DOCKET #: F1503

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
GB-S Two Phase

PETITIONER:
Alfred Scott Inc. for property owned by Same

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 4

ACRES: 0.85

NEAREST BLDG: 20' west

MAP(S): 684826
## PETITION INFORMATION

<table>
<thead>
<tr>
<th><strong>Docket #</strong></th>
<th>F-1503</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff</strong></td>
<td>Gary Roberts Jr., AICP</td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
<td>Alfred Scott, Inc.</td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
<td>Same</td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
<td>PIN# 6882-68-1244</td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
<td>Final Development Plan for property zoned GB-S TWO PHASE</td>
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</table>

### Proposal

The petitioner is requesting Final Development Plan approval for property zoned GB-S TWO PHASE (Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Storage Services, Retail; Recreation Facility, Public; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution; Community; Club or Lodge; College or University; Government Offices; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Parking, Commercial; Park and Shuttle Lot; and Utilities). The petitioner is requesting the following use:
- Parking, Commercial

### Zoning District Purpose Statement

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 Growth Management Areas 1, 2, 3, and Metro Activity Centers.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>North side of High Point Road, east of Barney Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Jurisdiction</strong></td>
<td>Forsyth County</td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
<td>Approximately ± .85 acre</td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
<td>The site is undeveloped.</td>
</tr>
<tr>
<td><strong>Physical Characteristics</strong></td>
<td>The site is partially grassed and has a gentle slope downward toward the south.</td>
</tr>
<tr>
<td><strong>Proximity to Water and Sewer</strong></td>
<td>Davidson County Water serves the site. No public sewer is available.</td>
</tr>
<tr>
<td><strong>Stormwater/Drainage</strong></td>
<td>No known issues.</td>
</tr>
</tbody>
</table>
### Watershed and Overlay Districts
The site is located within the Abbotts Creek WS III watershed.

### Analysis of General Site Information
Site is adequate for the proposed improvements.

### Generalized Recommended Conditions
**BRIEF DESCRIPTION OF CONDITION(S):**
- Obtain watershed permit

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Point Road</td>
<td>Major Thoroughfare</td>
<td>90’</td>
<td>2,200</td>
<td>11,100</td>
</tr>
<tr>
<td>Unmaned private driveway</td>
<td>Private driveway</td>
<td>450’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):**
The site plan illustrates two driveways onto said above mentioned private driveway which abuts the eastern border of the site.

**Sidewalks:**
There are no sidewalks located in the general area.

**Transit:**
Not available

**Analysis of Site Access and Transportation Information:**
The site plan proposes access through the adjoining HB-S zoned property. A Special Use permit to allow this was granted on 10-3-08 as part of the first phase approval.

### Generalized Recommended Conditions
**BRIEF DESCRIPTION OF CONDITION(S):**
- Driveway permit from NCDOT

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Parking</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>36 spaces</td>
<td>In front of the building</td>
</tr>
</tbody>
</table>

**Building Height**

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60'</td>
<td>1 story</td>
</tr>
</tbody>
</table>

**Impervious Coverage**

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>24%</td>
<td>15,604 sf</td>
</tr>
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</table>

**UDO Sections Relevant to Subject Request**
- Chapter B, Article II, Section 2-1.3 (J) General Business District
- Chapter C, Article IV, Watershed Protection

**Complies with Chapter B, Article VII, Section 7-5.3**
- (A) *Legacy policies:* Yes
- (B) *Environmental Ord.* NA
- (C) *Subdivision Regulations* NA

**Analysis of Site Plan Compliance with UDO Requirements**
This proposed Final Development Plan is for a 780 sf, one-story storage building for maintenance equipment and a 36 space commercial parking lot.

The revised site plan complies with the requirements of the UDO.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request will allow for additional commercial parking.</td>
<td>Request would increase the impervious surface within a WS-III watershed.</td>
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</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and/or from the original first phase approval 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 driveway permit from the North Carolina Department of Transportation.
  b. Developer shall obtain a Watershed Permit from the Erosion Control Officer.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lighting shall not produce more than ½ foot candle of light at the property line

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall install all improvements as per driveway permit.
  b. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are staff comments only; final recommendations on projects are made by the City-County 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.

**PUBLIC HEARING**

FOR: None

AGAINST: None
WORK SESSION

MOTION: Clarence Lambe moved approval of the Final Development Plan.
SECOND: Paul Mullican
VOTE:
   FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith
   AGAINST: None
   EXCUSED: None

________________________
A. Paul Norby, FAICP
Director of Planning