

DOCKET #: F1506
(continued form 10/9/08)

PROPOSED ZONING:
Tract 1 HB-S & SIDA,
Tract 2 LB-S & SIDA

EXISTING ZONING:
RS-30

PETITIONER:
Impulse Energy LLC, James and
Carol Thompson, William
Lovelace, Sonja Lowder, and
Richard and Deborah Smith for
property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRES: 2.32

**NEAREST
BLDG:** 10' east

MAP(S): 588846

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

PETITION INFORMATION	
Docket #	F-1506
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Impulse Energy LLC, James and Carol Thompson, William Lovelace, Sonja Lowder, and Richard Smith and Deborah Smith
Owner(s)	Same
Subject Property	PIN#'s 5884-98-0345, 5884-88-(9345, 8345, 7346, 6333)
Type of Request	Special Use Rezoning and SIDA request
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-30 Residential, Single Family District; 30,000 sf minimum lot size to HB-S Highway Business District and LB-S Limited Business District and a separate request for Special Intense Development Allocation (SIDA) as per the Watershed Overlay District.</p> <p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Tract 1- HB-S (Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Non Store Retailer; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Testing and Research Lab; Recreation Services, Indoor; Childcare, Drop-In; Club or Lodge; Government Offices; Museum or Art Gallery; Post Office) • Tract 2 – LB-S (Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Medical and Surgical Offices; Non Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Services, Indoor; Childcare, Drop-In; Club or Lodge; Museum or Art Gallery)
Continuance History	The request was continued from the October 9, 2008 Planning Board meeting to the November 13 Planning Board meeting.
Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists.

	<p>However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.</p> <p>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 Growth Management Areas 2, 3, 4, and 5.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	West side of Lewisville-Clemmons Road between Styers Ferry Road and Immanuel Road		
Jurisdiction	Forsyth County; however, the northern and eastern portions of the site which front on Styers Ferry Road and Lewisville-Clemmons Road are within the Village of Clemmons and would require approval by the Village of Clemmons.		
Site Acreage	Approximately ± 2.32 acres (in Forsyth County)		
Current Land Use	Five single family homes are currently located on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB-S	Undeveloped and shopping center
	East	RS-9	Undeveloped
	South	LB-S & RS-30	Restaurant and single family homes
West	RS-30	Single family homes	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The proposed commercial uses within both tracts are compatible with the adjacent HB-S and LB-S uses to the north, east and southeast; however, the commercial uses proposed for the LB-S (Tract 2) portion of the site are not compatible with the adjacent		

	single family homes to the south and east.
Physical Characteristics	The site has a gentle slope downward toward the west.
Proximity to Water and Sewer	Public water and sewer is available to the site; however, gravity sewer may not work for lower level on lot 2.
Stormwater/ Drainage	The proposed site plan depicts a stormwater management pond in the western corner of the site.
Watershed and Overlay Districts	<p>The site is located in the Yadkin River WS-IV Water Supply Watershed. Generally, site coverage is limited to 24% built upon area (if road providing access to site has curb and gutter) or 36% built upon (if road does not have curb and gutter) unless developer is granted a Special Intense Development Allocation (SIDA) for the site whereby the impervious surface may increase to a maximum of 70%. The SIDA is granted on a project by project basis.</p> <p><u>SIDA ANALYSIS</u></p> <p>Based on site plan data, proposed impervious coverage would be 70%. Accordingly, the petitioner has asked for a companion SIDA grant of 2.32 acres. The primary purpose of the SIDA program is to allocate this limited resource to support new development which is consistent with Forsyth County's objectives for quality economic growth and environmental conservation.</p> <p>Accordingly, the following is a list of the five findings necessary to approve a SIDA, and planning staff's evaluation and recommendation regarding each (Section 4-5.2(D)(2) of Chapter C "Environmental Ordinance" of UDO):</p> <ol style="list-style-type: none"> 1. <i>The proposed project is in conformance with Legacy. <u>No.</u> Legacy recommends the protection of residential areas from inappropriate commercial and industrial encroachment, see comments below.</i> 2. <i>The proposed project land use and site design are compatible with the general character of the area and surrounding uses. <u>No.</u> The proposed commercial uses within both tracts are compatible with the adjacent HB-S and LB-S uses to the north, east and southeast; however, the commercial uses proposed for the LB-S (Tract 2) portion of the site are not compatible with the adjacent single family homes to the south and east.</i> 3. <i>The proposed project provides a significant economic benefit to the community by creating or retaining jobs,</i>

	<p><i>increasing the property tax base, or assisting industry to grow and/or remain in Forsyth County; or, the project meets an identified community need such as the provision of community facilities, retail businesses or personal services, or affordable housing. <u>Yes.</u> The application estimates that 150 new jobs will be created with an addition of \$3.2 million to the tax base.</i></p> <p>4. <i>The proposed project does not pose a threat to the environment, especially water quality, and appropriate steps have been taken to minimize any potential negative environmental impacts. <u>Yes.</u> The request would increase the amount of impervious surface within a water supply watershed; however, although Forsyth County has no stormwater controls the NC Department of Environment and Natural Resources administers stormwater management in this portion of the County. A stormwater management pond is shown on the western corner of the site.</i></p> <p>5. <i>The proposed project has good transportation access, including proximity to major roads and/or rail lines. <u>Yes.</u> The site abuts four public streets including a major and a minor thoroughfare.</i></p> <p>Staff therefore finds that the SIDA request does not address <u>all</u> of the five findings required under the UDO for SIDA approval.</p> <p><u>STAFF RECOMMENDATION</u></p> <p>Special Intense Development Allocation: <u>DENIAL</u></p>																
<p>Analysis of General Site Information</p>	<p>The subject property is located within the Yadkin River WS IV water supply watershed. Impervious surface coverage is limited to 24%. The request consists of approximately 70% of impervious coverage which therefore requires a SIDA approval by Forsyth County. As noted above, Planning staff recommends Denial of the requested SIDA.</p>																
<p>SITE ACCESS AND TRANSPORTATION INFORMATION</p>																	
<p>Street Name</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Classification</th> <th style="width: 25%;">Frontage</th> <th style="width: 25%;">ADT Count</th> <th style="width: 25%;">Capacity/LOS D</th> </tr> </thead> <tbody> <tr> <td>Styers Ferry Road</td> <td>280'</td> <td>4,700</td> <td>11,100</td> </tr> <tr> <td>Immanuel Road</td> <td>576'</td> <td>730</td> <td>NA</td> </tr> <tr> <td>Lewisville-Clemmons Road</td> <td>NA</td> <td>22,000</td> <td>32,700</td> </tr> </tbody> </table>	Classification	Frontage	ADT Count	Capacity/LOS D	Styers Ferry Road	280'	4,700	11,100	Immanuel Road	576'	730	NA	Lewisville-Clemmons Road	NA	22,000	32,700
Classification	Frontage	ADT Count	Capacity/LOS D														
Styers Ferry Road	280'	4,700	11,100														
Immanuel Road	576'	730	NA														
Lewisville-Clemmons Road	NA	22,000	32,700														
<p>Proposed Access Point(s)</p>	<p>The proposed site plan includes two driveways onto Immanuel Road along with a driveway to the north on Styers Ferry Road from the portion of the site which is within the Village of Clemmons</p>																

	jurisdiction.
Planned Road Improvements	The Thoroughfare Plan recommends Styers Ferry Road be improved to a three lane section with widened outside lanes, curb and gutter and sidewalks.
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-30</u> $2.32 \times 43,560 / 30,000 = 3 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 29 \text{ Trips per Day}$</p> <p><u>Proposed Zoning: HB-S (Tract 1) and LB-S (Tract 2)</u> <u>Tract 1</u> - $4,365\text{sf} / 1,000 \times 496.12 \text{ (Fast Food Restaurant w/Drive Thru Trip Rate)} = 2,166 \text{ Trips per Day} +$ <u>Tract 2</u> - $7,000\text{sf} / 1,000 \times 36.13 \text{ (Medical-Dental Office Building Trip Rate)} = 253 \text{ Trips per Day} + 7,000\text{sf} / 1,000 \times 11.01 \text{ (General Office Building Trip Rate)} = 77 \text{ Trips per Day} = 3,200\text{sf} / 1,000 \times 89.95 \text{ (Quality Restaurant Trip Rate)} = 288 \text{ Trips per Day} = 618 \text{ Trips per Day} = 2,784 \text{ Total Trips per Day}$</p>
Sidewalks	Sidewalks are located on the opposite side of Lewisville-Clemmons Road. A sidewalk is shown along the frontage of Styers Ferry Road within the portion of the overall site which is in the Village of Clemmons.
Traffic Impact Study (TIS)	A TIS is not required.
Analysis of Site Access and Transportation Information	The entire site is bordered by public streets. NCDOT has requested that the proposed entrance onto Immanuel Road be reworked. The proposed development represents a tremendous increase in anticipated traffic volumes.
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Condition to obtain driveway permit from NCDOT
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3, (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> <i>Vision:</i> Locating higher density developments at activity centers and along transit corridors, creating attractive commercial developments close to neighborhoods, and investing in sidewalks, greenways and bicycle trails that connect neighborhoods to shopping and services will also be needed. (p. 28) <i>Growth Management and Environmental Preservation:</i> In assessing development projects it is important to consider the impact of proposed developments on the environmental resources on site, as well as the cumulative impacts beyond the development sites. (p. 89) <i>Single-family residential:</i> Protect residential areas from inappropriate commercial and industrial encroachment. (p. 123)

Relevant Area Plan(s)	The site is within the <i>Clemmons Area Development Guide, 2002</i> , which was not adopted by the Forsyth County Commissioners.					
Comments from the Village of Clemmons	The Village of Clemmons staff does not recommend approval of the subject request.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
No, see comments below						
Analysis of Conformity to Plans and Planning Issues	<p>The overall site will need to comply with two separate jurisdictions' UDO requirements and obtain rezoning and SIDA approval from both Forsyth County and the Village of Clemmons. In addition, the only area plan governing the site was not adopted by the County Commissioners.</p> <p>Due to the adjacent development pattern and zoning designations, staff is supportive of the HB-S request for the eastern Tract 1. The existing restaurant site to the south, while converted to LB-S zoning during the remapping for the UDO, has a drive-through. Therefore, the staff can support HB-S on the subject site as a matter of land use consistency. However, staff has concerns about the proposed LB-S district on the western Tract 2 due to its proximity to the Styers Ferry Road neighborhood. <i>Legacy</i> recommends the protection of residential areas from inappropriate commercial and industrial encroachment.</p> <p>Planning staff could support the subject request if the proposed district for Tract 2 was LO-S rather than LB-S. The LO district would provide a more sensitive transition to the adjacent single family homes to the southwest.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1250	HB-S TWO PHASE to HB-S TWO PHASE	Approved 3-22-99	Directly north	85.61	Approval	Denial
F-701	B2-S to B3-S (LB-S)	Approved 6-11-84	Directly southeast	.52	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Note: The following information is based upon the entire site plan, some of which is located in the Village of Clemmons			
Building Square Footage	Square Footage		Placement on Site
	21,565 sf		Middle portion
Parking	Required	Proposed	Layout
	86 spaces	86 spaces	Surrounding buildings
Building Height	Maximum		Proposed
	60' in HB, 40' in LB		2 stories
Impervious Coverage	Maximum		Proposed
	24% (without SIDA)		70%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, Section 2-1.3 (I) HB District • Chapter B, Article II, Section 2-1.3 (G) LB District • Chapter C, Article IV Watershed Protection 		
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	No	
	(B) Environmental Ord.	No	
	(C) Subdivision Regulations	NA	
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan straddles two jurisdictions, Forsyth County and the Village of Clemmons. Rezoning approval from the Village of Clemmons will be required before the subject request could be developed as submitted. To date no plans have been officially submitted to the Village for review.</p> <p>The outstanding site plan issues are noted below; it is anticipated that a revised site plan which meets the requirements of the UDO will be submitted.</p>		
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Condition for approval by the Village of Clemmons 		
REMAINING SITE PLAN ISSUES			
Issue		Status	
Rework entrance onto Immanuel (NCDOT)		Awaiting revised site plan	
Show impervious calculations for LB & HB			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
Positive Aspects of Proposal		Negative Aspects of Proposal	
Request would allow for new commercial establishments.		Request is inconsistent with <i>Legacy</i> .	
		Request would have a negative impact on the surrounding single family homes.	
		Request would increase development pressure on properties across Immanuel Road.	

	Request would significantly increase the estimated traffic volumes.
	Staff views the LO-S District as a more appropriate transition than the proposed LB-S
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
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.	
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>	
<ul style="list-style-type: none"> a. Developer to obtain a Watershed Permit from the Village of Clemmons. b. Developer shall obtain a driveway permit from the North Carolina Department of Transportation (NCDOT). NCDOT may require additional road improvements. 	
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>	
<ul style="list-style-type: none"> a. Developer shall obtain Site Plan Amendment on adjacent HB-S zoned property to the north and rezoning for the adjacent RS-30 zoned property to the east from the Village of Clemmons. 	
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>	
<ul style="list-style-type: none"> a. Developer shall install requirements of the driveway permit per NCDOT. b. All required fire hydrants shall be installed in accordance with the Forsyth County Fire Department. 	
<u>OTHER REQUIREMENTS:</u>	
<ul style="list-style-type: none"> a. As volunteered by the developer, Banking and Financial Services is restricted to no drive through service. 	

STAFF RECOMMENDATION

Rezoning: DENIAL

Special Intense Development Allocation: DENIAL as submitted. Staff supports the proposed HB-S, but does not recommend the adjacent LB-S.

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 regarding continuance request

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to November 13, 2008.

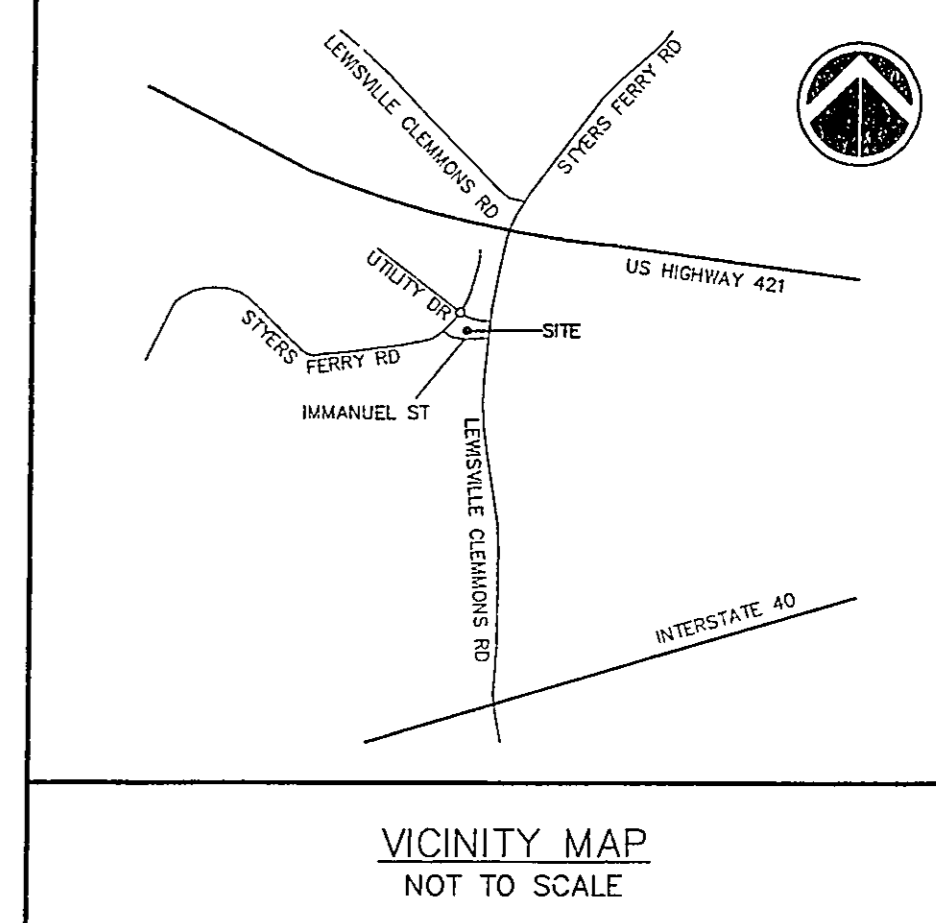
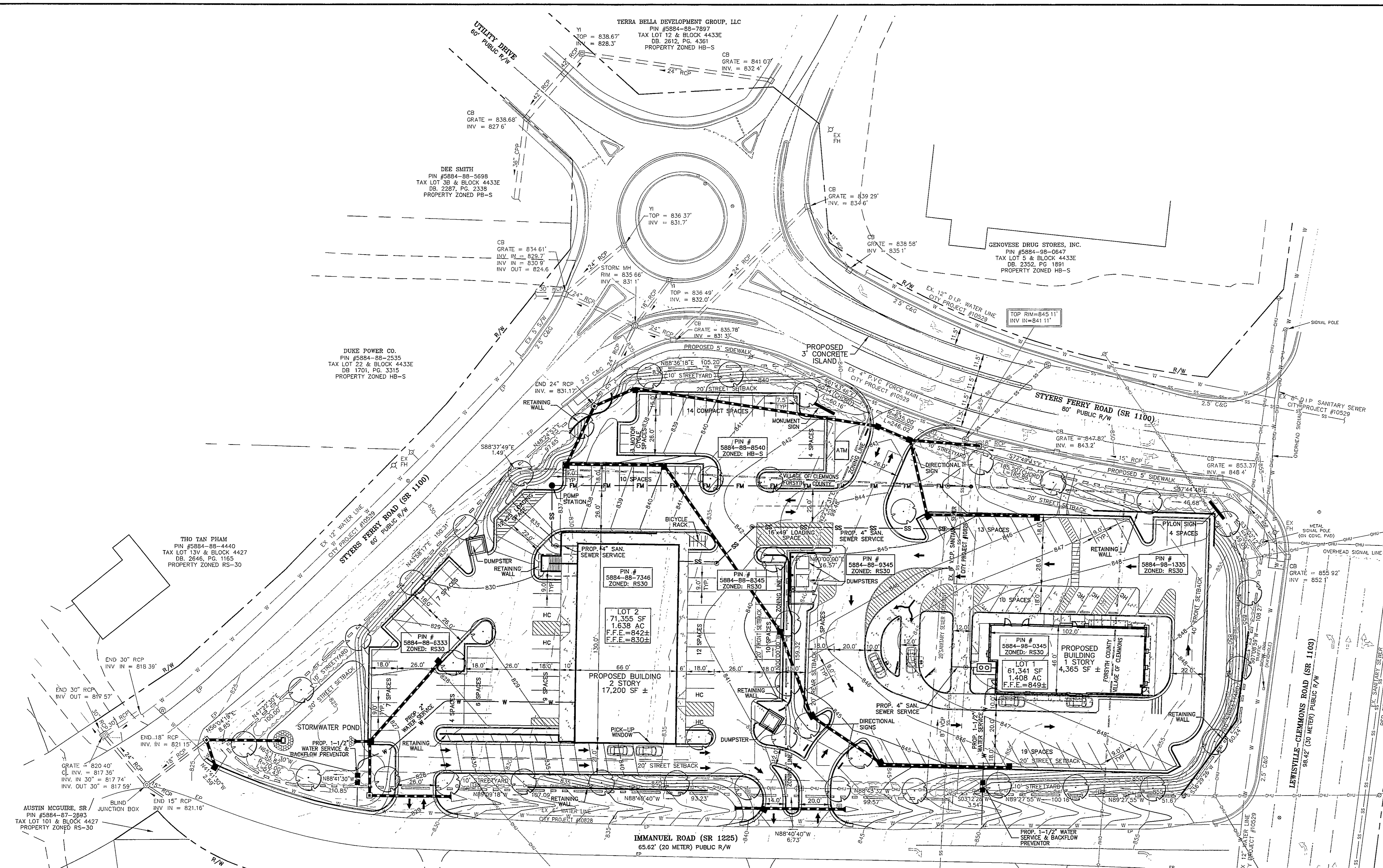
SECOND: Paul Mullican

VOTE:

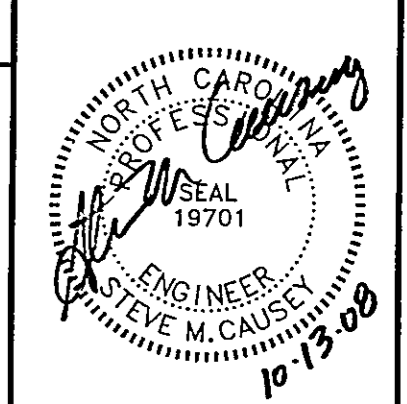
FOR: Jerry Clark, Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None



Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 765-8886
 Email: Alanroy@allied-eng.com



REZONING AND PRELIMINARY SITE PLAN
 FOR PLANNING BOARD REVIEW ONLY

RIVER RIDGE ANNEX
 IMPULSE ENERGY, LLC
 LEWISVILLE-CLEMMONS ROAD - IMMANUEL ROAD
 CLEMMONS, NORTH CAROLINA

SITE DATA
 PROPERTY OWNER: TAX BLOCK 4427 LOT 1M
 PIN # 5884-88-1335
 DB 2115 PG 884
 IMPULSE ENERGY, LLC
 424 UTILITY DRIVE
 CLEMMONS, NC 27012
 ZONED: RS30

TAX BLOCK 4427 LOT 2M
 PIN # 5884-88-0345
 DB 2725 PG 2123
 IMPULSE ENERGY, LLC
 424 UTILITY DRIVE
 CLEMMONS, NC 27012
 ZONED: RS30

TAX BLOCK 4427 LOT 3M
 PIN # 5884-88-0345
 DB 2725 PG 2123
 JAMES & CAROL THOMPSON
 7305 THAMES TRAIL
 COLLEVILLE, TX 78034
 ZONED: RS30

TAX BLOCK 4427 LOT 4M
 PIN # 5884-88-0345
 DB 914 PG 180
 WILLIAM RONALD LOVELAKE
 5931 IMMANUEL ROAD
 CLEMMONS, NC 27012
 ZONED: RS30

TAX BLOCK 4427 LOTS 5M & 6M
 PIN # 5884-88-7346
 DB 988 PG 547
 SONIA LOWERY
 5941 IMMANUEL ROAD
 CLEMMONS, NC 27012
 ZONED: RS30

TAX BLOCK 4433E LOT 4
 PIN # 5884-88-8540
 DB 2725 PG 383
 IMPULSE ENERGY, LLC
 424 UTILITY DRIVE
 CLEMMONS, NC 27012
 ZONED: HB-S

TAX BLOCK 4427 LOT 6P
 PIN # 5884-88-0345
 DB 2732 PG 2708
 RICHARD & DEBORAH SMITH
 5951 IMMANUEL ROAD
 CLEMMONS, NC 27012
 ZONED: RS30

PETITIONER: IMPULSE ENERGY, LLC
 424 UTILITY DRIVE
 CLEMMONS, NC 27012
 336-765-6500 (PHONE)
 336-765-6521 (FAX)
 STAN FORESTER

ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 336-765-2377 (PHONE)
 336-765-8888 (FAX)
 STEVE CAUSEY, PE
 scousey@allied-eng.com

PROPERTY INFORMATION
 MAP NUMBER - 588846
 JURISDICTION - VILLAGE OF CLEMMONS & FORSYTH COUNTY

PROPOSED USES HB-S PARCEL (LOT 1)
 ARTS AND CRAFTS STUDIO; FOOD OR DRUG STORE; FURNITURE AND HOME FURNISHINGS STORE; GENERAL MERCHANDISE STORE; HARDWARE STORE; NURSERY, LAWN AND GARDEN SUPPLY STORE; RETAIL RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE); RESTAURANT (WITH DRIVE-THROUGH SERVICE); RETAIL STORE; SPECIALTY OR MISCELLANEOUS; BANKING AND FINANCIAL SERVICES; HEALTH SERVICES; MISCELLANEOUS; MEDICAL OR DENTAL LABORATORY; MEDICAL AND SURGICAL OFFICES; OFFICES; MISCELLANEOUS; NON-STORE RETAILER; PROFESSIONAL OFFICE; SERVICE, BUSINESS & SERVICES; BUSINESS B; SERVICES; PERSONAL TESTING AND RESEARCH LAB; RECREATION SERVICES; INDOOR; CHILDREN; DROP-IN; CLUB OR LODGE; MUSEUM OR ART GALLERY; POST OFFICE.

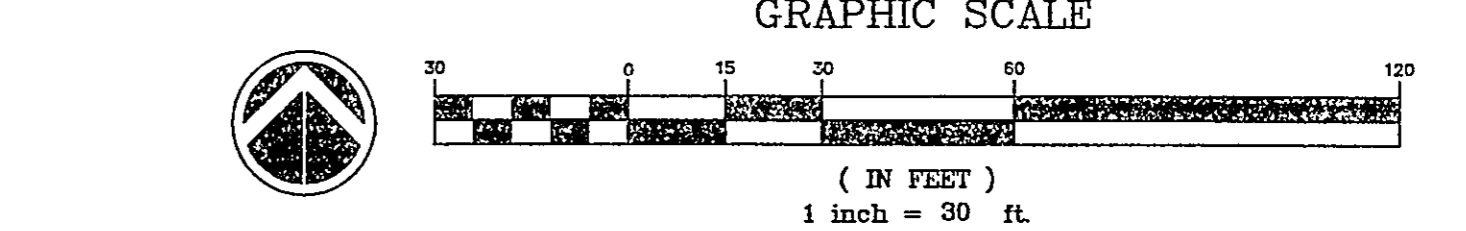
PROPOSED USES LB-S PARCEL (LOT 2)
 ARTS AND CRAFTS STUDIO; FOOD OR DRUG STORE; FURNITURE AND HOME FURNISHINGS STORE; GENERAL MERCHANDISE STORE; HARDWARE STORE; NURSERY, LAWN AND GARDEN SUPPLY STORE; RETAIL RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE); RETAIL STORE; SPECIALTY OR MISCELLANEOUS; BANKING AND FINANCIAL SERVICES; HEALTH SERVICES; MISCELLANEOUS; MEDICAL OR DENTAL LABORATORY; MEDICAL AND SURGICAL OFFICES; OFFICES; MISCELLANEOUS; NON-STORE RETAILER; PROFESSIONAL OFFICE; SERVICE, BUSINESS & SERVICES; PERSONAL TESTING AND RESEARCH LAB; RECREATION SERVICES; INDOOR; CHILDREN; DROP-IN; CLUB OR LODGE; MUSEUM OR ART GALLERY.

ZONING		OFF-STREET PARKING	
EXISTING ZONING:	RS30 & HB-S	PROPOSED USE(S):	SEE PARKING CALCS
PROPOSED ZONING:	HB-S & LB-S	PARKING CALCULATION:	SEE PARKING CALCS
TYPE OF REVIEW REQUESTED:	SITE PLAN APPROVAL	REQUIRED PARKING:	SEE PARKING CALCS
		PROVIDED PARKING:	SEE PARKING CALCS

SITE SIZE AND COVERAGES		BUFFERS/YARDS	
TOTAL ACREAGE:	3.046 ACRE(S)	ADJOINING ZONING:	N/A
SITE COVERAGES:		TYPE REQUIRED:	N/A
BUILDING TO LAND:	9.75 %	WIDTH PROVIDED:	N/A
PAVEMENT TO LAND:	60.25 %	FENCE OPTION:	YES X NO
TOTAL IMPERVIOUS:	70.00 %		

BUILDING SETBACKS	
OPEN SPACE:	30.00 %
TOTAL:	100 %
BUILDING SQUARE FOOTAGE:	21,565 SQ FT
BUILDING HEIGHT:	60 (MAX) FT OR STORES

INFRASTRUCTURE		WATERSHED CALCULATIONS	
WATER:	YES PUBLIC: X PRIVATE:	TOTAL SQUARE FOOTAGE:	132,696 SF
SEWER:	YES PUBLIC: X PRIVATE:	WITH SDA = 70%	
STREETS:	YES PUBLIC: X PRIVATE:	TOTAL MAXIMUM COVERAGE:	92,888 SF
		PROPOSED BUILT UPON AREA:	70.0%

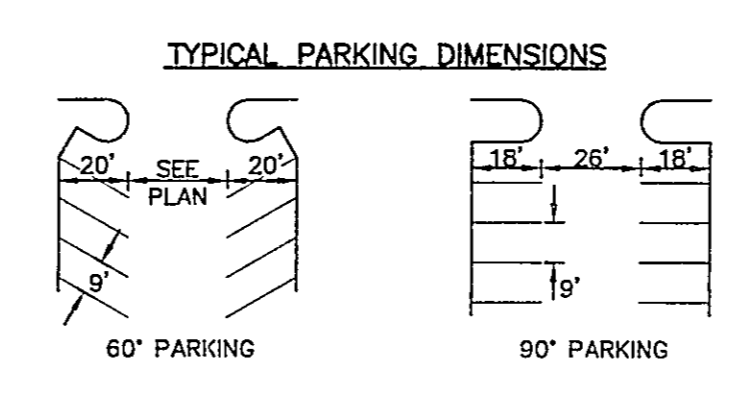


PARKING CALCULATIONS - LOT 1		PARKING CALCULATIONS - LOT 2	
RESTAURANT (WITH DRIVE-THROUGH SERVICE)			
PARKING CALCULATION:	1 SPACE / 775 SF GFA 1 SPACE * 4,365 SF / 775 SF GFA	TYPICAL USES: FOOD OR DRUG STORE; GENERAL MERCHANDISE STORE; HARDWARE STORE; MEDICAL AND SURGICAL OFFICES	PARKING CALCULATION:
PARKING REQUIRED:	58 SPACES		1 SPACE / 200 SF GFA 1 SPACE * 7,000 SF / 200 SF GFA
5% SHARED/COMBINED DRIVE PARKING REDUCTION:	-3 SPACES		PARKING REQUIRED:
3% SIDEWALK PARKING REDUCTION:	-2 SPACES		25 SPACES
TOTAL PARKING REQUIRED (AFTER REDUCTIONS):	53 SPACES		
PROPOSED PARKING:	50 SPACES (REGULAR) 3 SPACES (HANDICAP)		
TOTAL PARKING PROVIDED:	53 SPACES		

PARKING CALCULATIONS - LOT 1		PARKING CALCULATIONS - LOT 2	
RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE)			
PARKING CALCULATION:	1 SPACE / 775 SF GFA 1 SPACE * 3,200 SF / 775 SF GFA	TYPICAL USES: OFFICES; MISCELLANEOUS; SERVICES; PERSONAL; ARTS AND CRAFT STUDIO	PARKING CALCULATION:
PARKING REQUIRED:	43 SPACES		1 SPACE / 400 SF GFA 1 SPACE * 7,000 SF / 400 SF GFA
5% SHARED/COMBINED DRIVE PARKING REDUCTION:	-5 SPACES		PARKING REQUIRED:
3% SIDEWALK PARKING REDUCTION:	-3 SPACES		18 SPACES
2% BICYCLE PARKING REDUCTION:	-2 SPACES		
TOTAL PARKING REQUIRED (AFTER REDUCTIONS):	33 SPACES		
PROPOSED PARKING:	65 SPACES (REGULAR) 14 SPACES (COMPACT) 3 SPACES (MOTORCYCLES) 4 SPACES (HANDICAP)		
TOTAL PARKING PROVIDED:	86 SPACES		

PURPOSE STATEMENT
 THE PURPOSE OF THIS SUBMITTAL IS TO REZONE SUBJECT PROPERTIES FROM RS-30 & HB-S TO LB-S AND HB-S AND FOR APPROVAL OF SIDA PERMIT TO ALLOW UP TO 70% IMPERVIOUS COVERAGE.

- GENERAL LAYOUT NOTES**
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - ALL EXISTING VEGETATION WILL BE REMOVED. EXISTING VEGETATION NOT SHOWN FOR CLARITY.
 - THE PROPERTY BOUNDARY AS DEPICTED HAS BEEN COMPILED FROM TAX MAP RECORDS, AVAILABLE DEED INFORMATION AND LIMITED FIELD SURVEYS. THIS BOUNDARY INFORMATION IS BEING PROVIDED TO ESTABLISH THE LIMITS OF THE REZONING REQUEST. A SEALED BOUNDARY SURVEY HAS NOT BEEN PERFORMED. THIS INFORMATION SHALL NOT BE USED FOR PROPERTY CONVEYANCE OR DEDICATION.



PROJECT NO.: 07-025/P070616
 DRAWN BY: JAN
 CHECKED BY: SMC
 DATE: 09/07/08

NO.	DATE	DESCRIPTION
1	09/07/08	ISSUED FOR PRELIMINARY REVIEW
2	10/07/08	ISSUED FOR VILLAGE OF CLEMMONS PRESUBMITTAL REVIEW
3	10/07/08	ISSUED FOR PRESUBMITTAL REVIEW
4	10/13/08	ISSUED FOR PLANNING BOARD REVIEW

PRELIMINARY
 SITE AND REZONING
 PLAN
 SHEET
C1
 OF 1

F-1506 OCT. 13, 2008
 Site Plan File Copy