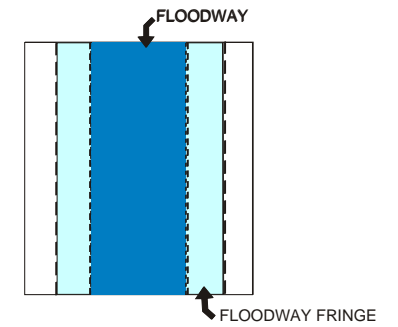


DOCKET #: F1408
 (Continued from 4/8/04
 CCPB meeting)

PROPOSED ZONING:
 LI

EXISTING ZONING:
 RS-9

PETITIONER:
 Hubbard Realty and McGuire
 Construction Co., Inc.,
 for property owned by Same



SCALE: 1" represents 600'

STAFF: Roberts

GMA: 3

ACRE(S): 9.86

MAP(S): 594822



DRAFT ZONING STAFF REPORT

DOCKET # F-1408
STAFF: Gary Roberts

Petitioner(s): Hubbard Realty and McGuire Construction Co., Inc.
Ownership: Same

REQUEST

From: RS-9 Single Family Residential, 9,000 sf minimum lot size
To: LI Limited Industrial

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 9.86 acres

LOCATION:

Street: Eastern terminus of Clementine Drive along the southern border of the Southern Railroad.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently undeveloped. A portion of the site appears to be a gravel storage and trailer parking area connected to the property immediately to the west.

Adjacent Uses:

North- Southern railroad and undeveloped property zoned RS-9.

East- Undeveloped property zoned RS-9.

South- Undeveloped property zoned RS-9.

West- Large footprint industrial warehousing zoned LI.

GENERAL AREA

Character/Maintenance: Mixture of well maintained industrial warehousing to the west and single family subdivision development to the south and southeast.

Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. F-1347; Special Intensity Development Allocation, (SIDA) for a LI zoned property; approved October 8, 2001; southwest corner of Hampton Road and Idols Road; 10.48 acres; Planning Board and staff recommended approval.
2. F-682; R-6 to I-2; approved January 12, 1984; approximately 375 feet east of Clover Drive and south of Clementine Drive; 11.4 acres; Planning Board and staff recommended approval.
3. F-324; R-6 to I-2; approved December 3, 1973; southeast quadrant of Hampton Road and the Southern Railroad; 52.31 acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No specific impact determined with general use request.

Topography: Gradual to moderate slope downward towards a small creek which traverses the property.

Streams: A branch of Muddy Creek crosses the subject property from west to east. Muddy Creek lies just over 3,000 feet northeast of the subject property's eastern border.

Vegetation/habitat: The subject property is heavily wooded.

Floodplains: None

Environmental Resources Beyond The Site: Because this is a general use petition, the impact of this proposal to environmental resources beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site: Clementine Drive.

Street Classification: Clementine Drive – Local Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

No Counts available for Clementine Drive

Planned Road Improvements: Idols Road Extension (U-2707); from Hampton Road to South Stratford Road; new 2-lane facility; 2005 – 2014.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): *Legacy* recognizes the potential impacts of industrial development on nearby neighborhoods and calls for economic development which is compatible with existing residential neighborhoods and other business developments.

Area Plan/Development Guide: Village of Clemmons, *Clemmons Area Development Guide (CADG)*, (1998).

Relevant Development Guide Recommendation(s): The *CADG* recommends the subject property be developed for single-family residential use. The area north of the Southern Railroad is the area designated for future expansion of LI zoning. This LI zoning is to be

centered on the Idols Road extension and stay to the north of the railroad. The plan states “Industrial development should orient to Idols Road and be done in a comprehensive manner to minimize driveway cuts along Idols Road. In addition to buffering residential properties behind industrially zoned land, attention should be given to berms and other forms of buffering adjacent to residential development on the other side of the road.”

INCORPORATED AREA COMMENTS

Incorporated Jurisdiction: Village of Clemmons.

Expressed Concern: **The Village has chosen not to take a position on this case, which is outside the Village limits.**

ANALYSIS

The subject request is to rezone 9.86 acres of undeveloped property located at the eastern terminus of Clementine Drive from RS-9 to LI. Clementine Drive, SR 3104, extends eastward approximately one half of a mile from Hampton Road and is fronted along both sides by numerous large footprint manufacturing and industrial warehouses which are zoned LI. To the north of the subject property is the Southern Railroad with undeveloped RS-9 property located on the opposite side. The southeastern side of the property is bordered by a future expansion of the Peppertree subdivision. This phase, which received approval from the Planning Board in 1989, is accessed via Spiral Wood Drive is now being graded. A 100 foot Duke Power easement runs between this subdivision and the subject property. Both areas are part of the same 45? acre tax lot which is owned by the petitioner.

The *Clemmons Area Development Guide* recommends the subject property be developed with single family homes consistent with the development pattern of said Peppertree subdivision. In regard to accommodating future industrial needs, the *CADG* recommends the undeveloped acreage located on the north side of the railroad as being the most suitable area. Part of the reasoning behind this recommendation is the enhanced access provided by the future Idols Road Extension project (U-2707).

Planning staff concurs with the recommendations of the development guide. While various aspects of the subject property may limit the residential lot yield, staff is more concerned with the potentially negative impacts that industrial activity would have on the adjacent single family residential lots. The subject request is wholly inconsistent with the *CADG* and would in essence permit an unnecessary proximity of general use industrial zoning in an area now being developed for single family residences. Staff therefore recommends denial of the subject request.

FINDINGS

1. *Legacy* recognizes the potential impacts of industrial development on nearby neighborhoods and calls for economic development which is compatible with existing residential neighborhoods and other business developments.

2. The *Clemmons Area Development Guide* recommends the subject property be developed for single-family residential use.
3. The *Clemmons Area Development Guide* also recommends that industrial expansion in the general area take place on the opposite side of the adjacent railroad from the subject property.
4. The Peppertree subdivision which is currently being extended and directly adjoins the subject property was approved by the Planning Board in 1989.

STAFF RECOMMENDATION

Zoning: **DENIAL**

Public Hearing

FOR: None

AGAINST: None

Work Session

MOTION: Paul Mullican moved continuance of the zoning map amendment to June 10, 2004.

SECOND: Jerry Clark

VOTE:

FOR: Clark, Eickmeyer, Glenn, King, Lambe, Mullican, Norwood, Smith

AGAINST: None