

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
February 19, 2019 Minutes**

The Village of Clemmons Planning Board met on Tuesday, February 19, 2019 at 7:00 p.m. at Village Hall, Clemmons, North Carolina. Members present were: Rob Cockrum, Brad Hunter, David Orrell, Chad Plass, Gail Pritchard and Edee Wilcox. Members Martin Majorel, Casey Matuszak and Bobby Patterson were absent.

CALL TO ORDER

The regular meeting was called to order at 7:10 p.m. by Chair Gail Pritchard.

APPROVAL OF MINUTES

Brad Hunter made a motion to approve the January 15, 2019 minutes as written. David Orrell seconded the motion which was unanimously approved.

ANNOUNCEMENTS

There were no announcements.

PUBLIC COMMENTS

There were no public comments and seven citizens in attendance.

BUSINESS

A. Public Hearing for the draft Community Compass update to the Village of Clemmons Comprehensive Plan.

Planner Ledbetter explained the draft Community Compass plan is an update to the Village of Clemmons Comprehensive Plan. The plan discusses and provides recommendations on the following information:

1. Vision and Goals
2. Key Trends and Conditions
3. Future Land Use
4. Transportation and Mobility
5. Community Amenities and Character
6. Environmental Sustainability
7. Implementation

The Planner noted that prior to the Planning Board meeting tonight there was a drop-in meeting giving the public an opportunity to view the changes and future objectives, a presentation (Attached hereto as Exhibit A and incorporated as a part of the minutes) by Jesse Day from the Piedmont Triad Regional Council 38 and to meet with the Planning Board to address any questions.

Chair Gail Pritchard opened the public hearing.

Bill Vogler, PO Box 1890, Clemmons, NC 27012, was opposed to the mixed residential future land use established for his property on the western side of Lewisville-Clemmons Road. Mr. Vogler is hoping to sell his property to developer Stan Forester to be commercially developed.

Stan Forester, 6778 River Center Drive, Clemmons, NC 27012, also opposed the mixed residential future land use established for his property on the western side of Lewisville-Clemmons Road. Mr. Forester advised he has been attempting to develop this property for eleven years. Mr. Forester was responsible for developing the River Ridge area in the northern end of the Village and is very pleased with the look and feel of that development. There are 14 tracts of land that total approximately 38 acres that is being considered to continue the River Ridge development. Two and one-half acres of that land is located in the Village of Clemmons with the other 36.5 falling in the unincorporated area of Forsyth County. Mr. Forester is asking the Planning Board to change the land use from mixed residential to commercial/high density/multifamily on the updated comprehensive plan to allow his development of the 38 acres. He also noted that he was requesting de-annexation of the 2.5 acres located in Clemmons from the State legislature.

Chair Gail Pritchard closed the public hearing.

Upon suggestion from Staff, Brad Hunter made a motion to continue their discussion and decision on the update of the Comprehensive Plan to the March meeting and request Mr. Forester provide in writing his specific request for modification of the land use plan for formal consideration for the 38 +/- acres in question. Chad Plass seconded the motion which was unanimously approved.

B. Staff Report – Next scheduled meeting on March 19, 2019.

ADJOURNMENT

Chair Gail Pritchard adjourned the meeting at 8:00 p.m.

Respectfully submitted:

Patricia A. Fife, Sr. Admin. Assistant

Brad Hunter, Interim Secretary