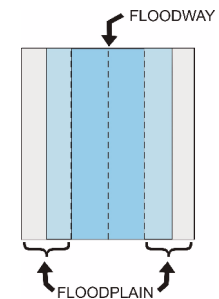


DOCKET #: F1478
(continued from 3/8/2007)

PROPOSED ZONING:
HB-S (Multiple Uses)

EXISTING ZONING:
HB-S

PETITIONER:
Duke Energy for property
owned by Same



SCALE: 1" represents 600'

STAFF: Roberts

GMA: 3

ACRES: 7.76

NEAREST BLDG: 70' south

MAP(S): 582846, 582850

F

ZONING STAFF REPORT

DOCKET # F-1478
STAFF: Gary Roberts, AICP

Petitioner(s): Duke Energy
Ownership: Same

REQUEST

From: HB-S Highway Business District (Implement Sales and Service; Motor Vehicle, Repair and Maintenance; Offices, Miscellaneous; Professional Office; Storage and Salvage Yard; Warehousing; Wholesale Trade A; and Wholesale Trade B - TWO-PHASE)

To: HB-S Highway Business District (Implement Sales and Service; Motor Vehicle, Repair and Maintenance; Offices, Miscellaneous; Professional Office; Storage and Salvage Yard; Warehousing; Wholesale Trade A; Wholesale Trade B; and Transmission Tower)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: ± 7.76

LOCATION:

Street: Western terminus of Utility Drive west of Lewisville-Clemmons Road
Jurisdiction: Forsyth County

WITHDRAWAL REQUEST

The petitioner has requested a withdrawal in order to allow the conversion to a Village of Clemmons request due to the pending annexation of the subject property.

STAFF RECOMMENDATION

Withdrawal as requested.

PUBLIC HEARING- March 8, 2007

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment to April 12, 2007.

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

PUBLIC HEARING - April 12, 2007

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved withdrawal of the zoning map amendment

SECOND: Paul Mullican

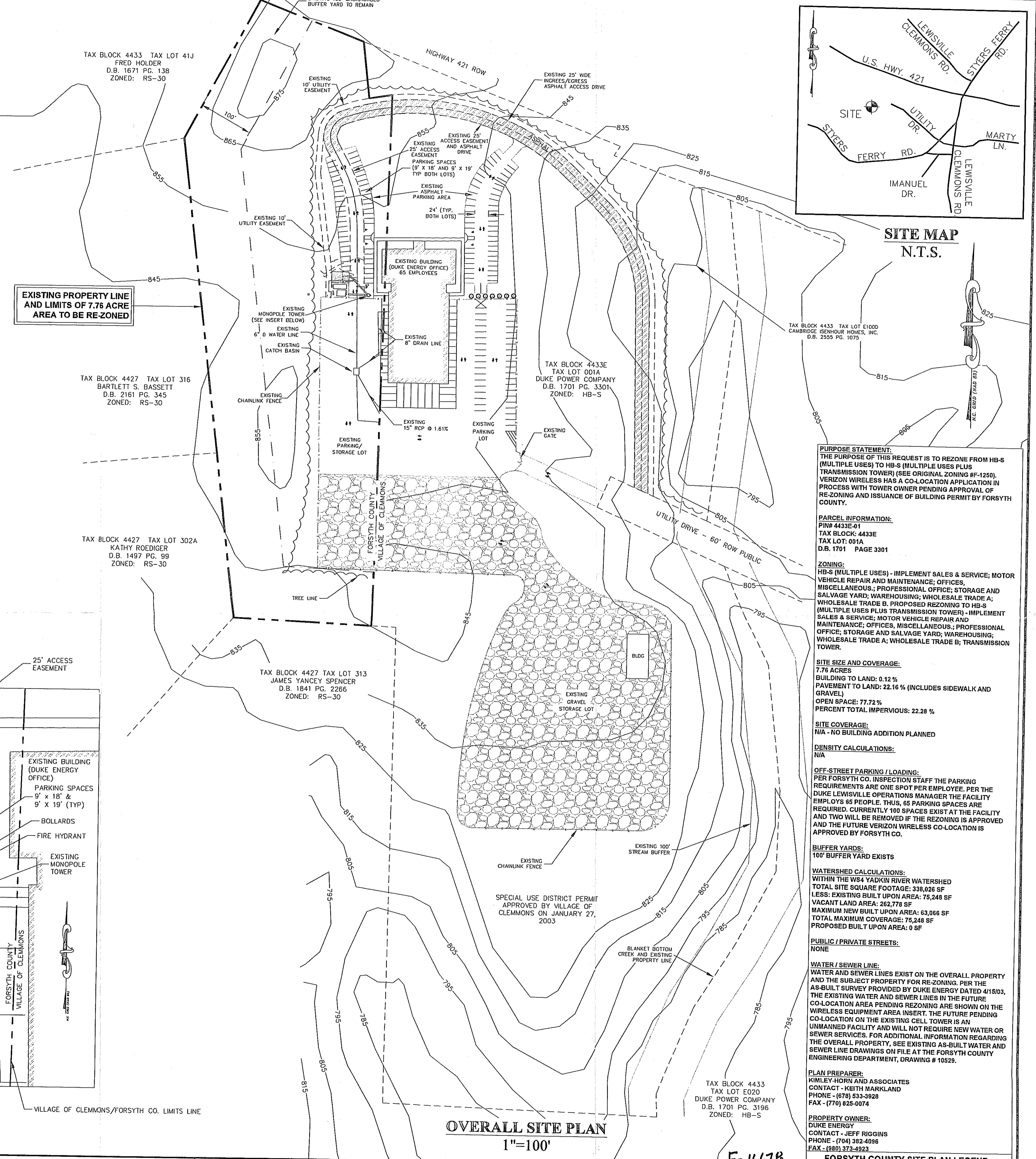
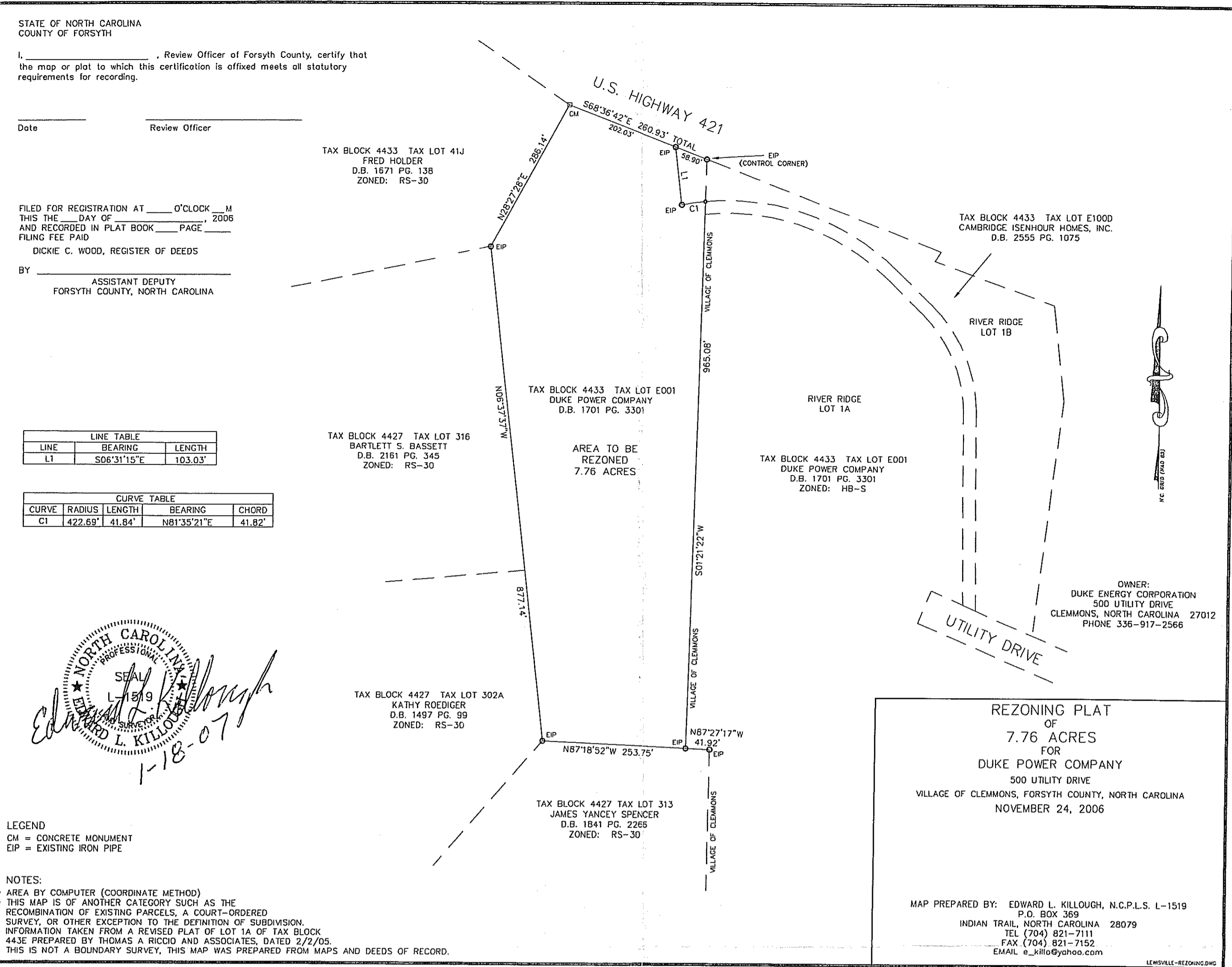
VOTE:

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

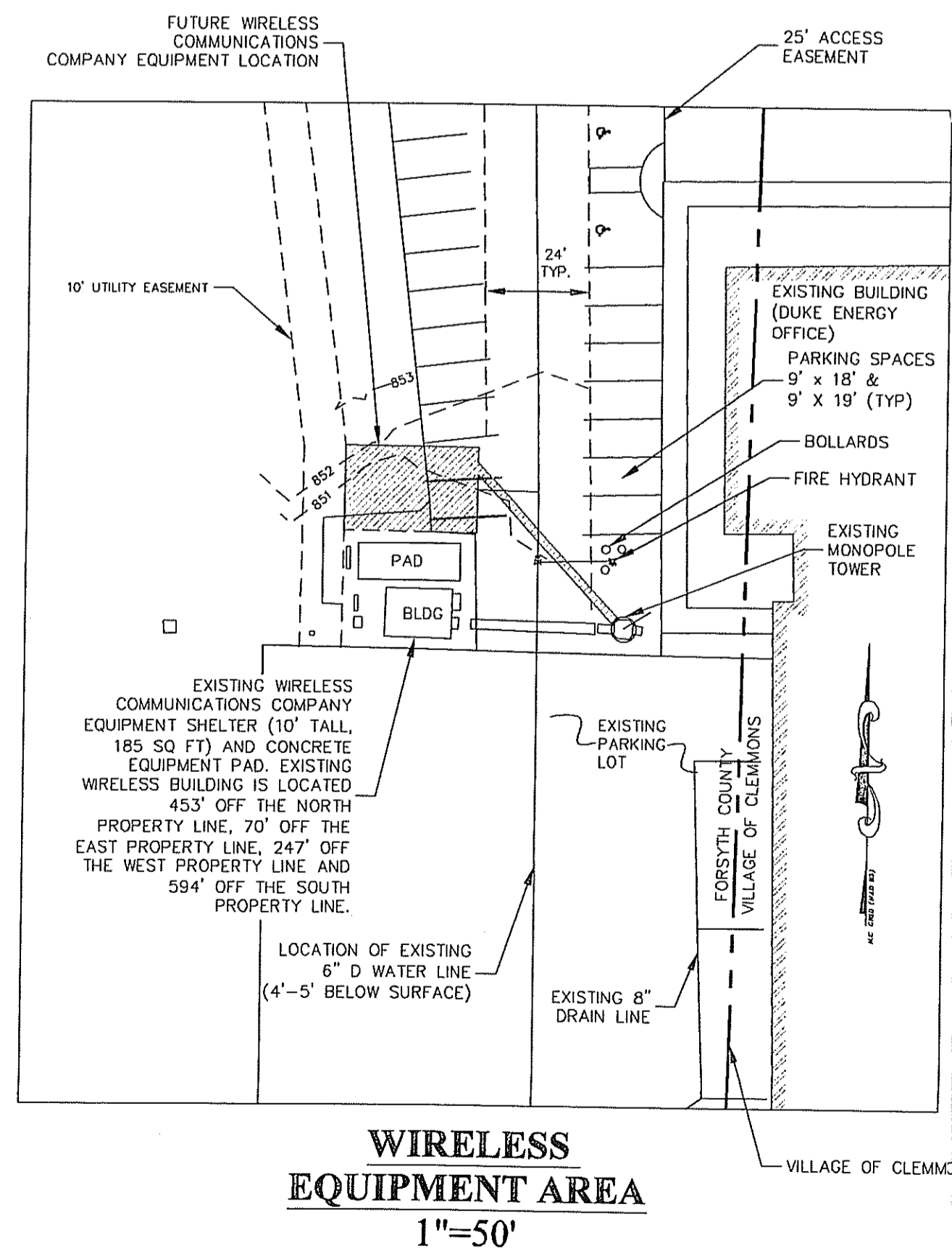
AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



SITE SURVEY
1"=150'



OVERALL SITE PLAN
1"=100'

REZONING OF 7.76 ACRES

BEING THE WESTERLY PORTION OF TAX BLOCK 4433, TAX LOT E001 ON THE TAX MAP OF FORSYTH COUNTY, NORTH CAROLINA OWNED BY DUKE POWER COMPANY AND BEING RECORDED IN DEED BOOK 1701 AT PAGE 3301 IN THE FORSYTH COUNTY PUBLIC REGISTRY.

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHERLY MARGIN OF U.S. HIGHWAY 421, SAID POINT BEING LOCATED N68°36'42"W 58.90 FEET FROM AN EXISTING IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 1A AND LOT 1B OF RIVER RIDGE AS SHOWN ON A PLAT PREPARED BY THOMAS A. RICCIO AND ASSOCIATES DATED FEBRUARY 2, 2005; THENCE WITH THE PROPERTY LINE OF LOT 1A AND LOT 1B OF RIVER RIDGE S06°31'15"E 103.03 FEET TO AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LOT 1B; THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 422.69 FEET FOR AN ARC DISTANCE OF 41.84 FEET, SAID CURVE ALSO HAVING A CHORD BEARING AND DISTANCE OF N81°35'21"E 37.15 FEET TO A CALCULATED POINT ON THE LIMIT LINE OF THE VILLAGE OF CLEMMONS; THENCE WITH THE LIMIT LINE OF THE VILLAGE OF CLEMMONS S01°21'22"W 965.08 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED N87°27'17"W 41.92 FEET FROM AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE JAMES YANCEY SPENCER PROPERTY BEING RECORDED IN DEED BOOK 1841 AT PAGE 2266; THENCE WITH SPENCER'S LINE N87°18'52"W 253.75 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE ALSO BEING A COMMON CORNER OF THE KATHY ROEDIGER PROPERTY AS RECORDED IN DEED BOOK 1497 AT PAGE 99; THENCE N06°37'37"W 877.14 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING A COMMON CORNER OF BARTLETT S. BASSETT AS RECORDED IN DEED BOOK 2161 AT PAGE 345 AND FRED HOLDER AS RECORDED IN DEED BOOK 1671 AT PAGE 138; THENCE WITH HOLDER'S LINE N28°27'28"E 286.14 FEET TO A CONCRETE MONUMENT ON THE WESTERLY MARGIN OF U.S. HIGHWAY 421; THENCE WITH THE SOUTHERLY MARGIN OF U.S. HIGHWAY 421 S68°36'42"E 202.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.76 ACRES AS SHOWN ON A SURVEY PREPARED BY EDWARD L. KILLOUGH, NCPLS L-1519 DATED NOVEMBER 24, 2006.

LEGAL DESCRIPTION

PREPARED IN THE OFFICE OF:

Kimley-Horn and Associates, Inc.
 3169 HOLCOMB BRIDGE ROAD SUITE 600 - NORCROSS, GEORGIA 30071-1367
 PHONE: (770) 825-0744 FAX: (770) 825-0074

CLIENT: **DUKE ENERGY CORPORATION**
 TITLE: **SPECIAL USE DISTRICT ZONING MAP ADJUSTMENT**

DATE: 11-29-06
 HORIZONTAL SCALE: N/A
 VERTICAL SCALE: N/A
 DRAWN BY: N/A
 DESIGNED BY: CNM
 CHECKED BY: KRM

PROJECT: **DUKE OPERATIONS CENTER ON UTILITY DR.**

ATTACHED REFERENCE FILES: N/A
 JOB NUMBER: 012055352
 SHEET NUMBER: 1 of 1

REV. NO.	REVISION	DATE	DRAWN BY	CHECKED BY
1	RE-ZONING APPROVAL - NOT FOR CONSTRUCTION	01/16/07	KAC	KRM
0	RE-ZONING APPROVAL - NOT FOR CONSTRUCTION	01/05/07	KAC	KRM
A	PRELIMINARY - NOT FOR CONSTRUCTION	11/28/06	CNM	KRM

REV. NO.: REVISION

DATE: DRAWN BY: CHECKED BY:

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