

BELTWAY  
CORRIDOR

HB-S

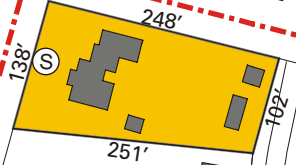
RS20

AG

NB-S

UNION CROSS RD

GLENNVIEW DR



**DOCKET #:** F1452  
(Continued from 1/12/06  
CCPB meeting)

**PROPOSED ZONING:**  
HB-S (Multiple Uses)

**EXISTING ZONING:**  
AG

**PETITIONER:**  
The Crown Companies,  
LLC for property owned  
by Larry Dean Holman, Sr.

**SCALE:** 1" represents 200'

**STAFF:** Ericson

**GMA:** 4

**ACRE(S):** 0.68

**MAP(S):** 666846, 672846



## **DRAFT ZONING STAFF REPORT**

**DOCKET #** F-1452  
**STAFF:** Kirk Ericson

Petitioner(s): The Crown Companies  
Ownership: Larry Dean Holman, Sr.

### **REQUEST**

From: AG Agricultural District  
To: HB-S Highway Business District, Special Use

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.68

### **LOCATION:**

Street: Southeast corner of Union Cross Road and Glennview Drive  
Jurisdiction: Forsyth County

### **WITHDRAWAL REQUEST**

The petitioner has requested withdrawal of this request.

### **STAFF RECOMMENDATION**

**Withdrawal as requested.**

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Clarence Lambe moved withdrawal of the zoning map amendment.

SECOND: Paul Mullican

VOTE:

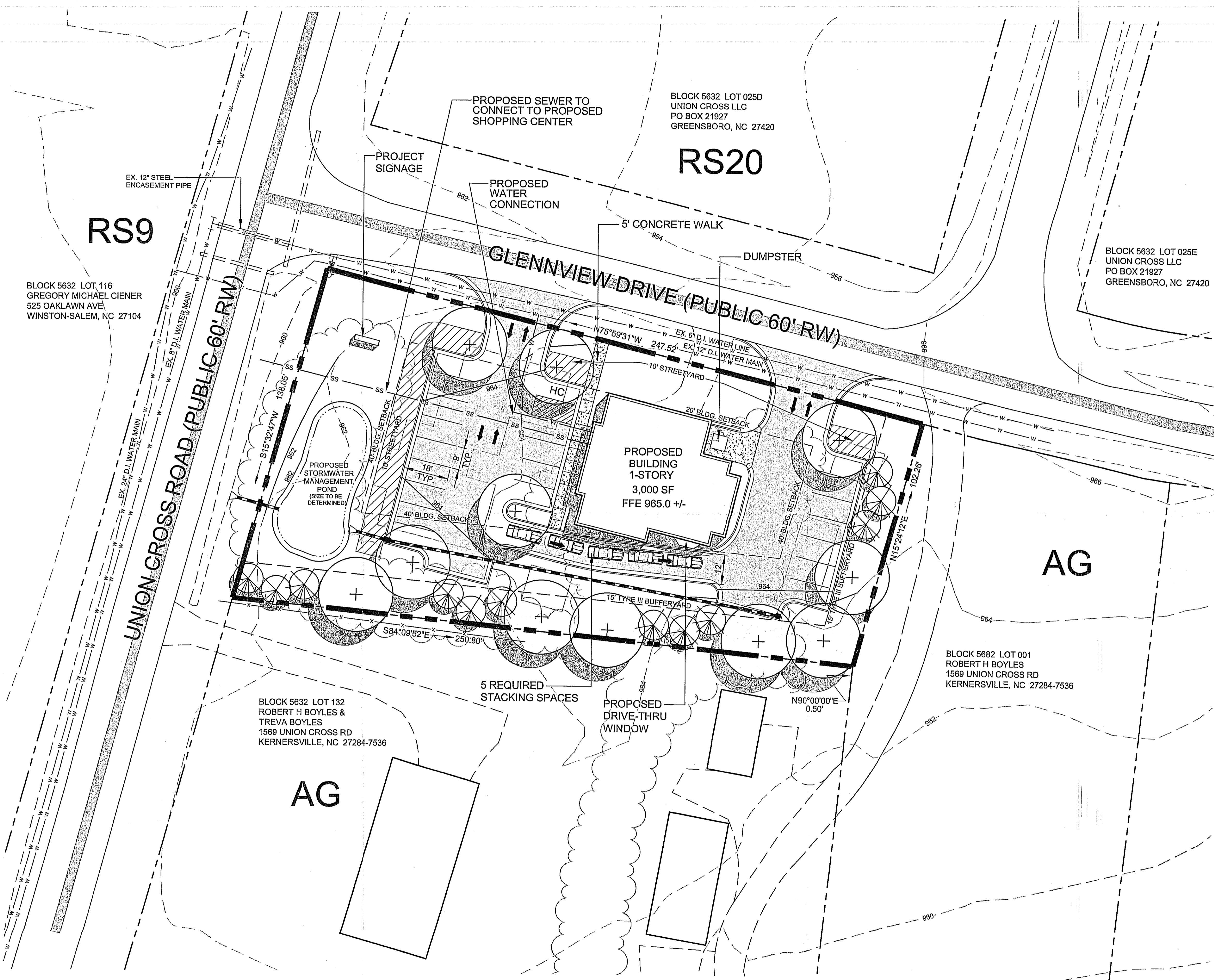
FOR: Jerry Clark, Carol Eickmeyer, Arnold King, Clarence Lambe, Lynne Mitchell,  
Paul Mullican, Brenda Smith

AGAINST: None

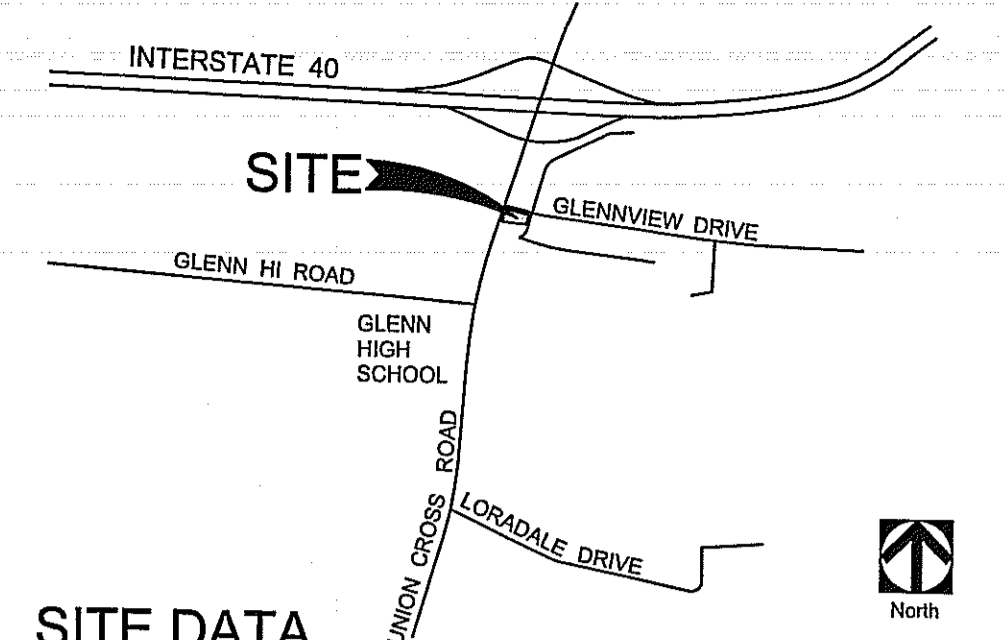
EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning



LOCATION MAP: 1"=2000' +/-



**SITE DATA**

**ZONING:**  
 EXISTING ZONING: AG  
 PROPOSED ZONING: HB-S

**PROPOSED USES:**  
 RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE)  
 RESTAURANT (WITH DRIVE-THROUGH SERVICE)  
 (NOTE: RESTAURANT SHALL BE LIMITED TO 1,575 SF BECAUSE OF PARKING LIMITATIONS)  
 RETAIL STORE, SPECIALTY OR MISCELLANEOUS BANKING AND FINANCIAL SERVICES  
 (NOTE: IF USE IS A BANKING AND FINANCIAL SERVICE THE BUILDING SHALL NOT EXCEED 2,699 SF IN SIZE)  
 MEDICAL AND SURGICAL OFFICES  
 OFFICE MISCELLANEOUS  
 PROFESSIONAL OFFICE

**BUILDING INFORMATION:**  
 MAX BUILDING HEIGHT: 60'

**SITE ACREAGE:**  
 EXISTING PARCEL ACREAGE: 0.68 AC. +/-

**WATERSHED INFORMATION:**  
 ABBOTTS CREEK WATERSHED (WS-III)  
 BALANCE OF WATERSHED

**IMPERVIOUS CALCULATIONS:**  
 MAX. IMPERVIOUS ALLOWED: 24%  
 MAX. IMPERVIOUS ALLOWED W/ SIDA: 70% (0.48 AC. +/-)

**BUILDING TO LAND:** 0.07 AC. +/- = 10.30%  
**PAVEMENT TO LAND:** 0.25 AC. +/- = 36.76%  
**OPEN SPACE:** 0.36 AC. +/- = 52.94%  
**PARCEL TOTAL:** 0.68 AC. +/- = 100.0%

**TOTAL IMPERVIOUS:** 47.06% (0.32 AC. +/-)

**BUILDING SQUARE FOOTAGE & PARKING CALCULATIONS:**  
 RETAIL = 3,000 SF  
 (SEE NOTES IN PROPOSED USES IF BUILDING IS A RESTAURANT OR BANK AND FINANCIAL SERVICE)

**PARKING REQUIRED:**  
 RETAIL @ 1 PER 200 MIN. = 15 SPACES  
 (1 HANDICAP SPACE REQUIRED)

**PARKING PROVIDED:** 21 SPACES  
 (INCLUDING 1 HANDICAP SPACE)

**INFRASTRUCTURE:**  
 WATER: PUBLIC  
 SEWER: PUBLIC  
 STREETS: N/A

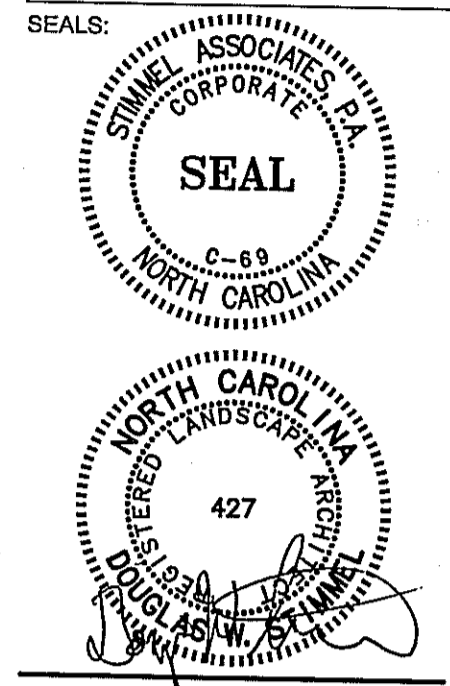
**BUFFERYARD REQUIREMENTS:**  
 ADJACENT ZONING: AG  
 TYPE REQUIRED: 15' MIN. TYPE III  
 (TYPE IV BUFFER IF BANK OR RESTAURANT W/ DRIVE-THRU)

**STREETYARDS:**  
 TYPE REQUIRED: 10'

**NOTES:**  
 1. BUILDING FOOTPRINT FOR ILLUSTRATIVE PURPOSES ONLY.  
 2. DEVELOPER REQUESTS A SPECIAL INTENSE DEVELOPMENT ALLOCATION (SIDA) IN THE BALANCE OF WATERSHED FOR ABBOTTS CREEK WS-III PER CHAPTER C, ARTICLE IV SECTION 2-5.2 (D) OF THE UNIFIED DEVELOPMENT ORDINANCE.

**Stimmel**  
 Stimmel Associates, PA  
 Landscape Architecture  
 Civil Engineering  
 Land Planning

601 N. Trade Street Suite 200  
 Winston Salem, NC 27101-2916  
 P: 336.723.1067 F: 336.723.1069



PROJECT:

**CROWN-GLENNVIEW**  
 FORSYTH COUNTY, NC

CLIENT:  
 Mr. Patrick Crosby, Jr.  
 The Crown Companies, LLC  
 121 N. Crutchfield Street  
 Dobson, NC 27017  
 Phone: 336-386-9790  
 Fax: 336-386-9785

**CROWN-GLENNVIEW**

**PETITIONERS:**

MR. PATRICK CROSBY, JR.  
 THE CROWN COMPANIES, LLC  
 121 N. CRUTCHFIELD STREET  
 DOBSON, NC 27017  
 PHONE: 336-386-9790  
 FAX: 336-386-9785

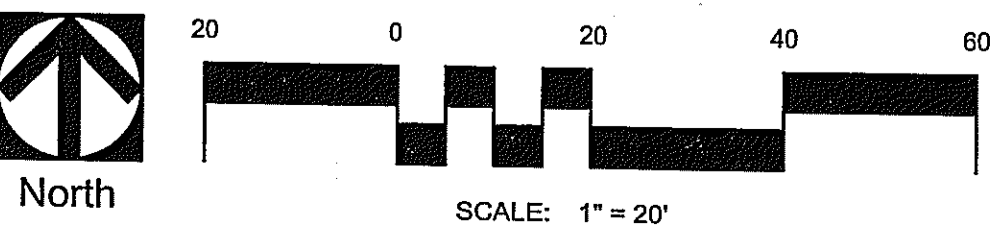
**OWNERS:**

BLOCK 5632 LOT 026G  
 LARRY DEAN HOLMAN, SR. &  
 DONNA HOLMAN  
 1186 GLENNVIEW DRIVE  
 KERNERSVILLE, NC 27284  
 336-993-3417

LANDSCAPE ARCHITECTS/  
 LAND PLANNERS/  
 CIVIL ENGINEERS:

**Stimmel**  
 Landscape Architecture  
 Civil Engineering  
 Land Planning

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**REZONING PLAN**

**F-1452**

SCALE: 1"=20'  
 SHEET NO.:

**RZ-1**  
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Site Plan File Copy