



Agenda
Village of Clemmons Planning Board
Regular Meeting

October 17, 2023

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
October 17, 2023 AGENDA**

The Meeting will begin at 6:00 pm.

I. CALL TO ORDER

II. APPROVAL OF MINUTES for September 19, 2023 meeting

III. CHANGES AND/OR APPROVAL OF AGENDA

IV. ANNOUNCEMENTS

V. PUBLIC COMMENTS

VI. BUSINESS

A. Zoning Map Amendment for PMA I Holdings, LLC for real property owned by Jasper L. Harper, Sr. and Jasper L. Harper, Jr. from RS-30 (Residential Single Family) to RS-20 (Residential Single Family) for property addressed 0 Harper Rd, located east of Michelle Drive and north of Lismore Street and Dunmore Court, PINs 5883-39-7339 and 5883-49-6486, consisting of 26.76± acres. The petition is on file at Village Hall and at the Village of Clemmons website. (**Zoning Docket C-255**)

B. Staff Report – Next scheduled meeting on November 21, 2023.

VII. FOR THE GOOD OF THE ORDER

VIII. ADJOURNMENT

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
September 19, 2023 MINUTES**

The Village of Clemmons Planning Board met on September 19, 2023 at 6:00 p.m. The meeting was held at Village Hall, Clemmons, North Carolina. The following members were present: Kevin Farmer, Judy Cherry, Tom Mekis, Lanny Farmer, Dave Orrell, and Randy Wooden. Member Jimmy Smith was absent. Planning Director Doug Moore and Planner Caroline Drake were also present.

I. CALL TO ORDER

Chairman Tom Mekis called the meeting order at 6:03 p.m.

II. APPROVAL OF MINUTES for July 18, 2023 meeting

Lanny Farmer made a motion to approve the minutes as presented. Randy Wooden seconded the motion which was unanimously approved.

III. CHANGES AND/OR APPROVAL OF AGENDA

There were no changes to the agenda. Kevin Farmer made a motion to approve the agenda as presented. Lanny Farmer seconded the motion which was unanimously approved.

IV. ANNOUNCEMENTS

There were no announcements.

V. PUBLIC COMMENTS

There was one comment submitted online by Mike York (attached hereto as Exhibit A and incorporated as a part of the minutes). This has been captured as a proposed project within the Pedestrian Plan.

VI. BUSINESS

A. Training Session – Planning Staff held a training session (attached hereto as Exhibit B and incorporated as a part of the minutes).

B. Staff Report – Next scheduled meeting on October 17, 2023.

VII. FOR THE GOOD OF THE ORDER

Kevin Farmer advised the Board that Steve Causey is no longer on retainer for the Lasater Lake Homeowners Association project until some other things are figured out.

VIII. ADJOURNMENT

Dave Orrell made a motion to adjourn at 7:21 p.m. Kevin Farmer seconded the motion which was unanimously approved.

Respectfully submitted,

Caroline Drake, Planner

Doug Moore, Secretary

DRAFT

PETITION INFORMATION	
Docket #	C-255
Staff	Caroline Drake
Petitioner(s)	PMA I Holdings, LLC
Owner(s)	Jasper L. Harper, Sr.; Jasper L. Harper, Jr.
Address/PIN	0 Harper Rd PINs 5883-39-7339 and 5883-49-6486
Type of Request	General Use Zoning District – Zoning Map Amendment
Proposal	<p>The petitioner is requesting an amendment to the Official Zoning Map for the subject properties from RS-30 (Residential Single Family; 30,000 sf lot size) to RS-20 (Residential Single Family; 20,000 sf lot size).</p> <p>NOTE: General use and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a general use district, all uses allowed in the district must be considered.</p> <p>See Attachment A for a list of the uses permitted in an RS-20 zoning district.</p>
Neighborhood Meeting	Attachment B includes a summary of the applicant’s outreach efforts.
Zoning District (Purpose Statement)	The RS-20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. The district is established to promote orderly development in areas where public water is available. This district is intended for application in GMAs 2, 3, and 4.
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	<p>B.6-2.1(Q)(1) Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes – public water is available to the west and south of the site near single-family residential. The site is located in GMA 3.</p>

GENERAL SITE INFORMATION			
General Location	East of the terminus at Michelle Drive and north of the termini at Lismore Street and Dunmore Court; approximately 1000’ west of Harper Road		
	See Attachment C for a location map		
Jurisdiction	Village of Clemmons		
Site Acreage	26.76± acres or 1,165,665± square feet		
Physical Characteristics	Relatively flat topography on the western parcel; the eastern parcel sloped downwards toward an existing stream.		
Proximity to Water & Sewer	Public water and sewer available		
Stormwater/Drainage	Subject to Chapter C Environmental Ordinances		
Watershed & Overlay Districts	The site is located within the Yadkin River WS-IV Water Supply Watershed.		
Historic, Natural Heritage, and/or Farmland Inventories	N/A		
Current Land Use	Vacant		
Surrounding Property Zoning &	Direction	Zoning District	Use
	North	RS-40	Single family residential; vacant

Use	East	RS-40	Church
	South	RS-40	Single family residential
	West	RS-20	Single family residential
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	B.6-2.1(Q)(2) Is/are the uses permitted under the proposed classification compatible with uses permitted on other property in the vicinity?		
	Yes – the uses allowed in RS-40 are very similar to RS-20, and the uses under the proposed classification are identical to the RS-20 districts to the west.		
Analysis of General Site Information	The site is 26.76± acres adjacent to road connections at Michelle Drive, Lismore Street, and Dunmore Court. The slope drops towards the eastern side of the parcel towards a stream that runs almost parallel with the eastern property line. A small portion of the southeastern corner of the site is located in a floodway. The stream on the site connects to Blanket Bottom Creek. Public water and sewer are available. Future development is subject to the Yadkin River Watershed requirements.		

CONFORMITY TO PLANS AND PLANNING ISSUES	
Forsyth Legacy GMA	<p>Growth Management Area 3 (Suburban Neighborhoods)</p> <p>GMA 3 (Suburban Neighborhoods) consists of neighborhoods built after World War II, and is where most development has occurred in recent decades. The area has a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges, featuring curvilinear streets that often lack connectivity.</p>
Relevant Legacy Recommendations	<p>Recommendations for GMA 3:</p> <ul style="list-style-type: none"> • Construct additional sidewalks • Retrofit roads to meet demands, include bike lanes • Create new parks and greenways as development spreads
Clemmons Community Compass (2040)	<p><i>Clemmons Community Compass</i> designates the site as Cluster Residential. Cluster residential areas serve as a transitional area between rural preservation and neighborhood residential uses. Appropriate development includes single-family detached residential units in a suburban-style cluster pattern at a minimum of 2 units per acre. Cluster subdivisions provide an opportunity for developers to maintain the maximum lot yield of a traditional development while also protecting significant natural, cultural, and historical areas of the site. Cluster subdivisions employ smaller minimum lot size requirements in exchange for commonly protected open space that serves the entire development.</p>
Clemmons Transportation Plan (2009)	<p>Figure 2.2 (Existing Thoroughfare Plan) designates Glengarriff Road and Curraghmore Road as collector streets. Collector streets bridge the gap between arterials and local streets by gathering traffic from the local roads and expediting their movement. They provide critical connections in the roadway network. Collectors operate at lower posted speeds (35 mph or less) and serve shorter distances than arterials.</p> <p>Figure 3.14 (Recommended Collector Streets) recommends that Lismore Street upgrade to a collector street. Figure 3.14 also recommends that Rinehart Lane (private) becomes a new collector street</p>

	<p>and that it links Lasater Road to Harper Road.</p> <p>Figure 3.5 (Village of Clemmons Transportation Plan Highway Map) shows a proposed local street extending from Michelle Drive and accessing both Lismore Street and Dunmore Court.</p>
Greenway Plan Information	N/A
Other Applicable Plans & Planning Issues	N/A
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	B.6-2.1(Q)(3) Have changing conditions substantially affected the area included in the petition?
	The Harper Road pump station was constructed in 2015 which allowed for increased access to public sewer in this general area.
	B.6-2.1(Q)(4) Is the requested action in conformance with Community Compass & Legacy?
	Yes
Analysis of Conformity to Plans & Planning Issues	<p>The subject request would rezone 26.76 acres from RS-30 to RS-20. The site is currently undeveloped. It is adjacent to public water and sewer access.</p> <p>The Clemmons Transportation Plan identifies Curraghmore Road and Glengarriff Road as collector streets and proposes Lismore Street to become a collector street with future improvements. There is no connection to a minor thoroughfare such as Harper Road. The main transportation concern is that traffic heading south to Peace Haven Road would have to travel on a local road (Lismore Street) that is proposed to become a collector street but is not one yet.</p> <p>Staff sees the proposed RS-20 district as being generally consistent with the density recommendations of the Clemmons Community Compass. It is not guaranteed that a cluster residential development pattern would be employed with the RS-20 zoning since it is a general use district; however, the density of future residential development on this site would still be constrained by the RS-20 dimensional requirements in combination with the nature of the topographical challenges of the site and the floodplain and riparian buffer protection requirements of the development ordinances. RS-20 zoning districts exist to the west, and there are nonconforming lots in an RS-40 district to the south that are closer in size to 20,000 square feet. Staff recommends approval of the request.</p>

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-251	County RS-40 to Clemmons RS-30	Approved 8/22/2022	Site	26.76	N/A	N/A
C-247	County RS-40 to Clemmons RS-30-S (PRD)	Denied 8/22/2022	Site	26.76	Approval	Denial

F-1626	RS-40 to LB-L	Withdrawn 5/27/2023	East	6.30	Denial	Denial
F-1568	RS-40 to RS-20	Approved 10/12/2017	Southwest	18.96	Approval	Approval
F-1315	RS-40 to RS-15-S (PRD)	Approved 7/24/2000	Southwest	31.26	Approval	Approval
F-1189	RS-40 to RS-30 (PRD)	Approved 4/14/1997	South	18.61	Approval	Approval

Compliance with Chapter B Article VII, Section 7-5.3	(A) Legacy Policies	Yes
	(B) Environmental Ordinance	N/A
	(C) Subdivision Regulations	N/A
	(D) Other Relevant Standards	Chapter B, Section 2-1.2(E) RS-20 Residential Single Family District Future development would be reviewed for conformance with the RS-20 general dimensional requirements.

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.**

C-255 STAFF REPORT: ATTACHMENT A
RS-20 USES

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Residential Building, Single-family
Family Group Home A
Planned Residential Development
Recreation Facility, Public
Swimming Pool, Private
Church or Religious Institution, Neighborhood
Government Offices
Police or Fire Station

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Golf Course
Church or Religious Institution, Community
Library, Public
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Manufactured Home, Class A
Agricultural Production, Crops
Bed and Breakfast
Fishing, Fee Charged
Riding Stable
Adult Day Care Home
Child Day Care, Large Home
Child Day Care, Small Home
Dirt Storage
Habilitation Facility A
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Nursing Care Institution
Borrow Site
Park and Shuttle Lot
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site

Parking, Off-Site for Multifamily or Institutional Uses

Attachment B

Neighborhood Meeting

Date: 9/21/2023 Time: 6:00 PM

Location: CLEMMONS LIBRARY

Date of Notification Mailing: 9/4/2023

(Attach a list of those persons and organizations that were sent notice about the Neighborhood Meeting)

Number of Attendees: 23-25

(Attach a copy of the signed attendance list that includes names and addresses of those in attendance)

Summary of Issues

- STREET QUALITY AT STUBS
- STREET PARKING (CONTROL BY HOA)
- TREES BEING CUT DOWN
- CONST. TRAFFIC

(Attach additional sheets as needed)

Changes made to the Petition by the Petitioner as a result of the meeting:

- CLEMMONS TO PAVE STREETS SOON IS MY UNDERSTANDING
- ARDEN TO TRANSFER OVER HOA TO WATERFORD IF THEY WANT
- ARDEN KEEPING TREES IN AREAS THAT IS POSSIBLE

(Attach additional sheets as needed)

Note: If the petitioner makes substantive change(s) to the application following the neighborhood meeting on topics which were not discussed at the neighborhood meeting, that fact may be noted in the staff report. Substantive change(s) to the application on topics which were not discussed at the neighborhood meeting shall require that the petitioner renotify neighboring property owners through physical or electronic mail.

Neighborhood Meeting Report prepared by:

Preparer's Name: [Signature] Date: 10/2/2023



SITE

CURRAGHMORE RD

MICHELLE DR

ROSSMORE RD

LISMORE ST

DUNMORE LN

ADARE DR

DUNMORE CT

HARPER RD