

DOCKET #: F1503

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
GB-S Two Phase

PETITIONER:
Alfred Scott Inc. for property
owned by Same

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 4

ACRES: 0.85

**NEAREST
BLDG:** 20' west

MAP(S): 684826

F

**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1503
Staff	Gary Roberts Jr., AICP
Petitioner(s)	Alfred Scott, Inc.
Owner(s)	Same
Subject Property	PIN# 6882-68-1244
Type of Request	Final Development Plan for property zoned GB-S TWO PHASE
Proposal	<p>The petitioner is requesting Final Development Plan approval for property zoned GB-S TWO PHASE (Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Storage Services, Retail; Recreation Facility, Public; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution; Community; Club or Lodge; College or University; Government Offices; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Parking, Commercial; Park and Shuttle Lot; and Utilities). The petitioner is requesting the following use:</p> <ul style="list-style-type: none"> • Parking, Commercial
Zoning District Purpose Statement	<p>The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas 1, 2, 3, and Metro Activity Centers.</p>
GENERAL SITE INFORMATION	
Location	North side of High Point Road, east of Barney Road
Jurisdiction	Forsyth County
Site Acreage	Approximately ± .85 acre
Current Land Use	The site is undeveloped.
Physical Characteristics	The site is partially grassed and has a gentle slope downward toward the south.
Proximity to Water and Sewer	Davidson County Water serves the site. No public sewer is available.
Stormwater/ Drainage	No known issues.

Watershed and Overlay Districts	The site is located within the Abbotts Creek WS III watershed.			
Analysis of General Site Information	Site is adequate for the proposed improvements.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> Obtain watershed permit 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
High Point Road	Major Thoroughfare	90'	2,200	11,100
Unmaned private driveway	Private driveway	450'	NA	NA
Proposed Access Point(s)	The site plan illustrates two driveways onto said above mentioned private driveway which abuts the eastern border of the site.			
Sidewalks	There are no sidewalks located in the general area.			
Transit	Not available			
Analysis of Site Access and Transportation Information	The site plan proposes access through the adjoining HB-S zoned property. A Special Use permit to allow this was granted on 10-3-08 as part of the first phase approval.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> Driveway permit from NCDOT 			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Parking	Proposed		Layout	
	36 spaces		In front of the building	
Building Height	Maximum		Proposed	
	60'		1 story	
Impervious Coverage	Maximum		Proposed	
	24% of the pre 1-1-95 undeveloped area (15,604 sf)		15,604 sf	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (J) General Business District Chapter C, Article IV, Watershed Protection 			
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes		
	(B) Environmental Ord.	NA		
	(C) Subdivision Regulations	NA		
Analysis of Site Plan Compliance with UDO Requirements	<p>This proposed Final Development Plan is for a 780 sf, one-story storage building for maintenance equipment and a 36 space commercial parking lot.</p> <p>The revised site plan complies with the requirements of the UDO.</p>			

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request will allow for additional commercial parking.	Request would increase the impervious surface within a WS-III watershed.
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and/or from the original first phase approval and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from the North Carolina Department of Transportation. b. Developer shall obtain a Watershed Permit from the Erosion Control Officer. • <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ul style="list-style-type: none"> a. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lighting shall not produce more than ½ foot candle of light at the property line • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall install all improvements as per driveway permit. b. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County 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.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the Final Development Plan.

SECOND: Paul Mullican

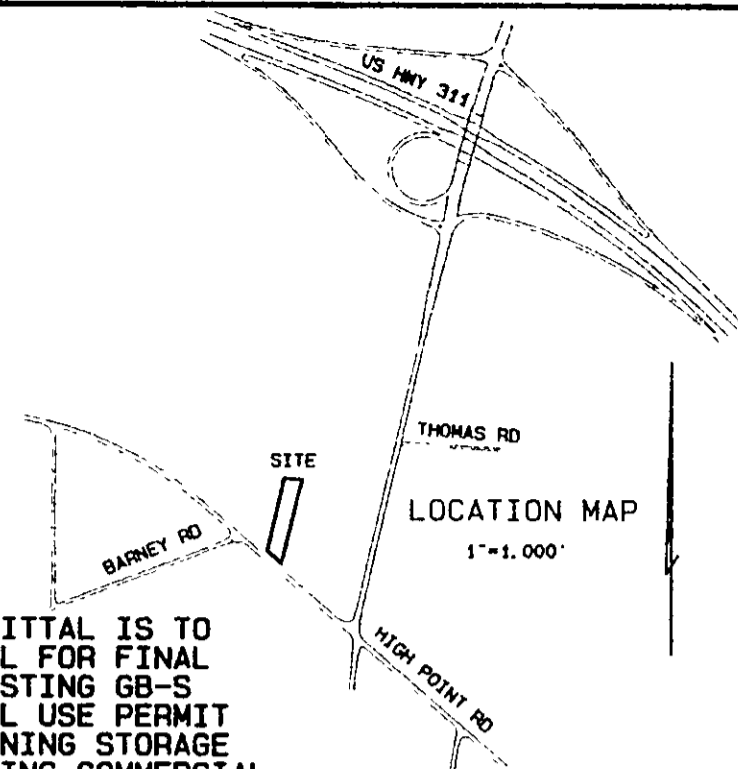
VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN SITE PLAN APPROVAL FOR FINAL DEVELOPMENT PLAN FOR EXISTING GB-S (TWO PHASE); with SPECIAL USE PERMIT TO ACCESS ACROSS HB-S ZONING STORAGE SERVICES, RETAIL AND PARKING, COMMERCIAL

ZONING:

EXISTING - GB-S (TWO PHASE)
 Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices;
 Non-Store Retailer; Offices, Miscellaneous;
 Professional Offices; Services, Business A;
 Services, Personal; Storage Services, Retail;
 Recreation Facility, Public; Child Care (Drop-In);
 Church or Religious Institution, Community;
 Church or Religious Institution, Neighborhood;
 Club or Lodge; College or University; Government Offices;
 Institutional Vocational Training Facility; Library, Public;
 Museum or Art Gallery; Neighborhood Organization;
 Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Parking, Commercial;
 Park and Shuttle Lot; Utilities;

SETBACKS: GB
 75' WIDTH
 20' FRONT
 0' REAR
 0' SIDE
 20' STREET

SITE SIZE and COVERAGE:

ACREAGE - 0.853 ACRES+ (37,154 SF+)
 SITE COVERAGE:
 BUILDING to LAND - 2.1%
 PAVEMENT to LAND - 39.9%
 OPEN SPACE - 58.0%
 TOTAL - 100.0%

BUILDING SQUARE FOOTAGE: 780 SF+ EXISTING
 BUILDING HEIGHT: 1 STORY (MAINTENANCE EQUIPMENT STORAGE)

INFRASTRUCTURE:
 WATER, STREETS - PUBLIC
 SEWER - PRIVATE - NONE REQUIRED

OFF-STREET PARKING:

STORAGE SERVICES, RETAIL 780 SF+
 MAINTENANCE EQUIPMENT STORAGE
 PARKING INSIDE
 PARKING, COMMERCIAL
 NOTE: ALL PARKING SPACES TO BE WITHIN 50' OF A TREE
 36 SPACES PROVIDED

BUFFERYARD - NONE REQUIRED

TOPO TO REMAIN ESSENTIALLY UNCHANGED

WATERSHED: ABBOTTS CREEK WATERSHED WS-III

37,154 SF TOTAL SITE SQUARE FOOTAGE
 8,799 SF EXISTING DEVELOPMENT
 (EX GRAVEL, BUILDINGS, ETC JAN 1, 1995)
 28,355 SF UNDEVELOPED (VACANT)
 28,355 SF x 24% = 6,805 SF AVAILABLE FOR DEVELOPMENT
 15,604 SF TOTAL DEVELOPABLE AREA (MAXIMUM)
 15,604 SF PROPOSED DEVELOPMENT

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GB-S ZONING APPROVED OCTOBER, 2008

ALFRED SCOTT, INC

JURISDICTION of FORSYTH COUNTY

ABBOTTS CREEK TOWNSHIP

FORSYTH COUNTY, NC

PIN # 6882-68-1244.00

LOT 55 OF TAX BLOCK 5608

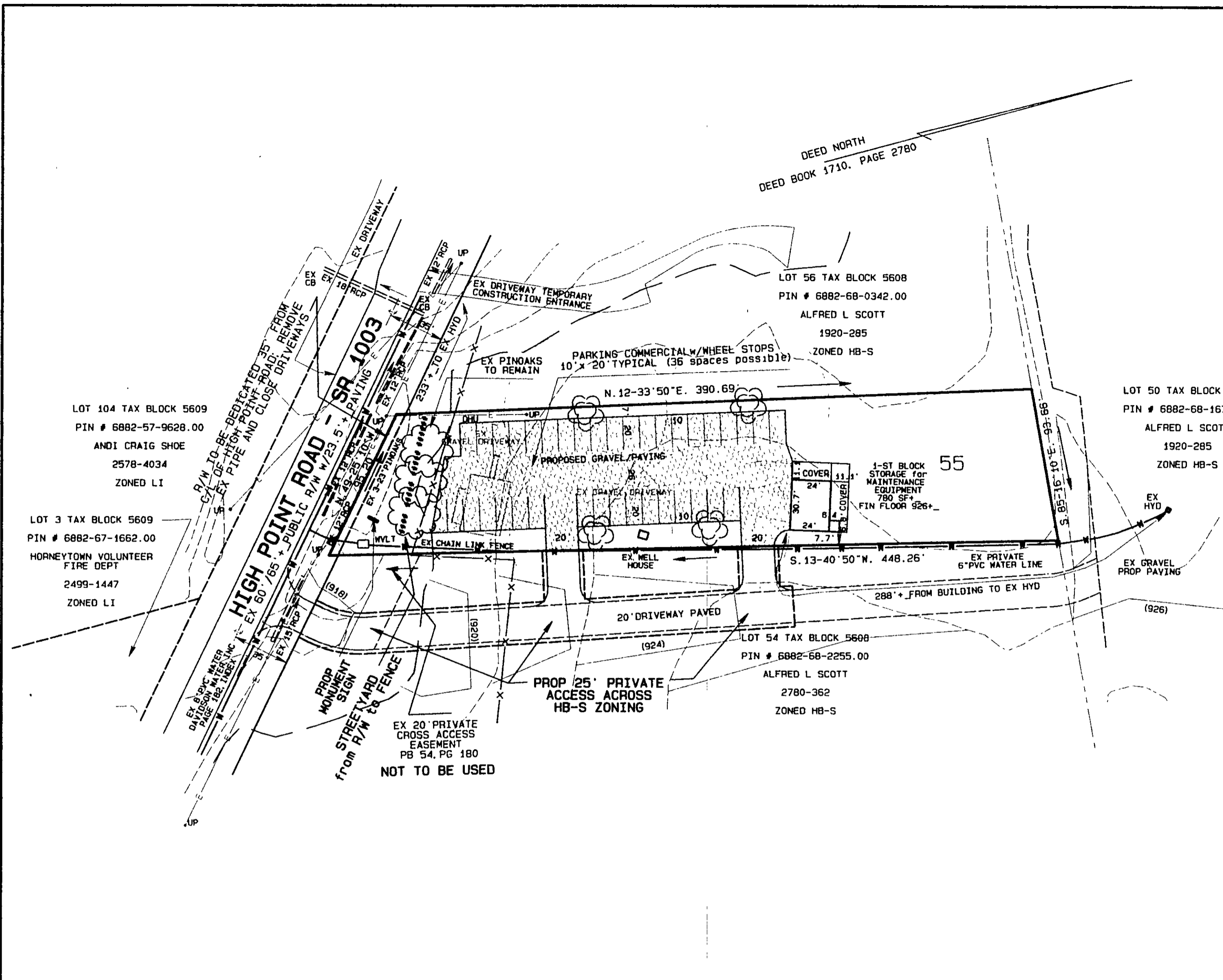
DEED BOOK 2859, PAGE 1628

SCALE 1"=50'

SEPTEMBER, 2007 revised NOVEMBER 26, 2008

GIZINSKI SURVEYING CO
 727 GALES AVENUE
 WINSTON SALEM, NC 27103

PHONE/FAX 336-722-0554
 E-MAIL M.GIZINSKI@PRODIGY.NET



LANDSCAPING
 MOTOR VEHICLE SURFACE AREA - 14,837 SF+
 14,867 SF x 1/2,500 = 6 TREES REQUIRED

<<INTERIOR>>
 4 - RED MAPLE AT INSTALLATION
 8" HIGH & 2" CALIPHER 6" ABOVE GROUND

<<STREETYARD>>
 3 - PINOAK (EXISTING 23")

20 - DWARF BUFORD HOLLY AT INSTALLATION
 18" HIGH & 18" EDGE TO EDGE

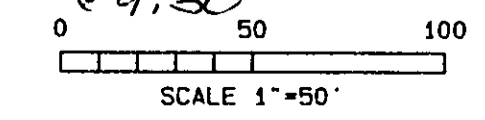
- TYPES OF PLANTINGS MAY BE CHANGED WITH THE APPROVAL OF THE ZONING OFFICER.

Handwritten signature and date: 12.1.08

PRELIMINARY
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES.
 NOT FOR CONSTRUCTION
 PORTIONS OF BOUNDARY, TOPO,
 ETC. TAKEN FROM OTHERS

RECEIVED

DEC 03 2008
 @ 9:30



LOT 104 TAX BLOCK 5609
 PIN # 6882-57-9628.00
 ANDI CRAIG SHOE
 2578-4034
 ZONED LI

LOT 3 TAX BLOCK 5609
 PIN # 6882-67-1662.00
 HORNEYTOWN VOLUNTEER
 FIRE DEPT
 2499-1447
 ZONED LI

LOT 56 TAX BLOCK 5608
 PIN # 6882-68-0342.00
 ALFRED L SCOTT
 1920-285
 ZONED HB-S

LOT 50 TAX BLOCK 5608
 PIN # 6882-68-1675.00
 ALFRED L SCOTT
 1920-285
 ZONED HB-S

LOT 54 TAX BLOCK 5608
 PIN # 6882-68-2255.00
 ALFRED L SCOTT
 2780-362
 ZONED HB-S

- LEGEND
- CH - CHORD
 - CMP - CORRUGATED METAL PIPE
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - ENL - EXISTING NAIL
 - EX - EXISTING
 - GM - GAS METER
 - GW - GUY WIRE
 - GV - GAS VALVE
 - HYD - HYDRANT
 - m - METER
 - MH - MANHOLE
 - MON - MONUMENT
 - NCGS - NORTH CAROLINA GEODESIC SURVEY
 - NIP - 1/2" IRON PLACED
 - NLP - NAIL PLACED
 - OHU - OVERHEAD UTILITIES
 - pt - POINT
 - PVC - POLYVINYLCHLORIDE
 - RCP - REINFORCED CONCRETE PIPE
 - R/W - RIGHT OF WAY
 - UP - UTILITY POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - WVLT - WATER VAULT

5255 HIGH POINT ROAD

F-1503 "REVISED"

ZONING File Copy