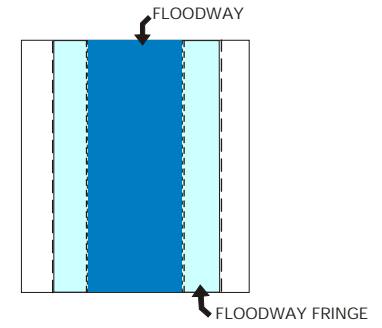


**DOCKET #:** F1394

**PROPOSED ZONING:**  
RS20

**EXISTING ZONING:**  
RS40

**PETITIONER:**  
LPT Development Co., Inc.  
for property owned by others



**SCALE:** 1" represents 400'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 16.16

**MAP(S):** 582834

## **DRAFT ZONING STAFF REPORT**

**DOCKET #** F-1394  
**STAFF:** Gary Roberts

Petitioner(s): LPT Development Co. Inc.  
Ownership: Jerry P. Koontz and Martha S. Koontz

### **REQUEST**

From: RS-40 Residential, Single Family: Min. 40,000 square foot lot size  
To: RS-20 Residential, Single Family: Min. 20,000 square foot lot size

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 16.16 acres

### **LOCATION:**

Street: Northern terminus of Cherrywood Drive north of Peace Haven Road.  
Jurisdiction: Forsyth County.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site is undeveloped.

Adjacent Uses:

- North- Undeveloped property and large lot single family residential zoned RS-40.
- East- Undeveloped property and large lot single family residential zoned RS-40.
- South- large lot residential zoned RS-20 and RS-40.
- West- Floodplain of Blanket Bottom Creek.

### **GENERAL AREA**

Character/Maintenance: Undeveloped property and well maintained single family homes.  
Development Pace: Slow to moderate.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No impact determined with general use request.  
Topography: The subject property experiences an elevation change from about 712.2

feet at the western edge of the site along Blanket Bottom Creek, up to about 785.6 feet in the central section of the site, and up to about 810 feet at the southeastern corner of the site.

Streams: Blanket Bottom Creek flood plain is adjacent to the western boundary of the subject property.

Vegetation/habitat: The subject property has considerable vegetation in the northern and southern thirds.

Floodplains: The western edge of the subject property is located in the floodway fringe area.

Wetlands: There are two wetlands (ponds) just bordering and to the north of the subject property and one just to the south of, or possibly bordering, the subject property. Additionally, the section of Blanket Bottom Creek west of the subject property is classified as a PSS1A wetland (Palustrine, Scrub Shrub, Broad-Leaved Deciduous, Temporary Flooded).

Water Supply Watershed: The subject property is located in the WS-IV Yadkin River watershed.

Compliance with Watershed Protection Regulations: Because the proposal is for a general use rezoning, determination of compliance with the water supply watershed regulations cannot be made at this time. Staff will ensure compliance with the water supply watershed regulations when a specific development proposal is submitted.

## **TRANSPORTATION**

Direct Access to Site: Cherrywood Drive; Peace Haven Road

Street Classification: Cherrywood Drive – Local Road, (maintained by NCDOT); Peace Haven Road – Minor Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Peace Haven Road between Lasater Road and Harper Road = 5,100 / 18,100

Planned Road Improvements: None

Sidewalks: None

Transit: None

Bicycle Route: None

## **HISTORY**

Relevant Zoning Cases:

1. C-072; County RS-40 to Clemmons RS-40; approved March 23, 1998; north side of Peace Haven Road approximately 600 feet west of Spring Valley Drive; 0.086 acre; Planning Board and staff recommended approval.
2. C-126; RS-15 and RS-40 to LO-S (Banking and Financial Services); approved March 12, 2002; northwest corner of Lewisville-Clemmons Road and Peace Haven Road; 2.76 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes compact pedestrian oriented neighborhoods that contain a mixture of housing types and prices and that include public spaces and other amenities. For larger residential development, some mix of neighborhood serving commercial is encouraged.

Area Plan/Development Guide: *Clemmons Area Development Guide, CADG,*

(1998). Relevant Development Guide Recommendation(s): The *CADG* recommends the subject property be developed for single family residential uses. While not a specific requirement, the plan recommends that residential development utilize open space of clustering concepts to achieve higher densities, while preserving open space, in lieu of smaller lot zoning classifications.

## **INCORPORATED AREA COMMENTS**

Incorporated Jurisdiction: Site is near the corporate boundary of the Village of Clemmons.

Expressed Concern: The Village Manager of Clemmons has stated that Clemmons is generally supportive of residential densities as low as RS-15 in areas designated by the *CADG* as single-family residential and where public water and sewer service are available.

## **ANALYSIS**

The subject request is to rezone 16.16 acres located at the northern terminus of Cherrywood Drive north of Peace Haven Road from RS-40 to RS-20. The property is currently undeveloped and is surrounded by other undeveloped properties and large lot, single family residential uses zoned RS-20, RS-30 and RS-40. The western portion of the site abuts the 100 year floodplain of Blanket Bottom Creek.

The site is located within the Area of Annexation Consideration for the Village of Clemmons and is ±200 feet northwest of the corporate limits near Peace Haven Road. It is therefore anticipated that upon request by the property owner, the subject property would be annexed by the Village of Clemmons. The property is also identified for single family residential use in the *Clemmons Area Development Guide*. While not an adopted policy, the Village of Clemmons generally supports densities as high as RS-15 within the single family residential areas where public water and sewer service is available.

Public water and sewer is available to the property. Staff sees the proposed RS-20 District as comparable to the RS-15 District in this context and recommends approval.

## **FINDINGS**

1. Within the Suburban Neighborhoods Area, *Legacy* promotes compact pedestrian oriented neighborhoods that contain a mixture of housing types and prices and that include public spaces and other amenities.
2. The *CADG* recommends the subject property be developed for single family residential uses.
3. The Village Manager of Clemmons has stated that Clemmons is generally supportive of RS-15 – RS-20 densities in areas designated for single family residential and which have access to public water and sewer.
4. The subject RS-40 to RS-20 request is for a 16.16 acre tract located north of Cherrywood Drive which has access to public water and sewer.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL.**