and shall be required to screen the dumpster on three sides and provide an opaque fence at the entry point. The North Carolina State Building Code requires the handicap space to be a hard surface so the petitioner will be required to update one van accessible handicap space with concrete. The Village will also verify that the required bufferyards are intact with the appropriate Type II requirements as well as the 10' streetyard along Littlebrook Drive prior to the issuance of Certificate of Occupancy.
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-206	LO-S to LO-S	Approved 10.13.2015	Directly West of the site	1.305 acres	Approval	Approval
C-59	RS-15 to LO-S	Approved 05.12.97	Site	.81 acres	Approval	Approval
C-193	RS-15 to NB-S	Approved 05.14.2012	South of the site	.27 acres	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage	Placement on Site
	1,491 s.f.	Centrally located toward Highway 158/Clemmons Road

Parking	Required	Proposed	Layout
	5	7	To the western property line

Building Height	Maximum	Proposed
	60	One-story

Impervious Coverage	Maximum	Proposed
	70%	19.8%

UDO Sections Relevant to Subject Request	2-1.3(F) Pedestrian Business District	
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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	The site meets all the UDO requirements for the development of this
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Plan Compliance with UDO Requirements	site.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposal provides a niche adaptive re-use to an existing structure along Highway 158 without any modifications to the existing state.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL
<p>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.</p> <p>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</p> <ol style="list-style-type: none"> a. Developer shall install a dumpster enclosure of complimentary material on three sides of the proposed dumpster location with an opaque fence. b. Developer shall verify that the required plantings for the required Type II bufferyard standards are planted as well as the required 10' streetyard along the western property line.

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.**