

PAIRED-PARCEL AVERAGED-DENSITY DEVELOPMENT REVIEW

Date: October 8, 2020 Planning Board Meeting

Site Plan Title and Number: Duarte and Castro (PBR 2020-09)

Parcels: 151 Peddycord Park Drive (developed parcel, PIN 6866-06-0430)
135 Hastings Hill Road (undeveloped parcel, portion of PIN 6866-04-7555)

SUMMARY

Paired-parcel averaged-density involves the use of two (2) noncontiguous parcels and is based on the idea that the development plans for a pair of parcels can be submitted together and treated as a single development project for the purpose of complying with the watershed regulations.

The petitioner is requesting approval of a paired-parcel averaged-density development to expand the built-upon area at the Peddycord Park Drive property, located in the Salem Lake Watershed. The petitioner plans to build two new shelter structures on the developed parcel, pairing the site with 0.25 acre of the Hastings Hill Road property.

Both parcels are located in the unincorporated area of Forsyth County, outside of the Reservoir Protection Area in the balance of the watershed. The petitioner proposes to pair the developed site with a portion of an undeveloped 2.73-acre parcel on the east side of Hastings Hill Road. Pairing the two parcels will allow them to stay under 24 percent total impervious area, which is the low-density option. The low-density option does not require stormwater management because such a large percentage of the site remains undisturbed. The two parcels are approximately 1,300 feet apart, and the area of the Hastings Hill Road parcel to remain undeveloped is at the rear of the property where two small streams converge.

Planning staff, in consultation with the Erosion Control/Floodplain Program Manager, have confirmed that the site plans contain the appropriate calculations and documentation demonstrating that the paired-parcel averaged-density development plan, as a whole, conforms to the intent and requirements of the UDO standards and that the proposed conservation easement assures protection of the public interest and achievement of the objectives of these standards.

AREA CALCULATIONS

151 Peddycord Park Drive: 258,802 square feet (5.94 acres)

To be dedicated at 135 Hastings Hill Road: 11,040 square feet (0.25 acre)

Total combined area: 269,842 square feet (6.19 acres)

Proposed post-construction impervious area at 151 Peddycord Park Drive:

Existing Building: 16,000 square feet (0.37 acre)

Proposed shelters: 20,320 square feet (0.47 acre)

Paved area: 28,442 square feet (0.65 acre)

Total impervious area: 64,762 square feet (1.49 acres) or 24 percent

151 Peddycord Park Drive open space: 194,665 square feet (4.47 acres)

135 Hastings Hill Road open space: 11,040 square feet (0.25 acre)

Total open space: 205,705 (4.72 acres) or 76 percent

FINDINGS

To approve a paired-parcel averaged-density development, the Planning Board must make the following findings in the affirmative (*staff comments in italics*):

1. **Location.** The developed parcel and the undeveloped parcel are in the same watershed and are located so as to preserve open space in more sensitive areas of the watershed;

Both parcels are in the balance of the watershed, outside of the Salem Lake Reservoir Protection Area;

2. **Consistent with adopted plans and orderly development.** The development proposal for the parcel pair is consistent with adopted plans and with the orderly and planned distribution of development throughout the watershed;

The Kernersville Land Use Plan recommends industrial land uses for the developed parcel;

3. **Density/Built Upon Area.** Overall density of the paired-parcel averaged-density development, calculated either by dwelling units per acre or built upon area, does exceed the density that would be allowed if the parcels were developed separately and the built upon area on either parcel does not exceed seventy percent (70%);

The 24 percent low-density option is proposed (see supporting calculations above);

4. **Built Upon Areas and Water Quality Impact.** The paired-parcel averaged-density development is designed to minimize built upon areas and negative water quality impacts;

The area to be preserved includes the convergence of two small streams;

5. **Summary Finding.** The paired-parcel averaged-density development plan as a whole conforms to the intent and requirements of the Salem Lake Watershed Ordinance and the proposed development along with the required conditions assures protection of the public interest and achieves the objectives of the Salem Lake Watershed Ordinance.

The proposed conditions require a conservation easement be recorded and both parcels be platted.

STAFF RECOMMENDATION

Staff recommends that the City-County Planning Board determine the Duarte and Castro paired-parcel averaged-density proposal (PBR 2020-09) meets the required findings (listed above) and approval of the site plan(s) with attached conditions.

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR PBR 2020-09
OCTOBER 8, 2020**

Desmond presented the staff report.

Clarence confirmed that the conservation easement restriction is actually a recorded document so that it appears in the chain of title.

Jack asked staff who the recipient of the easement would be going forward. Desmond responded that it would be the developer who intends to use the parcel for averaged density development and/or the person who shows up as the owner/agent in the report, which in this case is Duarte and Castro, LLC.

MOTION: Clarence Lambe moved approval of the Planning Board Review.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services