



DOCKET #: F1405

PROPOSED ZONING:
RS15

EXISTING ZONING:
RS40

PETITIONER:
William E. Holland, Jr.,
and John N. Davis III for
property owned by Marvin G.
Lowder and LP Properties, LLC

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 27.35

MAP(S): 576834, 576830



DRAFT ZONING STAFF REPORT

DOCKET # F-1405
STAFF: Gary Roberts

Petitioner(s): William E. Holland, JR. and John N. Davis III
Ownership: Marvin E. Lowder and LP Properties, LLC

REQUEST

From: RS-40 Single Family Residential, (40,000 sf minimum lot size)
To: RS-15 Single Family Residential, (15,000 sf minimum lot size)

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: 27.35 acres

LOCATION:

Street: South side of Peace Haven Road east of Lasater Road.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One single family residence.

Adjacent Uses:

- North- Undeveloped property and low density residential zoned RS-40.
- Northeast- Single family residential subdivision zoned RS-20.
- East- Single family residential subdivision zoned RS-15.
- South- Single family residential subdivision zoned RS-15.
- West- Undeveloped property and low density residential zoned RS-40.

GENERAL AREA

Character/Maintenance: Undeveloped property and well maintained homes.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

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

Topography: The subject property experiences an overall elevation change of about 82 feet. On the western-most parcel, the elevation falls from 802.4 feet down to about 720 feet along

the creek. On the parcels to the east, the elevation falls from 788.6 feet down to about 750 feet.

Streams: The Forsyth County Topographical Maps show an intermittent stream located on the western-most parcel of this petition. This creek eventually feeds into Lasater Lake.

Vegetation/habitat: Vegetation covers the southern half of the western parcel and the southeastern section of the eastern parcel of this proposal.

Floodplains: None

Wetlands: A wetland is located approximately 200 feet west of the western-most parcel of this petition. *Clemmons Quad*.

Natural Heritage Sites: None

Farmland Preservation Sites: 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 located in the Yadkin River WS-IV watershed.

Compliance with Watershed Protection Regulations: The petitioner is responsible for complying with the WS-IV watershed protection regulations.

TRANSPORTATION

Direct Access to Site: Peace Haven Road; Lakefield Drive.

Street Classification: Peace Haven Road – Minor Thoroughfare; Lakefield Drive – Local Road.

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

Peace Haven Road between Lasater Road and Harper Road = 5,100 / 18,000

Planned Road Improvements: None

HISTORY

Relevant Zoning Cases:

1. F-1315; RS-40 to RS15-S PRD; approved July 24, 2000; east side of Lasater Road across from Hawkins Road; 30.46 acres; Planning Board and staff recommended approval.
2. F-1221; AG and RS-40 to C-S (Church or Religious Institution, Community; School, Private; and Child Day Care Center as an accessory use); approved March 23, 1998; southwest corner of Lasater Road and Center Grove Church Road; 37 acres; Planning Board and staff recommended approval.
3. C-019; County R-5 to Clemmons R-5; approved November 15, 1993; northwest of the intersection of Brookdale Drive and North Lakeshore Drive, abuts southwest corner of subject property; 32.74 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* recommends that GMA 3 be developed at higher densities where there are adequate roads and services.
Area Plan/Development Guide: *Clemmons Area Development Guide (CADG)*, (1998).
Relevant Development Guide Recommendation(s): The *CADG* recommends single-family residential development for the subject property with densities of up to 3 units/acre or 36% impervious coverage.

INCORPORATED AREA COMMENTS

Incorporated Jurisdiction: Site adjoins the Village of Clemmons corporate limits.
Expressed Concern: The Village Manager of Clemmons has stated that Clemmons is generally supportive of residential densities as low as RS-15 in areas designated by the *CADG* as single-family residential and where public water and sewer service are available.

ANALYSIS

The subject request is to rezone 27.35 acres located on the south side of Peace Haven Road, east of Lasater Road from RS-40 to RS-15. The site consists of two separate tracts and with the exception of one single family residence, the property is presently undeveloped. The areas to the north and west are similarly zoned RS-40 with only sparse residential development. Single family subdivisions, within the Village of Clemmons corporate limits and zoned RS-15, directly abut the eastern and southern boundaries.

The property is identified for single family residential use in the *Clemmons Area Development Guide*. The site is also located within the Area of Annexation Consideration for the Village of Clemmons. It is therefore anticipated that upon request by the property owner, the subject property would be annexed by the Village of Clemmons. While not an adopted policy, the Village of Clemmons generally supports densities as high as RS-15 within the single family residential areas where public water and sewer service is available.

Public water and sewer exists within said adjacent subdivisions. Staff sees the proposed RS-15 request as being consistent with the adopted area plan and compatible with much of the surrounding development pattern and therefore recommends approval.

FINDINGS

1. Within the Suburban Neighborhoods Area, *Legacy* promotes compact pedestrian oriented neighborhoods that contain a mixture of housing types and prices and that include public spaces and other amenities.
2. The *CADG* recommends the subject property be developed for single family residential uses.

3. The Village Manager of Clemmons has stated that Clemmons is generally supportive of RS-15 densities in areas designated for single family residential and which have access to public water and sewer.
4. The subject RS-40 to RS-15 request is for a 27.35 acre tract which directly adjoins existing single family development with public water and sewer.

STAFF RECOMMENDATION

Zoning: **APPROVAL**