

PETITION INFORMATION	
Docket #	C-239
Staff	Nasser Rahimzadeh
Petitioner(s)	TMP of Clemmons, LLC
Owner(s)	TMP of Clemmons, LLC
Address/PIN	3507 Lawrence Street/5892-39-5645 and 5892-39-5563
Type of Request	Special Use Zoning District – Map Amendment
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject properties from RS-15 (Residential Single Family) to LB-S (Limited Business – Special). The petitioner is requesting the following use:</p> <ul style="list-style-type: none"> <li>• Veterinary Services</li> </ul> <p><b>NOTE:</b> General use, special use district zoning, were discussed with the petitioner(s) who decided to pursue a special use district map amendment.</p>
Zoning District (Purpose Statement)	The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.
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, the use is small in size and located off of a major thoroughfare.</p>

GENERAL SITE INFORMATION			
General Location	The site addressed 3507 Lawrence Street is approximately 2,300' east from the intersection of Lewisville-Clemmons Road and US 158.		
Jurisdiction	Village of Clemmons and Forsyth County		
Site Acreage	.42± acres or 18,295± square feet		
Physical Characteristics	Largely gravel lot, 4% slope from north to south property line. Temporary structure on site.		
Proximity to Water & Sewer	N/A		
Stormwater/Drainage	The site requires stormwater management permit.		
Watershed & Overlay Districts	Property is inside the WS-IV Watershed and shall be subject to all Village of Clemmons and other applicable state and federal environmental rules. The maximum impervious area shall not exceed 70% of the site.		
Historic, Natural Heritage, and/or Farmland Inventories	No identified historic and farmland inventories. No identified National Wetlands.		
Current Land Use	Excess parking for Animal Ark Veterinary Services.		
Surrounding Property Zoning & Use	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	<b>North</b>	IP	Religious Institute
	<b>East</b>	LB-S	Veterinary Services
	<b>South</b>	RS-15	Residence
	<b>West</b>	RS-15	Residence
Applicable Rezoning	B.6-2.1(Q)(2) Is/are the uses permitted under the proposed		

<p>Considerations from Chapter B, Article VI, Section 6-2.1(Q)</p>	<p>classification compatible with uses permitted on other property in the vicinity?</p> <p>The parcel is owned by the adjacent parcel to the east where a veterinary establishment is located. The use being requested is compatible with the parcel to the east. The two parcels under common ownership compliment each other. Other adjacent parcels are low to mid single-family residential.</p>
<p>Analysis of General Site Information</p>	<p>The proposed development will need a grading permit as it is likely to disturb greater than 10,000 square feet of land. It will also need a stormwater management and stormwater occupancy permits.</p>
<p>Generalized Recommended Conditions</p>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Obtain a stormwater management and occupancy permit from the Village of Clemmons Stormwater Administrator</li> <li>• Obtain a grading permit if 10,000 square feet or more of land is disturbed.</li> </ul>

<p><b>SITE ACCESS AND TRANSPORTATION INFORMATION</b></p>				
<p><b>Street Name</b></p>	<p><b>Classification</b></p>	<p><b>Frontage</b></p>	<p><b>ADT Count</b></p>	<p><b>Capacity/LOS</b></p>
<p>Lawrence Street</p>	<p>Local Street</p>	<p>262'</p>	<p>N/A</p>	<p>N/A</p>
<p>Clemmons Road/US 158</p>	<p>Major Thoroughfare</p>	<p>80'</p>	<p>18,500</p>	<p>--</p>
<p><b>Proposed Access Point(s)</b></p>	<p>Site plan will be accessed from Lawrence Street and will utilize the existing access points located on the east property lines with one access point starting 30'± south from the northeast property line corner and the second 30'± north from the southeast property line. Both access points are 20' in width</p>			
<p><b>Planned Road &amp; Improvements</b></p>	<p>This portion of US 158/Clemmons Road has no planned improvements by NCDOT.</p>			
<p><b>Trip Generation – Existing/Proposed</b></p>	<p>The Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> edition) Land Use Category: #640 Animal Hospital/Veterinary Clinic – an animal hospital or veterinary clinic is a facility that specializes in the medical care and treatment of animals.</p> <p><u>Existing:</u>  Weekday peak hour of adjacent street traffic one hour between 7 and 9 a.m.  Fitted Curve: 47 (Total), 31 (Entry), 16 (Exit)</p> <p>Weekday peak hour of adjacent street traffic, one hour between 4 and 6 p.m.  Fitted Curve: 51 (Total), 20 (Entry), 31 (Exit)</p> <p><u>Proposed:</u> As the square footage of the Animal Hospital/Veterinary Clinic is not increasing, trip generation is unchanged.</p>			
<p><b>Sidewalks</b></p>	<p>Developer shall construct sidewalks along Lawrence Street and US 158. Additionally, safe pedestrian accommodations shall be provided between the parcels to be rezoned and the adjacent parcel to the east.</p>			
<p><b>Transit</b></p>	<p>No proposed transit in the general vicinity.</p>			
<p><b>Traffic Impact Study</b></p>	<p>N/A</p>			
<p><b>Concurrency Model</b></p>	<p>N/A</p>			
<p><b>Analysis of Site Access &amp; Transportation Information</b></p>	<p>Access to and from the site is exclusive to Lawrence Street. As the parking spaces are to be used primarily by the adjacent parcel to the east, safe pedestrian access between sites shall be implemented.</p>			
<p><b>Generalized Recommended Conditions</b></p>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Developer shall obtain all relevant permits and provide all relevant</li> </ul>			

	encroachment agreements for the installation of vegetation and sidewalk on US 158 from NCDOT.
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CONFORMITY TO PLANS AND PLANNING ISSUES	
<b>Forsyth Legacy GMA</b>	Growth Management Area 1 (City/Town Centers)
<b>Pertinent Legacy Recommendations</b>	GMA 1 (City/Town Centers) includes Downtown Winston-Salem and the centers of Forsyth County's small towns. It promotes a dense, mixed-use and pedestrian-oriented urban form and is the hub for government and private employment.
<b>Clemmons Community Compass (2040)</b>	Clemmons Community Compass designates the site as a mix of village-scale retail/office and in the US-158 Strategic Planning Area. The Village-scale office and retail category is intended to maintain the historic scale of development along the US-158 corridor. Village-scale office and civic uses are appropriate in this corridor. Secondary uses include smaller commercial uses, such as corner markets, small restaurants, personal service shops, gift shops, and similar small retail uses. US-158 Strategic Planning Area future land use intent strongly urges new developments be designed as pedestrian-friendly and small in scale with civic, office, and small-scale commercial uses as most appropriate.
<b>Clemmons Transportation Plan (2009)</b>	Key recommendations for improvements in the US-158 corridor include the construction of sidewalks and striped bike lanes
<b>Greenway Plan Information</b>	N/A
<b>Other Applicable Plans &amp; Planning Issues</b>	N/A
<b>Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)</b>	<b>B.6-2.1(Q)(3) Have changing conditions substantially affected the area included in the petition?</b>
	No
	<b>B.6-2.1(Q)(4) Is the requested action in conformance with Community Compass &amp; Legacy?</b>
	The Clemmons Compass denotes this area as a mix of village-scale retail/office and in the US-158 Strategic Planning Area; conversely, Forsyth County Legacy designates the parcels as Growth Management Area 1 (City/Town Centers).
<b>Analysis of Conformity to Plans &amp; Planning Issues</b>	See staff recommendation for C-239

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-123	RS-15 to LO-S	11/12/2001	East (Adjacent)	1.26	Approval	Approval
C-140	LO-S to LB-S	05/12/2003	East (Adjacent)	1.26	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
		Building 1 – 2,490 sf (adjacent site)	Building 2 – 12,079 sf (adjacent site)
Parking	Required		Proposed Layout

	Building 1 – 1 space per 225 sf Building 2 – 1 space per 450 sf	64 (28 on gravel site)	Entirety of gravel site
<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>	
	N/A	N/A	
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>	
	70%	59.52%	
<b>UDO Sections Relevant to Subject Property</b>	Chapter B, Zoning Ordinances Chapter C, Environmental Ordinances		
<b>Compliance with Chapter B Article VII, Section 7-5.3</b>	<b>(A) Legacy Policies</b>	Yes	
	<b>(B) Environmental Ordinance</b>	Yes	
	<b>(C) Subdivision Regulations</b>	N/A	
	<b>(D) Other Relevant Standards</b>	Yes	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site satisfies applicable UDO requirements.		

REMAINING SITE PLAN ISSUES	
Issues	Status
N/A	N/A

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <p><b><u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u></b></p> <p>a. Developer shall obtain all relevant permits and provide all relevant encroachment agreements for the installation of vegetation and sidewalk on US 158 from NCDOT.</p> <p><b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b></p> <p>b. Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator</p> <p>c. Developer shall obtain a driveway permit from the Village of Clemmons Public Works</p> <p>d. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards of the ordinance.</p> <p>e. Developer shall submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval, if the proposed project creates more than 10,000 square feet of land disturbance.</p> <p><b><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></b></p> <p>a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator.</p>

**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.**