

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
September 14, 2015**

The Village of Clemmons Council met on Monday, September 14, 2015, at 7 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Nelson, Mayor Pro Tem Rogers and Council Members Cameron, Denny, Lawry and Roark. Attorneys Warren and David Kasper were also present.

Call to Order & Pledge of Allegiance

Mayor Nelson called the meeting to order at 7 p.m. and led the Pledge of Allegiance.

Public Comments

There were approximately 75 citizens in attendance. There were three individuals signed in to speak.

Sarah Derris, 1113 Hawk Ridge Circle, Clemmons, NC – advised of upcoming candidate forum to be held on Tuesday, October 27, 2015 in the Performing Arts Center of West Forsyth High School from 7-9 pm.

Grace Will, 8408 Kinsale Court, Clemmons, NC – also a student in Ms. Russ' civics class – invited the citizens to the candidate forum to be held in October at West Forsyth High School.

C. Robin Dean, 3523 Lawrence Street, Clemmons, NC – expressed concerns about land use and transportation planning.

Approval of the Minutes

Council Member Rogers moved to approve the minutes of the August 24, 2015 regular meeting as presented. The motion was seconded by Council Member Denny and unanimously approved.

Council Member Rogers moved to approve the Closed session minutes related to Property Acquisition in accordance with NCGS 143-318.11(a)(5) – (October 27, 2014 – June 22, 2015) as presented (Attached hereto as Exhibit A and incorporated as part of the minutes). The motion was seconded by Council Member Roark and unanimously approved.

Council Member Cameron moved to approve the minutes of the August 31, 2015 special meeting as presented. The motion was seconded by Council Member Roark and unanimously approved.

Council Member Rogers moved to unseal the Closed session minutes related to Attorney-Client Privilege Discussion with Attorney Gray Wilson under NCGS 143-318.11(a)(3). The motion was seconded by Council Member Denny and unanimously approved.

Approval of the Agenda

Manager Kirby requested the addition of Item "B. Village Point Drive" under the Announcements section.

Manager Kirby requested the addition of Item “7. TIP Road Number Approval – 45-5551 Village Point Lake Drive” under Business Item G.

Council Member Rogers requested the addition of “Closed Session discussion for employee matter in accordance with NCGS 143-318.11(a)(6)” under Business Item I.

Council Member Cameron moved to approve the agenda as amended. The motion was seconded by Council Member Rogers and unanimously approved.

Announcements

- A. Proclamation Recognizing Constitution Week 2015 – Mayor Nelson read the proclamation proclaiming the week of September 17-23, 2015 as Constitution Week (Attached hereto as Exhibit B and incorporated as part of the minutes). Mayor Nelson recognized Ms. Jean Dinkins as a member of the Colonel Joseph Winston Chapter of the National Society of the Daughters of the American Revolution.
- B. Village Point Drive – Manager Kirby advised that NCDOT is holding an informational meeting/drop-in session on the plans for Village Point Drive from Harper Road to Lewisville-Clemmons Road on Tuesday, September 29, 2015 from 4-6 pm at Village Hall.

Business

- A. Recognition of Clemmons Community Policing Officers – Sgt. Robert Burrow advised of an arrest made on August 27, 2015 from a spree of landscaping equipment larcenies dating back to August 11, 2015. He advised there was a coordinated effort between deputies and detectives through the use of surveillance that resulted in the capture of the suspect. Mayor Nelson presented a certificate of appreciation to Sgt. Burrow and his staff and thanked him for their diligence and service to the community.
- B. Public Hearings
 1. Public Hearing on Zoning Docket C-205 – Zoning Map Amendment of Newsom property from RS-15 to NO-S (professional office) located at 3743 Clemmons Road Clemmons, NC and the property is described by the Forsyth County Tax Maps as Tax Block 4213 Lot 107B (Zoning Docket C-205) – Village Planner Megan Ledbetter presented the Staff Report for Zoning Docket C-205. (Attached hereto as Exhibit C and incorporated as a part of the minutes).

Mayor Nelson opened the public hearing. There being no one wishing to speak, Mayor Nelson closed the public hearing.

Council Member Cameron made a motion to adopt the statement of conformity as stated in the Staff Review and recommended approval of the zoning request consistent with that statement for Zoning Docket C-205. The motion was seconded by Council Member Roark and unanimously approved.

2. Public Hearing on Special Use Permit C-SUP-01 – *Special Use Permit of Western Enterprises, Inc. to traverse a driveway across property located at 2855 Middlebrook Drive and described by the Forsyth County Tax Maps as Tax Block 4215 Lot 033C; zoned RS-15 terminating on the western portion of Western Enterprises, Inc. property located at 3635 Spangenberg Avenue described by Forsyth County Tax Maps as Tax Block 4215 Lot 073; zoned RM12 and LB (C-SUP-01)* – Village Planner Megan Ledbetter presented the Staff Report for Special Use Permit C-SUP-01. (Attached hereto as Exhibit D and incorporated as a part of the minutes).

Planner Ledbetter stated the Planning Board recommended denial. Staff recommended approval of the site plan for the Special Use Permit for the traversing of a driveway as presented. Planner Ledbetter advised the hearing would be handled as a quasi-judicial proceeding and the decision of the Board is to (1) approve; (2) approve with conditions; or, (3) denial. For Council to approve, they must find an affirmative to the following four findings:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved.
2. That the use meets all required conditions and specifications.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with Legacy.

Planner Ledbetter answered questions from Council.

Attorney Kasper explained the quasi-judicial public hearing process and swore in all witnesses wishing to speak at the public hearing at one time. Mayor Nelson declared the public hearing open.

Proponents who spoke were:

Leslie G. Frye (Applicant), PO Box 67, Clemmons, NC
Leslie G. Frye, Jr., 6015 Parkdale Drive, Clemmons, NC

Mayor Nelson called for a five minute recess at 8:10 p.m. to consult with Attorney Kasper regarding the quasi-judicial proceedings. The hearing reconvened at 8:15 p.m. Council Member Cameron stated she was contacted by a resident prior to knowing this was a quasi-judicial hearing. Attorney Kasper questioned Council Member Cameron as to whether there was any opinion formed based upon her conversation with the resident. Council Member Cameron's response was no.

Opponents who spoke were:

Marsh Prause (Attorney representing Village Brook Trail East HOA), 380

Knollwood Street, Ste 300, Winston-Salem, NC – presented photos and site plan maps (Attached hereto as Exhibit E and included as a part of the minutes)
Joyce Pusey (Appraiser), 1520 Martin Street #104, Winston-Salem, NC – presented a professional opinion (Attached hereto as Exhibit F and included as a part of the minutes)
Kirsten Henkenius, 6641 Village Brook Trail, Clemmons, NC
Matthew Henkenius, 6641 Village Brook Trail, Clemmons, NC
Sandy Williams, 6631 Village Brook Trail, Clemmons, NC
James Hash, 6621 Village Brook Trail, Clemmons, NC
Lynn Patrick, 6601 Village Brook Trail, Clemmons, NC
William Patrick, 6601 Village Brook Trail, Clemmons, NC
Fred Falin, 7030 Stancliff Court, Clemmons, NC
Dawn Morgan (speaking on behalf of Mary Jo and Richard Morgan who are residents of 6295 Arden Circle, Clemmons, NC), 112 Rockford Court, Kernersville, NC
Fred Wood, 6743 Castleton Drive, Clemmons, NC

Rebuttal from both sides took place. There being no one wishing to speak, Mayor Nelson closed the hearing. Council discussion continued.

Council Member Denny moved to accept the four Elected Body Findings of Fact that were presented and approve the Special Use Permit for the traversing of a driveway across property located at 2855 Middlebrook Drive terminating on the western portion of Western Enterprises, Inc. property located at 3635 Spangenburg Avenue. The motion was seconded by Council Member Roark. The vote failed 2-3 with Council Members Cameron, Rogers and Lawry in opposition.

Council Member Rogers moved to deny the Special Use Permit for the traversing of a driveway across property located at 2855 Middlebrook Drive terminating on the western portion of Western Enterprises, Inc. property located at 3635 Spangenburg Avenue based upon one of the four Elected Body Findings of Fact that were presented not being affirmative. The finding of fact not having been met is 3. That the use will not substantially injure the value of adjoining or abutting property. The motion was seconded by Council Member Cameron and passed with a 3-2 vote. Council Members Denny and Roark voted in opposition.

- C. Budget Amendment 16-G-3 Settlement on Personnel Matter and Refund of Donation Not Expended for Clock Tower. Budget Amendment 16-G-3 for Settlement on Personnel Matter and Refund of Donation Not Expended for Clock Tower in the amount of \$40,370 was presented.

Council Member Rogers moved to approve Budget Amendment 16-G-3 Settlement on Personnel Matter and Refund of Donation Not Expended for Clock Tower in the amount of \$40,370 as presented (Attached hereto as Exhibit G and incorporated as part of the minutes). The motion was seconded by Council Member Lawry and unanimously approved.

- D. Attorney's Report – Attorney Warren Kasper suggested Council may want to consider adding an item to the Retreat agenda for a quasi-judicial training session.

Council Member Rogers made a motion to go past 10:00 p.m. The motion was seconded by Council Member Lawry and unanimously approved.

- E. Planner's Report – nothing to report.

- F. Marketing/Communications Director's Report – Marketing/Communications Director Shannon Ford advised of the upcoming movie night on Saturday, September 19, 2015 to be held at the Jerry Long YMCA. Toy Story will featured. There will be games and food vendors beginning at 6:00 pm and the movie will start around 7:30 pm. She also advised of the Monster Dash and Goblin Hop being held at the Village Point Greenway on Sunday, October 18, 2015.

- G. Manager's Report – Manager Kirby provided an update on the following:

1. No-Impact TIP Project Notification Letter (ID #5935) – Project U-2707 – project is slated to proceed as planned.
2. September is North Carolina Preparedness.
3. Sheriff's Department Report – July 2015 report was presented.
4. Information Item – Marvin Gentry sent a letter requesting reimbursement of \$76,000 from the \$1.9 million.
5. NCDOT Paving Request – 2016 budget.
6. Information Item – Timewarner Cable – all Timewarner Cable in Forsyth County must be digitally enhanced.
7. TIP Road Number Approval 45-5551 – Village Point Lake Drive – will need to be approved at next Council meeting.

- H. Council Comments – Council Member Lawry thanked everyone for recognition of the United States Constitution. Council Member Cameron stated she is currently attending and Advanced Leadership Conference at the School of Government and when speaking with other leaders from other municipalities, it is evident that when compared to other towns our size, we do more with less. Council Member Rogers thanked Chief Brooks for the 9/11 Service held at the Clemmons Fire Department on James Street. He stated his appreciation for all first responders. Council Member Rogers provided an update on the West Forsyth Homecoming activities. Mayor Nelson advised of TAC meeting on Thursday, September 17, 2015 where he will request that municipalities have more persuasion with the projects being presented.

- I. Closed Session for property acquisition discussion in accordance with NCGS 143-318.11(a)(5) and discussion of employee matter in accordance with NCGS 143-318.11(a)(6). Council Member Rogers moved to go into closed session to discuss property acquisition in accordance with NCGS 143-18.11(a)(5) and discuss employee matter in accordance with NCGS 143-318.11(a)(6). The motion was seconded by Council Member Cameron and unanimously approved.

At 11:04 p.m., Mayor Nelson stated that by unanimous vote Council chose to reconvene the open session. No action was taken.

Adjournment

Council Member Rogers moved to adjourn the meeting at 11:06 p.m. The motion was seconded by Council Member Lawry and was unanimously approved.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa Shortt, Village Clerk

**CLOSED SESSION AT
THE REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
OCTOBER 27, 2014**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers.

After the special meeting with NCDOT Secretary Anthony Tata, Council Member Rogers stated they had a conversation regarding Village Point Drive. Prior to the meeting, Division Engineer Pat Ivey drove Secretary Tata to Village Point where he saw the economic benefit for completion of Village Point Drive. He encouraged a public-private partnership to facilitate its completion. Funding may be available from the NC Commerce Department rather than NCDOT. Discussion followed.

Before the Village pursues money from the Commerce Department, Council Member Rogers moved to direct the Manager and Attorney to pursue a dialog with the property owners along Village Point Drive right-of-way regarding a public-private partnership and gauge from their conversations if the property owners are willing to pay the match (approximately 20%-30%). The motion was seconded by Council Member Cameron and unanimously approved.

Council Member Cameron asked if Council should get a definitive answer if the County Commissioners want Clemmons to provide the land for the library. Council was in consensus and directed the Mayor to talk with the County Commissioners.

Minutes of the October 27, 2014 closed session meeting were taken by Clerk Sucharski and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:

Marsha E. Sucharski, CMC, NCCMC
Village Clerk

**CLOSED SESSION AT
THE REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
NOVEMBER 10, 2014**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matter in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers.

Manager Looper reviewed possible land locations for the library that were studied by Withers & Ravanel and presented in closed session in 2009. These sites were discussed. Council wondered if there were any other buildable sites. It was estimated that three to four acres at a cost of \$200,000 to \$250,000 per acre would be needed to build the library.

Council asked the Mayor to clarify with the County Commissioners the following specifics regarding the Clemmons library:

- 1) Will the County spend \$4 million or \$6 million on the library?
- 2) Will the Village be required to provide the land?

Following the land acquisition discussion, Council conducted the Attorney's performance evaluation.

Council commended Attorney Warren Kasper for his diligence in keeping the Council advised when the elected body was getting into "gray areas" and keeping them within the confines of their legal bounds in discussions and decision processes.

Council also commended Attorney Warren Kasper for having Attorney David Kasper, attend the Council meetings. It was viewed as a positive in having someone aware of previous, ongoing and current discussions should Attorney Warren Kasper be absent and Attorney David Kasper be needed to serve at a Council meeting.

Council unanimously approved to adjourn the closed session.

Minutes of the November 10, 2014 closed session meeting (land acquisition portion) were taken by Clerk Sucharski and (personnel matter portion) by Mayor Pro Tem Rogers and approved 9/14/2015.



Nickolas B. Nelson, Mayor

ATTEST:

Marsha E. Sucharski, CMC, NCCMC, Village Clerk

**CLOSED SESSION AT
THE REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
NOVEMBER 24, 2014**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matter in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers.

Manager Looper advised Council that Public Works Director Larry Kirby has given his notice that he plans to retire on June 30, 2015. He discussed personnel, their experience and longevity with the Village of Clemmons and possible pay scale increases that would affect those with less time with the Village. He is considering two positions to replace the current one position of Public Works Director to provide a separation of strategic duties (day-to-day operations) and administrative duties. His plans are to advertise for the Public Works Director position in March and hire in May or June.

Council began their property acquisition discussion. Mayor Nelson indicated that he believed the County Commissioners have had a change of heart and will be willing to purchase the land for the library. Discussion followed which raised the following comments and questions:

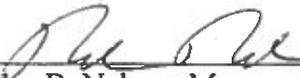
- What is the process to acquire land?
- Land could be purchased through an installment purchase plan.
- What if a property owner is not willing to subdivide their property to allow for purchase of library property only?
- What are the minimum criteria the County is looking for in the location?
- What is the timeline for the entire process?

Council discussed six parcels and did an exercise to determine Council's interest in each. The parcels were ranked as follows:

- 1) Village-owned property on Harper Road
- 2) Bingham property at the corner of Clemmons Road and Hampton Road
- 3) Novant property at Village Point (2.5 acres)
- 4) Broyhill property on Clemmons Road
- 5) Hubbard property behind the Lowes Foods and Novant property at Village Point were tied

Council directed the Manager and Attorney to investigate the top four parcels looking at tax value per acre, buildability of the parcel, the surrounding area, accessibility, etc. Once this information is obtained, Council will limit the parcels to three for further investigation and citizen input.

Minutes of the November 24, 2014 closed session meeting were taken by Clerk Sucharski and approved 9/14/2015.



Nicholas B. Nelson, Mayor

ATTEST:

Marsha E. Sucharski, CMC, NCCMC, Village Clerk

**CLOSED SESSION AT
THE REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
DECEMBER 8, 2014, 2014**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers.

Council was advised of a meeting that Council Member Rogers and staff had with NC Senator Joyce Krawiec. Completion of Village Point Drive was discussed and information received from Transportation Secretary Tata regarding Department of Commerce contingency funds (\$250,000) for public/private partnership projects was provided. Senator Krawiec's support was requested. Council was reminded the grant has a 20% to 30% match. Criteria for the grant is job creation. Kimley Horn has been contracted to prepare a job creation study based on zoning which should provide a conservative estimate.

Council continued their discussion regarding property acquisition for the library.

Properties of interest included:

- Bingham property at the corner of Clemmons Road and Hampton Road
- Village-owned property on Harper Road
- Village Point property (2.5 acres)
- Broyhill property on Clemmons Road
- Hubbard property behind the Lowes Foods

After discussion Council chose to remove the Broyhill property due to time constraints and advised Manager Looper to share with Ed Broyhill their appreciation, but inability to consider his site.

Minutes of the December 8, 2014 closed session meeting were taken by Clerk Sucharski and approved 9/14/2015.



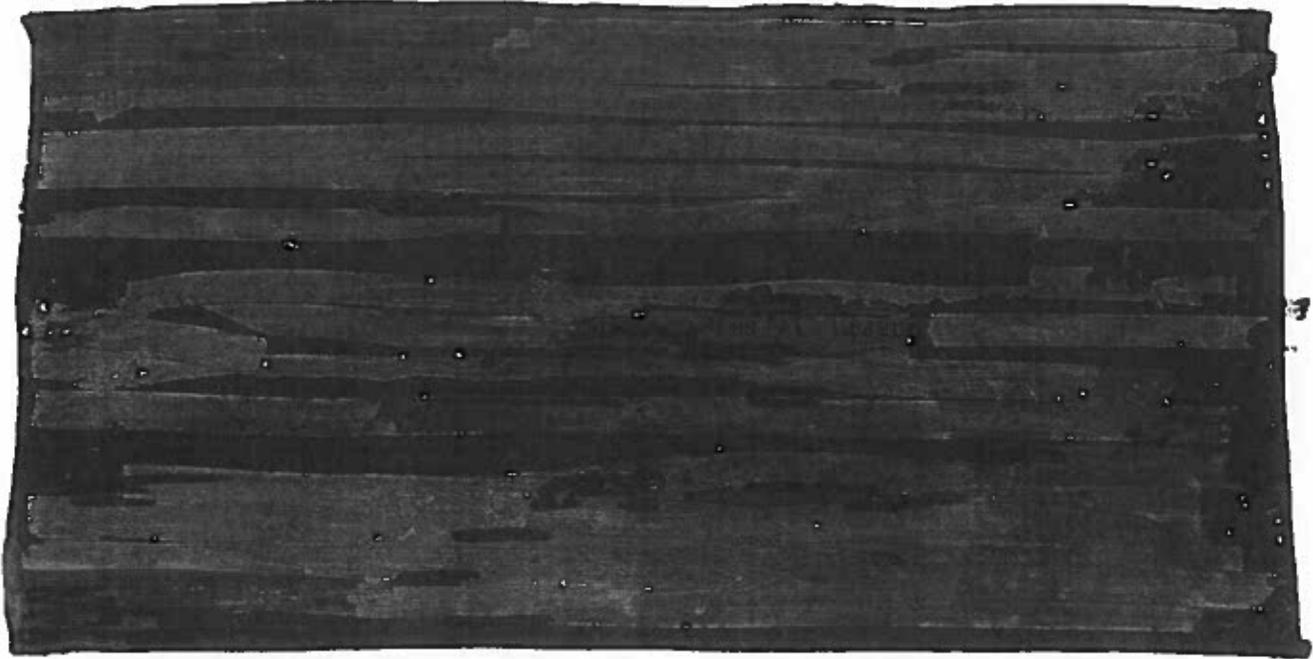
Nickolas B. Nelson
Mayor

ATTEST:

Marsha E. Sucharski, CMC, NCCMC
Village Clerk

**CLOSED SESSION AT
THE REGULAR MEETING OF THE
VILLAGE OF CLEMMONS COUNCIL
January 12, 2015**

The Village of Clemmons Council met in closed session to discuss personnel matters in accordance with NCGS 143-318.11(a)(6) and property acquisition in accordance with NCGS 143-318.11 (a)(5). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. No Council member was absent.



Mayor Nelson then invited in Attorney David Kasper, Attorney Warren Kasper and Storm Water Engineer Michael Gunnell for the discussion concerning property acquisition. Various sites were discussed and two potential sites were eliminated from consideration for various reasons. The four remaining sites are to be studied to determine the feasibility of accommodating the Library.

Attorney Warren Kasper was directed to contact one site owner concerning their ability to "put together" their site within 60 days. He will have this response at our next meeting.

Council unanimously approved to adjourn the closed session. Minutes of the January 12, 2015 closed session meeting were taken and submitted by Mayor Pro Tem Rogers and approved

9/14/2015



Nickolas B. Nelson
Mayor

ATTEST:

Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
JANUARY 26, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143.318-11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. No Council member was absent. Staff attending were Interim Village Manager Larry Kirby and Village Engineer Mike Gunnell.

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143-318.11(a)(6).

Personnel matters in accordance with NCGS 143-318.11(a)(b)



Property acquisition in accordance with NCGS 143-318.11(a)(5)

Village Engineer Mike Gunnell reported the findings for the three borings at the Harper Road site. Two of the three borings hit rock; one at 8 feet and one at 10 feet. This type of soil is not ideal for buildings or parking lots but could be used for stormwater requirements. The rock is located on the high side of the property. It would be necessary to bring in fill dirt to bring up to road grade.

Village Attorney Warren Kasper met with the property owner of the Clemmons Road site and the architectural firm contracted by the owner. The major issue at this time is zoning. There are currently three different zoning categories on the property. The owner did not indicate that he was going to ask for rezoning. If he did it would have to go before the Planning Board for review recommendation and would take at least 120 days from the date he files. He has been given a deadline of March 15, 2015 to submit a package for evaluation.

Minutes of the January 26, 2015 closed session meeting were taken by Administrative Assistant Fife and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Patricia A. Fife, Village Administrative Assistant

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
February 9, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143.318-11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. No Council member was absent. Staff attending were Interim Village Manager Larry Kirby and Village Engineer Mike Gunnell.

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143-318.11(a)(6).

Personnel matters in accordance with NCGS 143-318.11(a)(6)

Property acquisition in accordance with NCGS 143-318.11(a)(5)

Withers & Ravenel Engineer Mike Kozar presented their findings for three (3) locations.

The first site across from the elementary school would be a 15,000 square foot building with 97 parking spaces. The topography of the site will not allow more.

The second site would be a 20,000 square foot building with 107 parking spaces. Due to the rocky land the remainder of the property could only be used for slab-based residential structures.

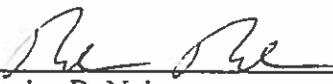
The third site would feature a 15,000 square foot building with 103 parking spaces. The property is not large enough to accommodate all the stormwater management requirements so an underground storage system would be necessary. Access to and from the site was also problematic.

After a brief discussion Council decided by concensus to eliminate the third site from the list. Council Members Cameron, Roark and Rogers agreed with Members Lawry and Denny opposed

Village Attorney Warren Kasper reported that nothing has been received from the owner of the fourth site. He has been given a deadline of March 15, 2015 to submit a package for evaluation.

A fifth site was discussed and after a brief discussion it was decided by unanimous vote that the site should be added to the list for further consideration.

Minutes of the February 9, 2015 closed session meeting were taken by Administrative Assistant Fife and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Patricia A. Fife, Village Administrative Assistant

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
February 23, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. No Council member was absent. Staff attending were Interim Village Manager Larry Kirby, Public Works Director/Village Engineer Mike Gunnell, and Planner Megan Ledbetter and Village Attorney's Warren Kasper and David Kasper

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5)

Attorney Warren Kasper talked with Ed Broyhill. The following points were noted:

1. could have the project up and running within ninety (90) days of being told he was in the running for the site location.
2. has contiguous property currently owned by Nat Swanson
3. water tower can stay or go
4. new library will remain in existing location
5. has support of County Commissioners
6. two options – library only or entire build out
7. access to James Street from Stadium Drive via Tom Keith's property
8. still waiting for requested concept plan under March 15 deadline
9. Swanson property would have to be dedicated to parking based on square footage.
10. must address traffic issue on Lewisville-Clemmons Road
11. DOT may require a turn lane

Attorney Kasper was to advise Mr. Broyhill that a written plan must be submitted by March 15, 2015 in order for the location to be in the running.

Questions raised:

1. should we create a profile that is fitting of a new library and then find the property to fit or do we find the property and then design the structure to fit the property?
2. are we looking for the least amount of cost location or the best location?

Planner Ledbetter met with Bruce Hubbard regarding the location on Stadium Drive and reported that Mr. Hubbard is willing to:

1. sell any portion of the property,
2. reduce the price
3. take off the market while making decision
4. do a land swap pending site plan
5. do a public/private lease

Attorney Kasper reminded the Council that a public hearing would be necessary if we choose to sell or trade property.

After a brief discussion the following points were designated as important factors in selecting a location:

1. Site Location
2. Traffic / Accessibility
3. Walkability
4. Cost
5. Not an isolated location
6. Size
7. Location of property
8. Stormwater
9. Utility availability
10. Site development cost
11. One level structure only per County

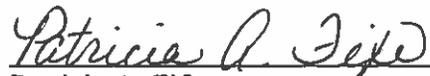
The Mayor will design a profile sheet for the remaining sites of interest.

Minutes of the February 23, 2015 closed session meeting were taken by Administrative Assistant Fife and approved 9/14/2015.



Nicholas B. Nelson
Mayor

ATTEST:



Patricia A. Fife
Village Administrative Assistant

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
March 9, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. No Council member was absent. Staff attending were Interim Village Manager Larry Kirby, Village Engineer Mike Gunnell, Village Attorney's Warren Kasper and David Kasper

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143-318.11.

Personnel matters in accordance with NCGS 143-318.11

Council Member Rogers advised that he made a motion to approve a 3% pay increase for Interim Village Manager Larry Kirby. Council Member Lawry seconded the motion which was unanimously approved.

Property acquisition in accordance with NCGS 143-318.11(a)(5)

An extensive discussion was held regarding the various properties being considered. Council eliminated one property because it was deemed too small and one property because of the layout of the land. After discussing the remaining two properties Council is ready to make a decision and move forward.

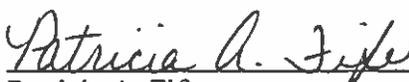
Council Member Rogers made a motion to adjourn closed session at 8:40 p.m. and return to the regular meeting. Council Member Roark seconded the motion which was unanimously approved.

Minutes of the March 9, 2015 closed session meeting were taken by Administrative Assistant Fife and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Patricia A. Fife
Village Administrative Assistant

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
March 23, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. No Council member was absent. Staff attending were Interim Village Manager Larry Kirby, Village Engineer Mike Gunnell, Village Attorney's Warren Kasper and David Kasper

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5).

After discussing the remaining two properties Council narrowed down to one remaining site. Council decided it was time to discuss ideas with the property owner. The Village Attorney was requested to talk with the owner and report back. Discussions were held regarding number of acres and possible land value.

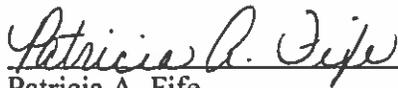
Council Member Lawry made a motion to adjourn closed session at 9:45 p.m. and return to the regular meeting. Council Member Rogers seconded the motion which was unanimously approved.

Minutes of the March 23, 2015 closed session meeting were taken by Administrative Assistant Fife and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Patricia A. Fife
Village Administrative Assistant

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
APRIL 13, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143.318-11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry and Rogers. Council Member Roark was absent. Staff attending were Village Attorney Warren Kasper and during property acquisition discussion were Interim Village Manager Larry Kirby, Public Works Director/Village Engineer Mike Gunnell, Planner Megan Ledbetter and Village Clerk Lisa Shortt.

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143-318.11(a)(6).

Personnel matters in accordance with NCGS 143-318.11(a)(b)



Property acquisition in accordance with NCGS 143-318.11(a)(5)

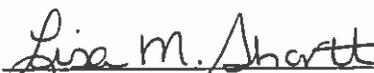
Village Attorney Warren Kasper met with the property owner of the Stadium Drive property and presented an initial verbal offer to begin negotiations. The property owner presented a counteroffer which included conditions. Council decided to table the discussion of the counteroffer until next meeting.

Minutes of the April 13, 2015 closed session meeting were taken by Village Clerk Lisa Shortt and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
APRIL 27, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. Staff attending were Village Attorneys Warren Kasper and David Kasper, Interim Village Manager Larry Kirby and Village Clerk Lisa Shortt.

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5).

Property acquisition in accordance with NCGS 143-318.11(a)(5)

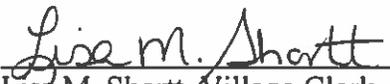
Discussion of next steps to be taken regarding the counteroffer presented by the property owner continued Village Attorney Warren Kasper and Council. Council agreed that Mayor Nelson set up a meeting with Forsyth County representatives to discuss options. The participants of the meeting would include Mayor Nelson, Planner Ledbetter, Attorney Kasper, Forsyth County Manager, Forsyth County Assistant Manager and the Chairman of the Board.

Minutes of the April 27, 2015 closed session meeting were taken by Village Clerk Lisa Shortt and approved 9/14/2015.



Nicholas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
MAY 4, 2015**

The Village of Clemmons Council met in closed session to consult with an attorney in order to preserve the attorney-client privilege in accordance with NCGS 143-318.11(a)(3). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. No Council member was absent. Attorneys Gray Wilson, Warren Kasper and David Kasper were present.

Business

Closed Session to consult with attorney in order to preserve the attorney-client privilege in accordance with NCGS 143-318.11(a)(3).

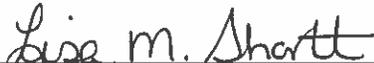


Minutes of the May 4, 2015 closed session meeting were approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
MAY 11, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and discuss personnel matter in accordance with NCGS 143-318.11(a)(6). The following members were present: Mayor Nelson and Council Members Cameron, Denny, Lawry, Roark and Rogers. Staff attending were Village Attorneys Warren Kasper and David Kasper, Interim Village Manager Larry Kirby and Village Clerk Lisa Shortt.

Business

Closed Session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and personnel matters in accordance with NCGS 143-318.11(a)(6).

Personnel matters in accordance with NCGS 143-318.11(a)(6)

████████████████████

Property acquisition in accordance with NCGS 143-318.11(a)(5)

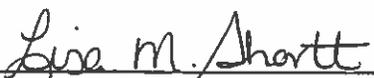
Discussion continued on library site. Mayor Nelson, Village Attorney Kasper and Planner Ledbetter met with Forsyth County Representatives to discuss County contribution toward project. Forsyth County representatives advised their contribution would consist of land purchase, build the building and pay a portion of the road. Council unanimously concurred with the site in discussion. Council members Denny and Lawry were opposed to building a road or purchasing the portion of property that the house is located. The next step is that Interim Manager Kirby will provide an estimated cost to Mayor Nelson of Stormwater construction and the portion of the road for which the Village would be paying which would include house.

Minutes of the May 11, 2015 closed session meeting were taken by Village Clerk Lisa Shortt and approved 9/14/2015.



Nicholas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
MAY 26, 2015**

The Village of Clemmons Council met in closed session to discuss personnel matter in accordance with NCGS 143-318.11(a)(6) and discuss property acquisition in accordance with NCGS 143-318.11(a)(5). The following members were present: Mayor Nelson and Council Members Denny, Lawry, Roark and Rogers. Council Member Cameron was absent. Staff attending were Village Attorneys Warren Kasper and David Kasper, Interim Village Manager Larry Kirby, Planner Megan Ledbetter and Village Clerk Lisa Shortt.

Business

Closed Session to personnel matter property acquisition in accordance with NCGS 143-318.11(a)(6) and property acquisition in accordance with NCGS 143-318.11(a)(5).

Personnel matters in accordance with NCGS 143-318.11(a)(6)

████████████████████

Property acquisition in accordance with NCGS 143-318.11(a)(5)

Discussion continued on library site. Mayor Nelson advised that the property owner (Mr. Broyhill) of a site previously under consideration has come back for reconsideration. Council member Lawry advised that the stumbling blocks which were discussed originally with this piece of property have been removed and this site should now be reconsidered. After much discussion, Council members Lawry, Denny and Roark wanted to proceed with the Broyhill site. Council agreed to table any further conversation about the site to the next meeting as there are still several questions to be answered. Mayor Nelson advised that Interim Manager Kirby provided the estimated cost for Stormwater construction and the portion of the road the Village would be paying (including the house) for the other site location in consideration. That cost is approximately \$205,000.

Minutes of the May 26, 2015 closed session meeting were taken by Village Clerk Lisa Shortt and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
JUNE 8, 2015**

The Village of Clemmons Council met in closed session to discuss property acquisition in accordance with NCGS 143-318.11(a)(5) and discussion under attorney-client privilege in accordance with NCGS 143-318.11(a)(3). The following members were present: Mayor Pro Tem Rogers and Council Members Denny, Lawry and Cameron. Mayor Nelson and Council Member Roark were absent. Staff attending were Village Attorneys Warren Kasper and David Kasper, Village Manager Kirby and Village Clerk Shortt.

Business

Closed Session to property acquisition in accordance with NCGS 143-318.11(a)(5) and discussion under attorney-client privilege in accordance with NCGS 143-318.11(a)(3).

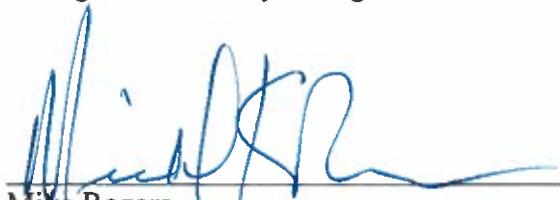
Property acquisition in accordance with NCGS 143-318.11(a)(5)

Discussion continued on library sites. After much discussion, Council agreed to table any further conversation to the next meeting as there are still several questions to be answered and absence of two elected officials.

Discussion under attorney-client privilege in accordance with NCGS 143-318.11(a)(3)



Minutes of the June 8, 2015 closed session meeting were taken by Village Clerk Lisa Shortt and approved 9/14/2015.



Mike Rogers
Mayor Pro Tem

ATTEST:



Lisa M. Shortt, Village Clerk

**CLOSED SESSION MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
JUNE 22, 2015**

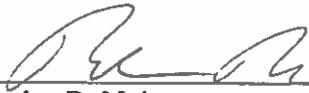
The Village of Clemmons Council met in closed session for discussion under attorney-client privilege in accordance with NCGS 143-318.11(a)(3). The following members were present: Mayor Pro Tem Rogers and Council Members Cameron, Denny, Lawry and Roark. Mayor Nelson was absent.

Business

Closed Session for discussion under attorney-client privilege in accordance with NCGS 143-318.11(a)(3).



Minutes of the June 22, 2015 closed session meeting were taken by Mayor Pro Tem Rogers and approved 9/14/2015.



Nickolas B. Nelson
Mayor

ATTEST:



Mike Rogers
Mayor Pro Tem

**PROCLAMATION
RECOGNIZING
CONSTITUTION WEEK 2015**

WHEREAS, September 17, 2015 marks the two hundred and twenty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

WHEREAS, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;

NOW, THEREFORE, I, Nickolas B. Nelson, Mayor of the Village of Clemmons, do hereby proclaim September 17 through 23, 2015 to be

CONSTITUTION WEEK

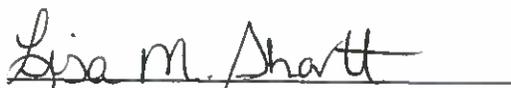
in Clemmons, North Carolina and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the Village of Clemmons on this 14th day of September, 2015.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk



**ORDINANCE AMENDING THE VILLAGE OF CLEMMONS ZONING ORDINANCE
OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) AND
ZONING MAP OF THE VILLAGE OF CLEMMONS, NORTH CAROLINA**

Zoning Petition of Newsom Property

Ordinance Number 2015-06

BE IT ORDAINED by the Village of Clemmons Council as follows:

Section 1. The Village of Clemmons Ordinance of the Unified Development Ordinance (UDO) and the Official Map of the Village of Clemmons are hereby amended by changing the zoning classification **from RS-15 (Residential) to NO-S (Professional Office)**. The property is located at 3743 Clemmons Road (**Zoning Docket C-205**)

Legal Description for Newsom Property

The property is described as Tax Block 4213 Lot 107B.

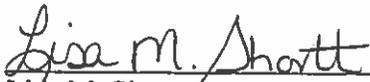
Section 2. This ordinance shall be effective from and after its adoption.

Adopted this the 14th day of September, 2015.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk



**CLEMMONS DRAFT PLANNING BOARD
STAFF REPORT**

| PETITION INFORMATION | | | | |
|---|--|------------------------|----------------------------------|-----------------------|
| Docket # | C-SUP-01 | | | |
| Staff | Megan Ledbetter | | | |
| Petitioner(s) | Western Enterprises, Inc | | | |
| Owner(s) | Same | | | |
| Subject Property | 5892-18-5889, 5892-29-0050 | | | |
| Type of Request | Special Use Permit | | | |
| GENERAL SITE INFORMATION | | | | |
| Location | 2855 Middlebrook Drive and 3635 Spangenberg Avenue | | | |
| Jurisdiction | Village of Clemmons | | | |
| Site Acreage | 1.83 acres; 4.1 acres | | | |
| Current Land Use | Site is developed with a Single Family Dwelling Unit and Multi-Family Residential | | | |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use | |
| | North | LB | Funeral Home | |
| | East | IP; LO-S; RS-15 | Office and Religious Institution | |
| | South | RS-15 | Single family | |
| | West | LO-S | Medical Office | |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | <p>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</p> <p>Yes, the petitioner is requesting an access easement, private offsite to provide secondary access to the multi-family development to the east.</p> | | | |
| Physical Characteristics | The site is development with both a single family dwelling unit along Middlebrook with the topography slopping upward and multi-family develop which is relatively flat. | | | |
| Proximity to Water and Sewer | Public water and sewer are available to the site. | | | |
| Storm water/ Drainage | No known issues. | | | |
| Watershed and Overlay Districts | The site is not located within a water supply watershed. | | | |
| Analysis of General Site Information | The site appears to possess no development constraints to construct the driveway access. | | | |
| SITE ACCESS AND TRANSPORTATION INFORMATION | | | | |
| Street Name | Classification | Frontage | ADT Count | Capacity/LOS D |
| Middlebrook Drive | Major Thoroughfare | 200' | 5300 | LOS B |

| | |
|------------------------|--|
| Proposed Access | The site currently has one point of access on Middlebrook Drive. The |
|------------------------|--|

| | |
|---|---|
| Point(s) | petitioner is requesting to relocate the access point to the southern most property line and continue the connection to the multi-family development to the east. |
| Trip Generation - Existing/Proposed | The access easement, private currently is not in place therefore, there is not a trip generation to calculation for the existing traffic. 8X6.65=53 trips per day |
| Sidewalks | Sidewalks are not required for the addition of the access easement, private. |
| Transit | Not available. |
| Analysis of Site Access and Transportation Information | The proposal is to provide access for the apartments to the east of the site. The developer will be required to prohibit shopping center traffic from using this access point unless the NCDOT requirement of both left and right turn lanes are installed. |
| Generalized Recommended Conditions | <u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Obtain Village of Clemmons and NCDOT driveway permits. |
| CONFORMITY TO PLANS AND PLANNING ISSUES | |
| Legacy GMA | Growth Management Area 3, Suburban Neighborhoods |
| Relevant Legacy Recommendations | <i>Legacy</i> recommends Infill development, like any land use issue, must balance the concerns of surrounding residents about the preservation of the character of their neighborhood with the needs of property owners and developers and the goals of the larger community. |
| Relevant Area Plan(s) | <i>Clemmons Community Compass</i> |
| Relevant Area Plan(s) Recommendations | The Community Compass (2010) denotes this area as Village Scale Office and Retail in the future land use plan. It is intended to maintain the historic scale of the development along the Highway 158 corridor. The Village prefers to see civic uses and small offices along the corridor with secondary uses to include: smaller commercial uses such as corner markets, small restaurants, personal service shops, gift shops, and similar small retail uses. The plan identifies the preference to reuse existing structures if possible. |
| Other Applicable Plans and Planning Issues | For Special Use Permits (SUP) requiring approval by the Elected Body, certain findings have to be met. Findings of the Planning Board accompanying a favorable recommendation shall include: <u>Planning Board Findings:</u> <ol style="list-style-type: none"> The development is in conformity with <i>Legacy and the Clemmons Community Compass</i>. (Yes) Water and sewer service are available in adequate capacity. (Yes) Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment. (Yes) Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard. (Yes) General layout and design of the development meet all requirements of this Ordinance. (Yes) Adequate, safe and convenient provision is made for vehicular and |

| | <p>pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc) and service vehicles and personnel (sanitation, postal delivery, etc).(Yes)</p> <p>7. The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. (See "SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL" section below)</p> <p>The Elected Body shall issue a special use permit only when the Elected Body makes an affirmative finding as follows:</p> <p><u>Elected Body Findings:</u></p> <ol style="list-style-type: none"> 1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. (Yes) 2. That the use meets all required conditions and specifications. (Yes) 3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, (Yes) 4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy</i>. (Yes) | | | | | |
|--|--|----------------------|---------------------|---------|----------------|----------|
| <p>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</p> | <p>(S)(3) - Have changing conditions substantially affected the area in the petition?</p> <p>No.</p> <p>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</p> <p>See comments below.</p> | | | | | |
| <p>Analysis of Conformity to Plans and Planning Issues</p> | <p>The proposal is providing an access easement, private off-site in order to allow the multi-family develop access to Middlebrook Drive with the construction of the new Walmart Neighborhood Grocery Store. Staff would recommend providing a landscape buffer from the residential property to the south. Developer shall also meet any required TSA requirements as noted in the Clemmons UDO.</p> | | | | | |
| RELEVANT ZONING HISTORIES | | | | | | |
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
| | | | | | Staff | PB |
| C-171 | Jane Jones RS-15-LOS | 06.11.07 Approval | East of site | .33 | Approval | Approval |
| C-114 | Marion Howard; RM-12 to RS-15 | Approved 05.14.01 | east of site | .29 | Approval | Approval |

| | | | | | | |
|-------|--|-------------------|--------------|-----|----------|----------|
| C-169 | Clemmons Moravian Church RS-15 to LO-S | Approved 02.12.07 | east of site | .82 | Approval | Approval |
|-------|--|-------------------|--------------|-----|----------|----------|

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

| | | |
|--|---|---------------------------|
| Building Height | Maximum | Proposed |
| | n/a | No buildings are proposed |
| Impervious Coverage | Maximum | Proposed |
| | -- | 3.7% |
| UDO Sections Relevant to Subject Request | <ul style="list-style-type: none"> Chapter B, Article VI, Section 6-1.5 Special Use Permits Authorized by the Elected Body | |
| Complies with Chapter B, Article VII, Section 7-5.3 | (A) <i>Legacy policies:</i> | See comments above |
| | (B) <i>Environmental Ord.</i> | NA |
| | (C) <i>Subdivision Regulations</i> | NA |

| | |
|---|--|
| Analysis of Site Plan Compliance with UDO Requirements | The site plan needs a Special Use Permit request in the type of review requested. It is anticipated that a revised site plan will provide this language. |
|---|--|

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

| Positive Aspects of Proposal | Negative Aspects of Proposal |
|--|--|
| Proposal would provide access and connectivity to two parcels. | Request could potentially lead to additional trips along Middlebrook Drive |

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.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

a. Developer shall obtain a stormwater management permit from the Village of Clemmons

PRIOR TO THE ISSUANCE OF GRADING PERMITS

a. Developer shall not have any heavy cut/fill in the existing sewer easement and shall submit the grading plan and profile of the proposed drive to City/County Utilities for review and approval

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

a. Developer shall obtain a driveway permit by NCDOT and the Village of Clemmons; additional improvements may be required prior to issuance of permit

b. Developer shall record the 25' access easement via plat at the Forsyth County Register of

Deeds prior to any construction

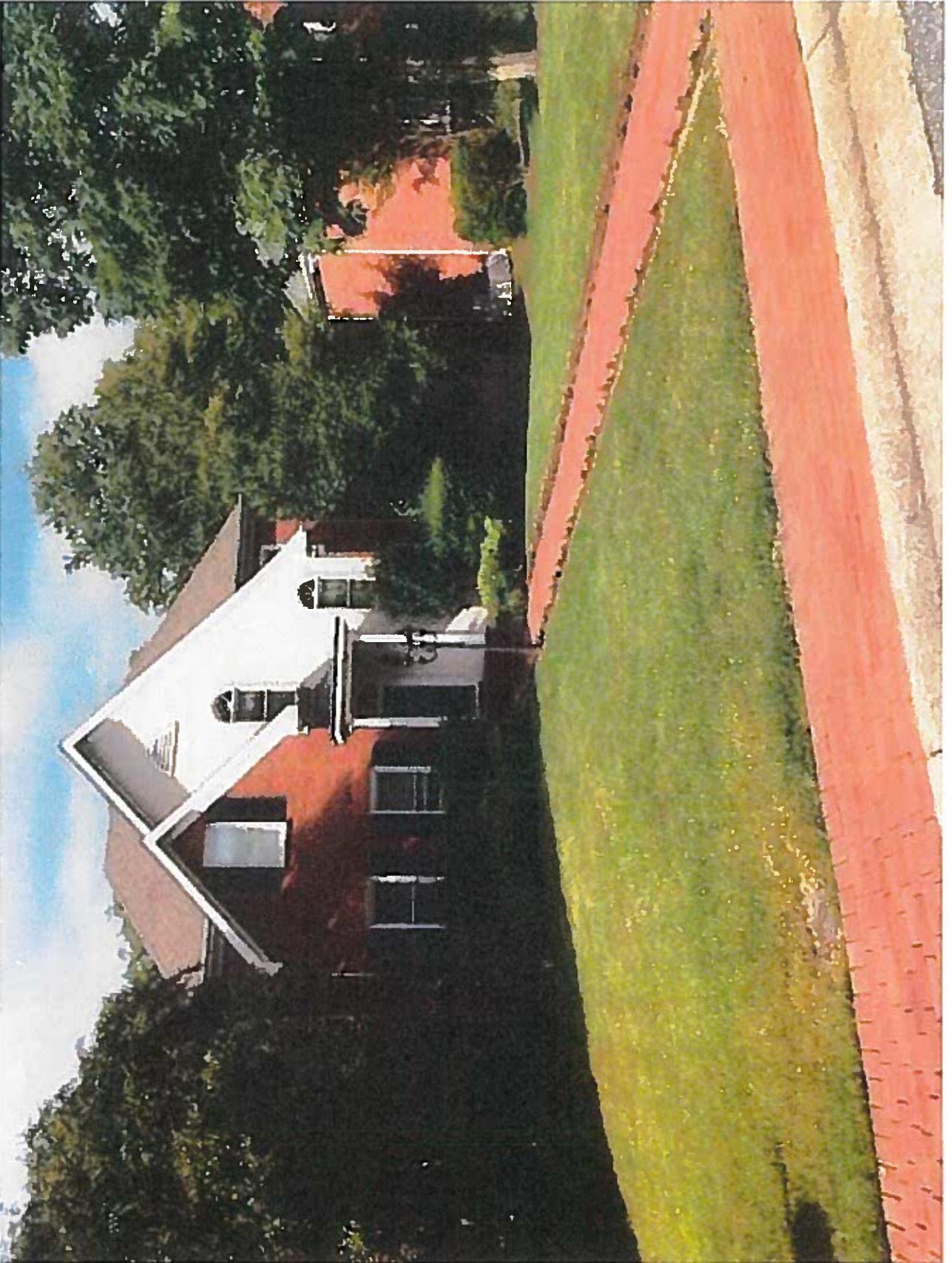
- c. An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall obtain a stormwater management permit from the Village of Clemmons
- b. Developer shall construct a barcade to the north side of the apartments to prohibit shopping center traffic from using the site connectivity to Middlebrook until the developer constructs the required left and right turn lanes along Middlebrook Drive.

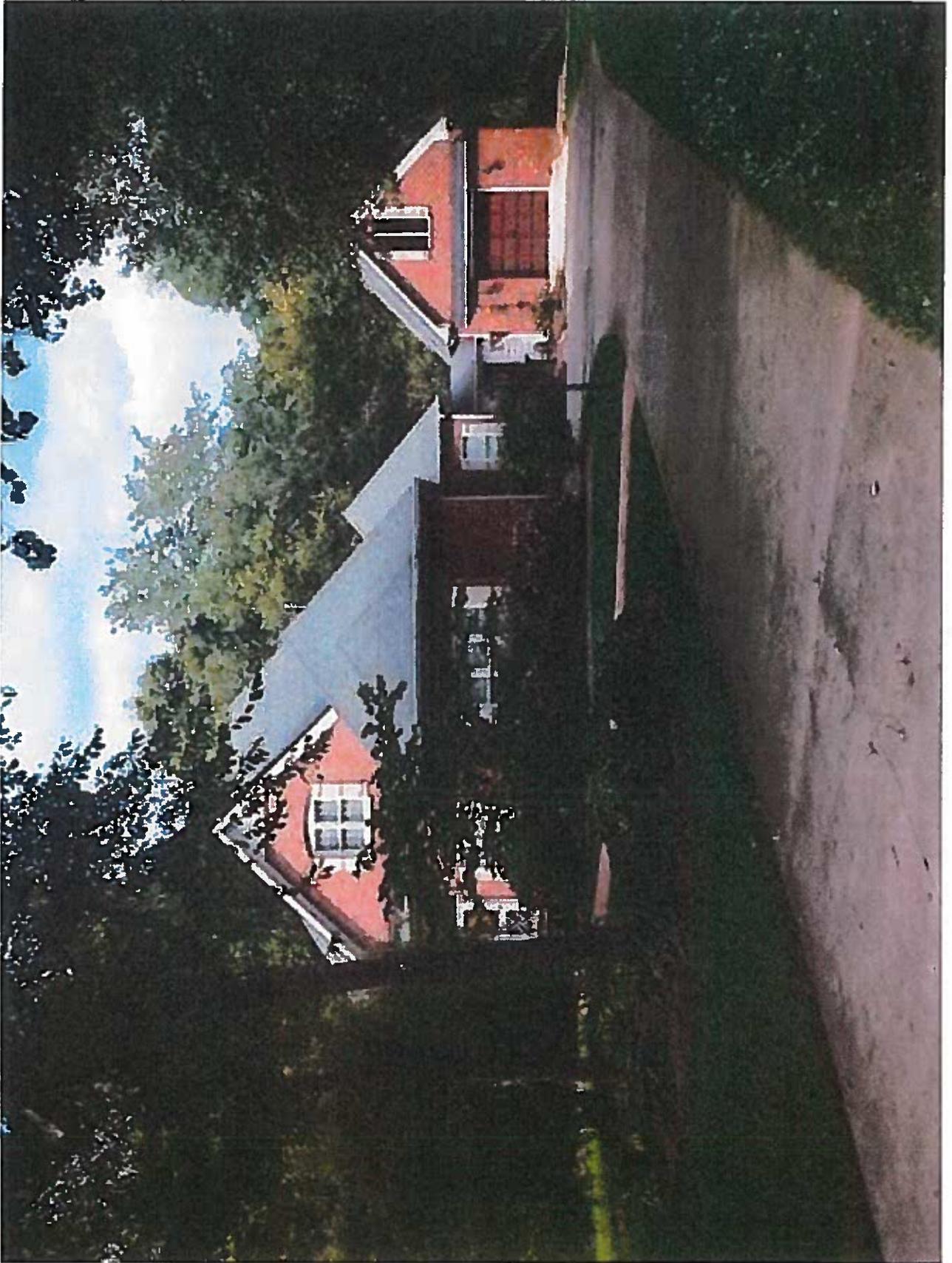
STAFF RECOMMENDATION: APPROVAL

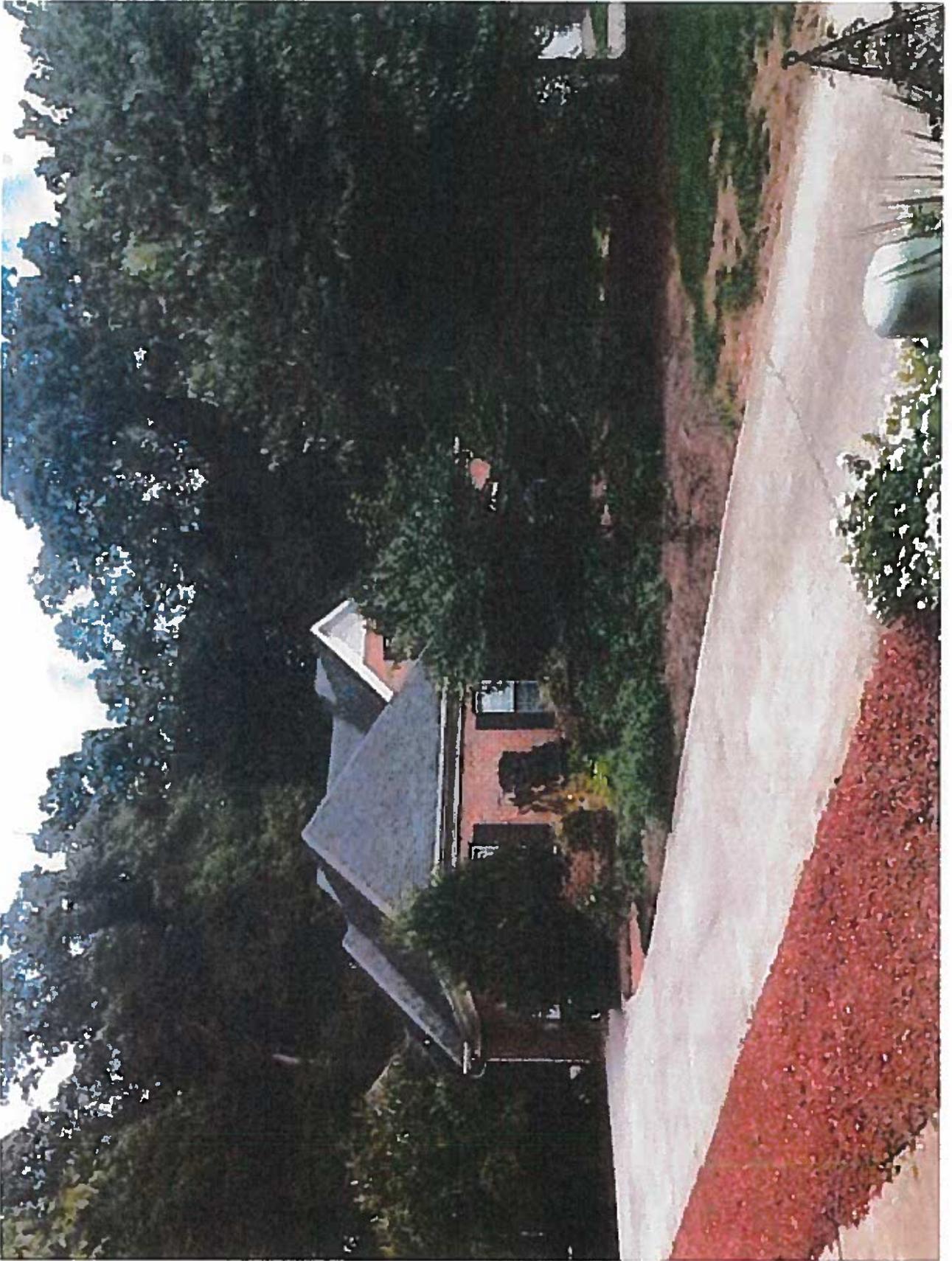
NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**













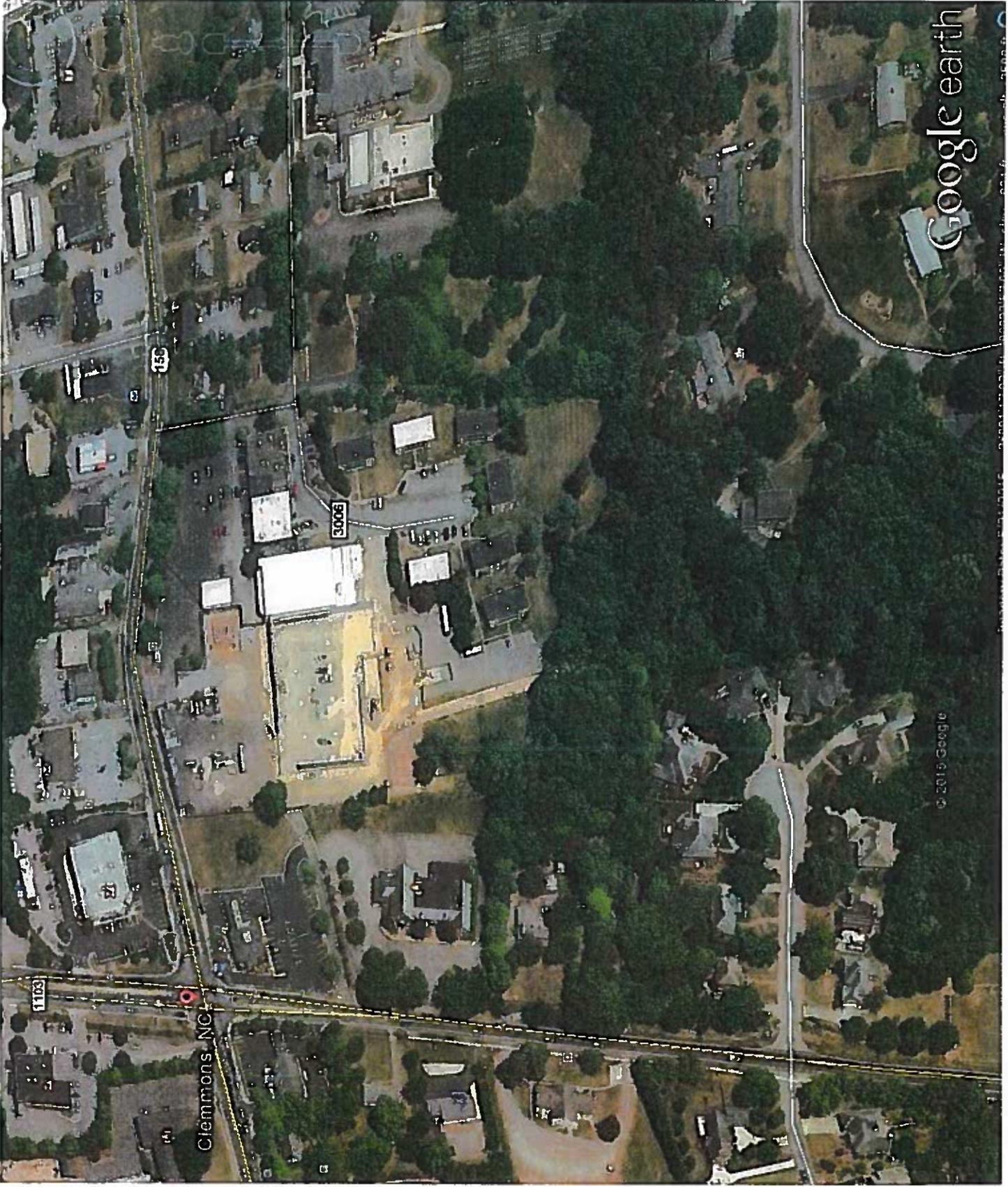












Google earth

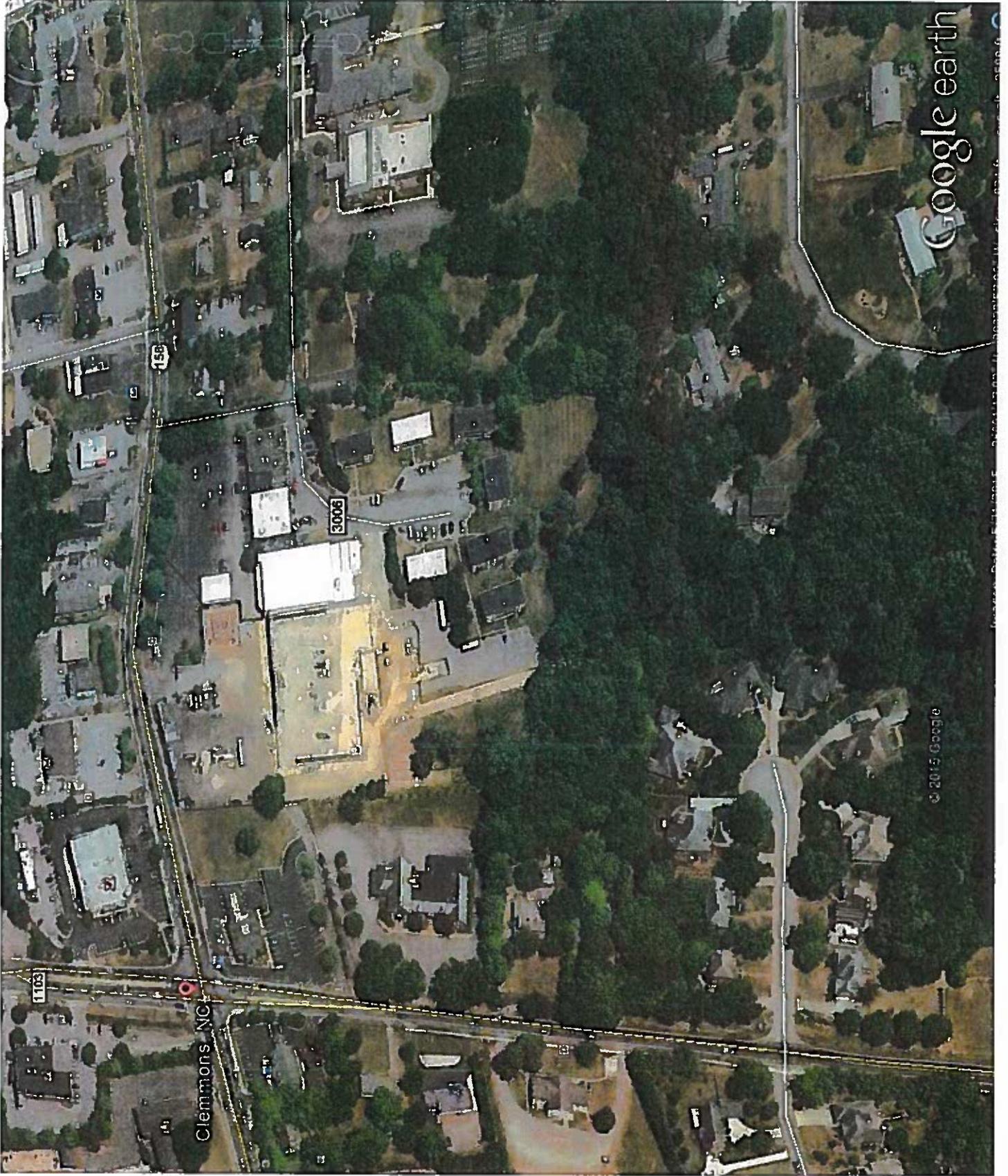
© 2015 Google

Clemmons, NC

1103

3006

155



Clemmons, NC

1103

150

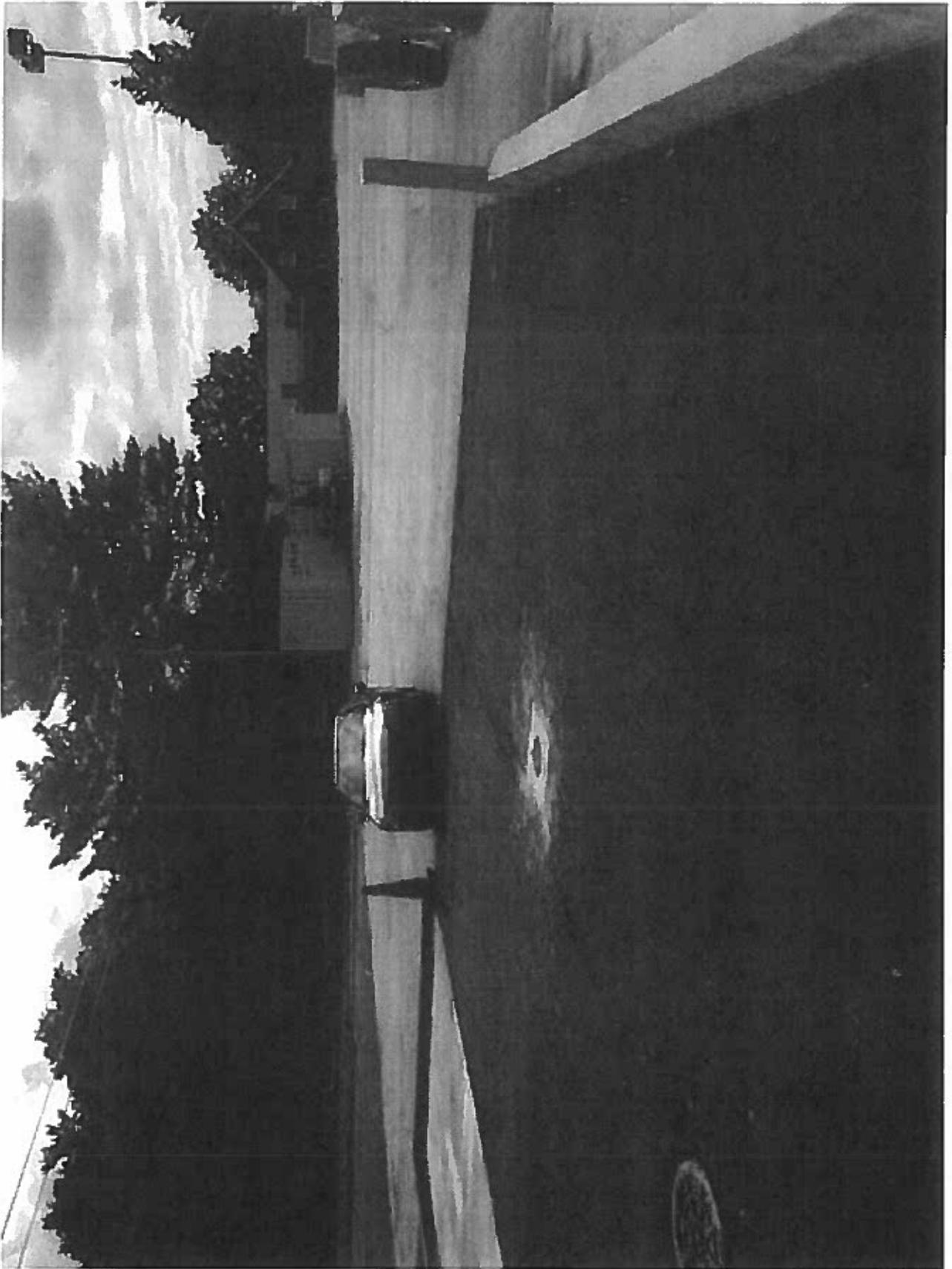
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© 2015 Google

Google earth







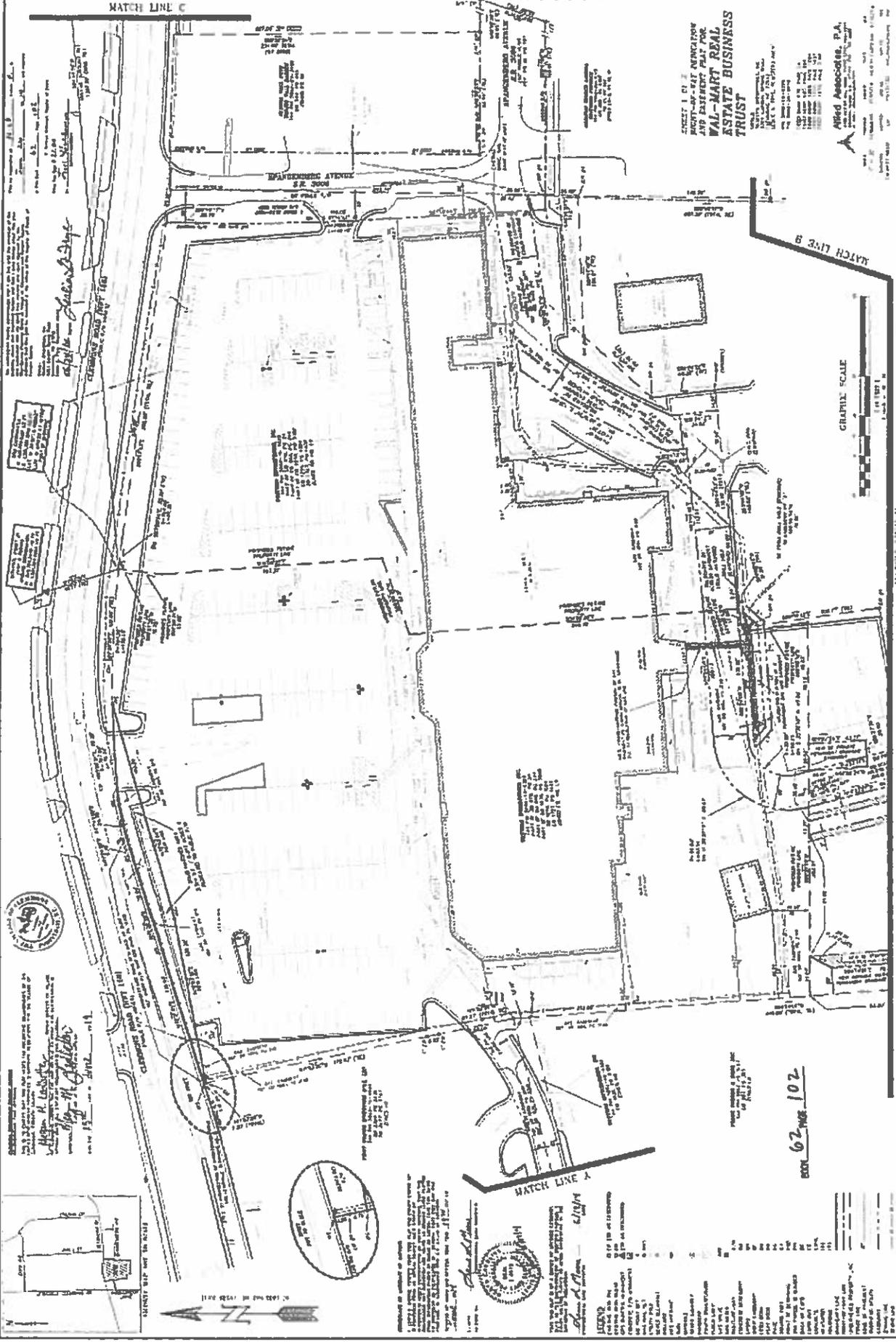


MATCH LINE C

STREET L. O. I.
RIGHT-OF-WAY REMOVAL
AND EXISTENT PAVT FOR
WAL-MART REAL
ESTATE BUSINESS
TRUST

ALBION, MISSISSIPPI, P.A.

DATE: 11/11/11
SCALE: 1" = 40'-0"



GRAPHIC SCALE

BOOK 62 PAGE 102

MATCH LINE A



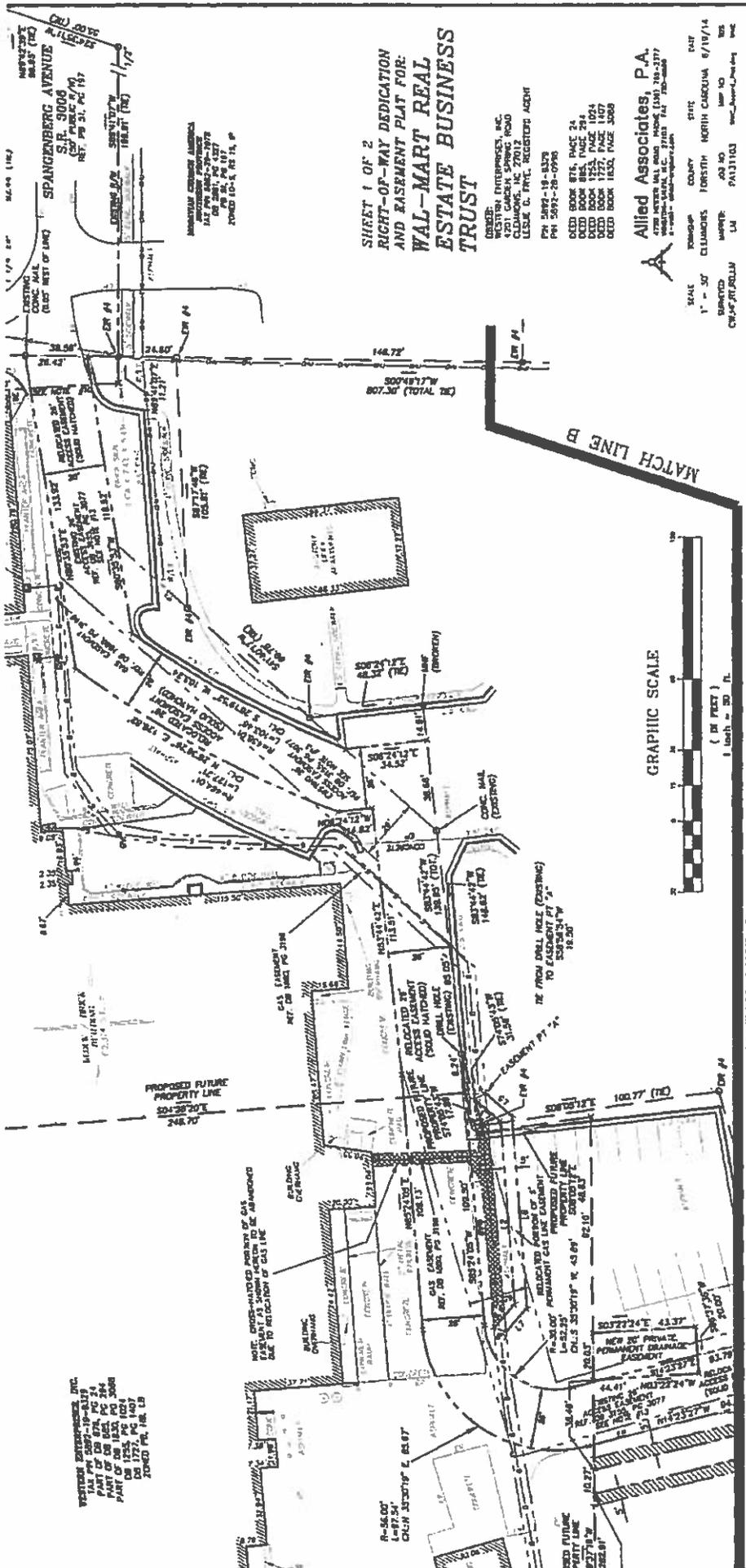
APPROVED FOR CONSTRUCTION
BY THE ENGINEER
DATE: 11/11/11

LEGEND
1. EXISTING PAVT
2. EXISTING SIDEWALK
3. EXISTING CURB
4. EXISTING DRIVEWAY
5. EXISTING UTILITY
6. EXISTING FENCE
7. EXISTING WALL
8. EXISTING WINDOW
9. EXISTING DOOR
10. EXISTING ROOF
11. EXISTING PORCH
12. EXISTING PATIO
13. EXISTING TERRACE
14. EXISTING STAIR
15. EXISTING RAMP
16. EXISTING ELEVATOR
17. EXISTING ESCALATOR
18. EXISTING MECHANICAL
19. EXISTING ELECTRICAL
20. EXISTING PLUMBING
21. EXISTING HVAC
22. EXISTING FIRE
23. EXISTING SECURITY
24. EXISTING LANDSCAPE
25. EXISTING TREES
26. EXISTING SHRUBS
27. EXISTING GRASS
28. EXISTING SOIL
29. EXISTING ROCK
30. EXISTING SAND
31. EXISTING GRAVEL
32. EXISTING ASPHALT
33. EXISTING CONCRETE
34. EXISTING BRICK
35. EXISTING STONE
36. EXISTING METAL
37. EXISTING WOOD
38. EXISTING PLASTER
39. EXISTING GYPSUM
40. EXISTING CEILING
41. EXISTING FLOOR
42. EXISTING WALL
43. EXISTING ROOF
44. EXISTING PORCH
45. EXISTING PATIO
46. EXISTING TERRACE
47. EXISTING STAIR
48. EXISTING RAMP
49. EXISTING ELEVATOR
50. EXISTING ESCALATOR



MATCH LINE B

MATCH LINE C



**SHEET 1 OF 2
RIGHT-OF-WAY DEDICATION
AND EASEMENT PLAT FOR
WAL-MART REAL
ESTATE BUSINESS
TRUST**

ORDER:
WESTERN ENTERPRISES, INC.
4201 CAMEL SPRING ROAD
GREENSBORO, N.C. 27405
U.S.G.A. O. P.V.E. REGISTERED AGENT
PW 5099-18-3029
PW 5099-28-0920
DEED BOOK 874, PAGE 24
DEED BOOK 1004, PAGE 1004
DEED BOOK 1253, PAGE 1004
DEED BOOK 1727, PAGE 1407
DEED BOOK 1832, PAGE 3069

Allied Associates, P.A.
4770 HERRIN HILL ROAD, SUITE 100, GREENSBORO, N.C. 27405
PHONE: 336-853-1100 FAX: 336-853-1101

SCALE: 1" = 30'
DATE: 6/19/14
COUNTY: FURNESS
TOWNSHIP: NORTH CAROLINA
DRAWN BY: JLD
CHECKED BY: JLD
DATE: 6/19/14
DATE: 6/19/14
DATE: 6/19/14

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

WESTERN ENTERPRISES, INC.
1830-19-8135
PART OF DEED BOOK 24
PART OF DEED BOOK 3068
PART OF DEED BOOK 1024
DEED BOOK 1727, PAGE 1407
ZONED PD, 18, LB

NOTE: OVERLAPPED PORTION OF GAS
EASEMENT TO BE AMENDED
DUE TO RELOCATION OF GAS LINE

R-56.00'
L-87.54'
CHURN 33°07'19" E, 65.97'

R-32.00'
L-52.25'
CHURN 33°07'19" E, 43.89'

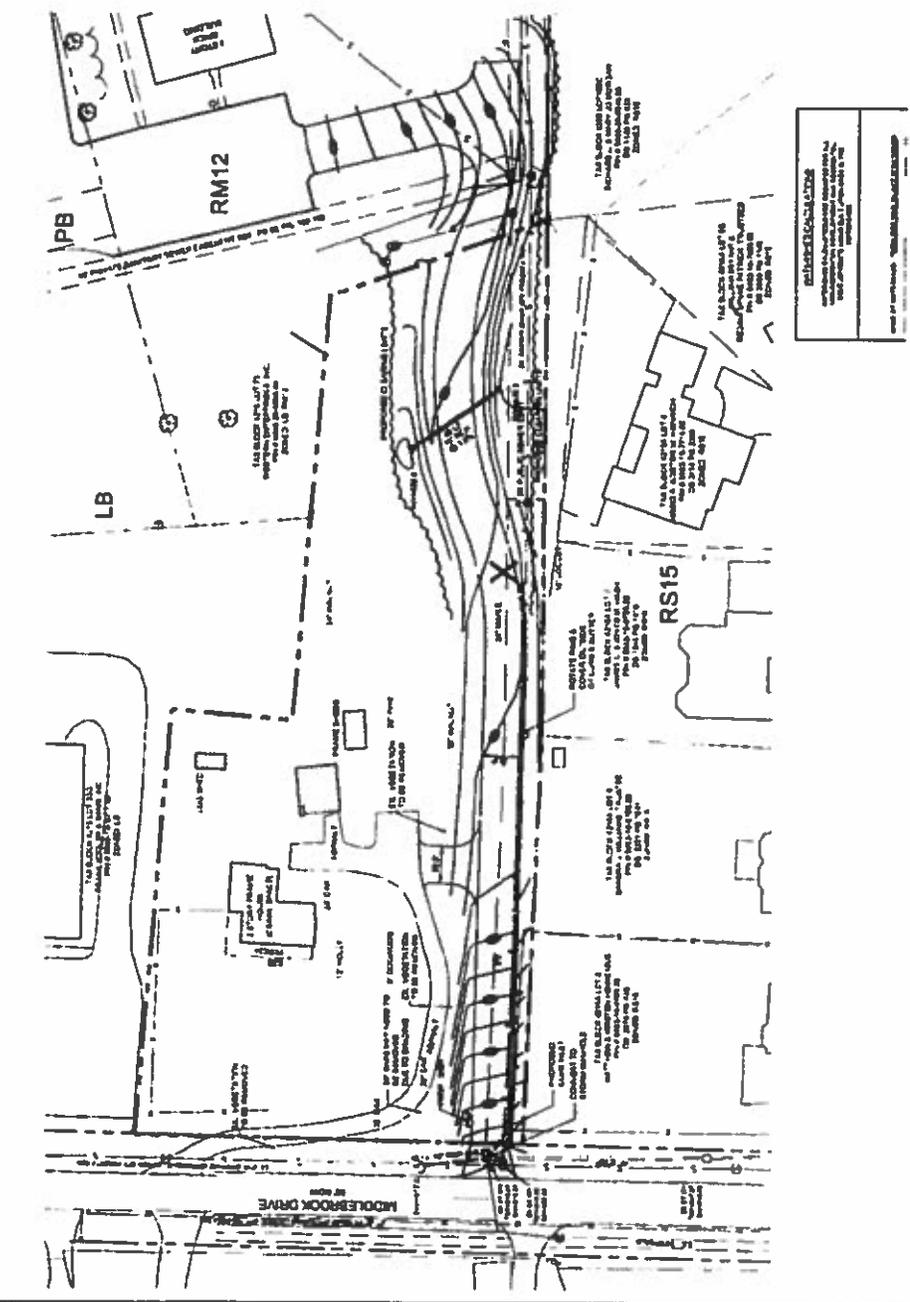
R-32.00'
L-52.25'
CHURN 33°07'19" E, 43.89'

Alred Design, Inc.
 207 West 10th Street
 Raleigh, NC 27601
 Phone: 919.833.1111
 Fax: 919.833.1112
 Email: info@alred.com

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| GENERAL NOTES 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL CONCRETE SHALL BE 3000 PSI STRENGTH. 3. ALL REINFORCING SHALL BE #4 BARS. 4. ALL FOUNDATIONS SHALL BE 18" MINIMUM DEEP. 5. ALL EXTERIOR FINISHES SHALL BE AS NOTED. 6. ALL INTERIOR FINISHES SHALL BE AS NOTED. 7. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE AS NOTED. 8. ALL UTILITIES SHALL BE AS NOTED. 9. ALL EROSION CONTROL SHALL BE AS NOTED. 10. ALL SITEWORK SHALL BE AS NOTED. | REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/11/11</td> <td>ISSUE FOR PERMIT</td> </tr> </table> | NO. | DATE | DESCRIPTION | 1 | 08/11/11 | ISSUE FOR PERMIT |
|--|--|------------------|------|-------------|---|----------|------------------|
| NO. | DATE | DESCRIPTION | | | | | |
| 1 | 08/11/11 | ISSUE FOR PERMIT | | | | | |

| | |
|---|--|
| PROPERTY OWNER: [REDACTED] ADDRESS: 2655 MIDDLEBROOK DRIVE, CLTMONS, NC 27601 PHONE: [REDACTED] | DESIGNER NAME: ALRED DESIGN, INC. ADDRESS: 207 WEST 10TH STREET, RALEIGH, NC 27601 PHONE: 919.833.1111 |
|---|--|



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Joyce B Pusey, SRA/AI-RRS

Pusey & Associates, Inc

1520 Martin Street #104

Winston-Salem, NC 27103

336-245-2920 (ph)

336-245-2921 (fx)

Detriment to Value Report

Client: Village Grove HOA

C/O John Bost, Clemmons, NC 27012

The purpose of this report is to analyze the detriment in value, if any, due to certain conditions adjacent to a residential property.

The client for this assignment is the Village Grove Homeowner's Association, c/o John Bost. The attorney for the Homeowner's Association, D. Marsh Prause, will also be an intended use of this report.

The report is not an appraisal, nor are any values estimated in this report. The report, rather, is to analyze the effect on value from adjacent uses that may be considered detrimental to residential properties.

The effective date of the conclusions in this report is 09/08/2015.

The appraiser is not acting as an advocate for the Village Grove Homeowner's Association, nor any other party. The appraiser is independent, un-biased, and developed these opinions without regard to the outcome of any litigation or the benefit of any party.

To first understand the nature of detrimental effects of adjacent uses to residential property values, some definitions are appropriate to include.

A. External obsolescence: An element of depreciation; a diminution in value caused by negative externalities and generally incurable on the part of the owner, landlord or tenant.

B. Externalities: 1. The principle that economies outside a property have a positive effect on its value which diseconomies outside a property have a negative effect on its value. 2. In appraisal, off-site conditions that affect a property's value. Exposure to street noise or proximity to a blighted property may exemplify negative externalities, whereas proximity to attractive and well-maintained properties or easy access to mass transit may exemplify positive externalities.

(both definitions from the Dictionary of Real Estate Appraisal 5th edition)

Based on these definitions, we understand that a property value can be affected by conditions outside the property. This is often included in the overall heading of "LOCATION". This is especially important when observing the effect on residential properties, as these are often the owner's abode where the owner will spend a bulk of their time. It will certainly impact the re-sale value as well, as the typical buyer will often discount the property, or perhaps not purchase it at all, if the detriment is measurable and/or significant.

For background information regarding this assignment, there is a driveway proposed along the northern boundary line of the Village Grove subdivision (see addenda #1 and #2). There is a single family residential property on the parcel that abuts the the Village Grove subdivision, and that single family property already has a driveway. The driveway, as proposed, will extend to the apartments North and East of the Village Grove subdivision (these apartments also already have a driveway to access). Thus the driveway does not seek to alleviate a land-locked parcel's access, based on current property uses, therefore would not be considered critically necessary for access to existing properties. This proposed driveway would, however, be located very close to the rear property line of the parcels along the north side of Village Brook Trail. The current green buffer will almost certainly be eliminated, exposing the back of those properties to a view of traffic that is not currently present, as well as loss of privacy, creating an undesirable view, and perhaps may even be a safety issue for families. There will be additional traffic as the several apartment buildings will be likely to use this proposed driveway for going in and out at all times of the day or night.

Again, this report is not an appraisal, nor is any value conclusion provided for the properties likely to be affected by this proposed driveway. However, the EXTERNALITY created by this proposed driveway will, in my opinion, create a value loss for those properties, as well as making them more difficult to sell.

In studying the market for information regarding a detriment like this, I found no data that is identical to the subject potential externality (new driveway along back boundary line of subdivision). However, I did find information relating to other externalities that I belief would be similar, if not equal, to the impact on the subject subdivision. These will be presented in this report.

The best way to determine if the externality is a detriment (or benefit for that matter) is to compare sales of properties without the externality to sales of properties with the externality. The difference in the sale price, after all other differences are adjusted for, should represent the impact on value for the externality. This will then be converted to a percent for comparison.

A search across most of Forsyth County was conducted to isolate data of this type. There is an abundance of data like this that identifies the impact of externalities like proximity to interstate highways or expressways, proximity to active railroad lines, proximity to convenience stores, or proximity to an airport. However those would be considered to be much more damaging than the proposed driveway use, and are not included in this analysis.

Rather, I have found other externalities that are either "silent" or with a limited amount of noise, but that often have increased traffic use and/or loss of privacy and creation of an undesirable view. These are presented in grid fashion for comparison, as shown on the following pages. The source for my data is Triad MLS, as well as conversations with the agents involved in the transactions where possible. The MLS sheet for each transaction is provided in this report, as well as a grid that identifies the difference attributable to the externality.

RESIDENTIAL PROPERTY BACKS UP TO BACK OF SHOPPING CENTER

#1

| | | |
|------------|------------------------------------|----------------------------------|
| Address | 1429 Downington Rd Clemmons, NC | 484 Crosswick Rd Clemmons, NC |
| Sale Price | \$232,000 | \$255,000 |
| Date | 01/24/2013 | 05/30/2013 |
| GLA | 2522 sf | 2499 sf |
| Rooms | 8/4/3 | 8/3/3 |
| Age | 7 | 1 |
| Amenities | Screened Porch FP | None FP |
| Financing | Conv., no conc. | Cash, no conc. |
| Location | Shopping center view | Residential view |

These two properties are very similar. These are attached townhouse style units in the River Ridge community. Living area is very similar, with the only major difference being the age and the screened porch. The adjusted difference between the 2 sales prices is \$25,000, or a loss of 9.8%.

#2

| | | |
|------------|------------------------------------|------------------------------------|
| Address | 1477 Downington Rd Clemmons, NC | 1441 Downington Rd Clemmons, NC |
| Sale Price | \$255,797 | \$235,000 |
| Date | 01/11/2008 | 12/28/2006 |
| GLA | 1906 | 1906 |
| Rooms | 8/3/3 | 8/3/3 |
| Age | New | New |
| Amenities | Screened Porch FP | Screened Porch FP |
| Financing | Conv., no conc. | Conv., no conc. |
| Location | Residential view | Shopping center view |

These are identical units. The sale dates are just over a year apart, but I found no support for a time adjustment. The only major difference is the location, which yields an adjustment of \$20,797 or 8.1%.

#3

| | | |
|------------|------------------------------------|-------------------------------------|
| Address | 1458 Downington Rd Clemmons, NC | 1435 Downington Rd. Clemmons, NC |
| Sale Price | \$222,000 | \$202,000 |
| Date | 02/22/2008 | 05/30/2008 |
| GLA | 1619 | 1646 |
| Rooms | 6/3/2 | 6/3/3 |
| Age | New | New |
| Amenities | Screened Porch, FP Sgl Garage | Screened Porch, FP Sgl Garage |
| Financing | Conv., no conc. | Conv., no conc. |
| Location | Residential view | Shopping center view |

These units are very similar, and both were new when sold. The only significant difference is that 1435 Downington Rd has an extra full bathroom. After adjustments, the net difference in sales price is \$25,000 or 11.3%.

HIGH TENSION POWER LINES IN BACK YARD

#1

| | | |
|------------|--|---|
| Address | 168 Bradford Place Ln. Lewisville, NC | 109 Bradford Place Ln Lewisville, NC |
| Sale Price | \$133,000 | \$185,000 |
| Date | 03/25/2011 | 02/26/2010 |
| GLA | 1346 | 1580 |
| Rooms | 6/3/2 | 6/3/2 |
| Age | 19 | 18 |
| Amenities | Deck, FP Sgl Garage | Patio, fence, FP Dbl Garage |
| Financing | Conv., \$500 conc. | Conv., \$2500 conc. |
| Location | Power lines | No power lines |

These two properties are located in Bradford Place. One side of the street has high tension power lines along the back property lines, while the other side of the street does not. The GLA and car storage is adjusted for, as well as concessions, which leaves a net difference between the 2 adjusted sales prices of \$38,000 or 20.5%.

#2

| | | |
|------------|--|--|
| Address | 212 Bradford Place Ln. Lewisville, NC | 225 Bradford Place Ln Lewisville, NC |
| Sale Price | \$168,900 | \$180,000 |
| Date | 07/22/2011 | 03/18/2011 |
| GLA | 1802 sf | 1892 sf |
| Basement | 900 sf, no finish | 946 sf, 464 sf finished |
| Rooms | 8/3/2.5 | 8/3/2.5 |
| Age | 18 | 19 |
| Amenities | Deck, patio, FP Wood floors Dbl Garage | Deck, FP No wood floors Dbl Garage |
| Financing | FHA, \$3000 conc. | Conv., \$4200 conc. |
| Location | Power Lines | No power lines |

These two properties are very similar in living area, although 225 Bradford Place has an office and bathroom finished in the basement. The net difference after adjustments is \$6,500 or 3.6%.

#3

| | | |
|------------|--|--|
| Address | 169 Bradford Place Ln. Lewisville, NC | 213 Bradford Lake Ct Lewisville, NC |
| Sale Price | \$150,000 | \$141,000 |
| Date | 10/27/2014 | 09/09/2014 |
| GLA | 1418 | 1568 |
| Rooms | 6/3/2 | 6/3/2 |
| Age | 22 | 20 |
| Amenities | Deck, FP Dbl Garage | Patio, fence, FP Dbl Garage |
| Financing | Conv., \$2500 conc. | VA, \$4000 conc. |
| Location | No power lines | Power Lines |
| Condition | Average | Good/updated |

These are both one level ranch style houses in Bradford Place. Both have a double garage. The main difference is the living area, plus the condition on 169 Bradford Place Lane. It had not been updated and was advertised as needing cosmetic updates. The adjusted difference is \$11,000 or 7.3%.

Overall, the data presented here indicates that there is a detriment to residential properties due to the proximity of a negative externality. The data indicates a wide range of the percent of value loss (from 3.6% to 20.5%) which often occurs in residential markets that are not cookie-cutter or tract-house type subdivisions. There are often other small nuances that could have affected the final sales price that cannot be verified, also leading to some of the variances.

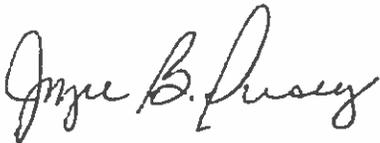
However, the data does support the principle of Externalities, and indicate a value loss for those negative factors like loss of privacy, increased traffic, and undesirable view.

If I were to appraise one of the affected properties in the Village Grove development after the proposed street is developed and in use, or even if it has been approved and not yet developed, I would have to consider the impact of that street and what it means to those properties.

Using the data that has been analyzed here, I would typically discard the extreme high and low from the set of data (20.5% and 3.6%) and focus on the data that has clustered towards a central tendency of 9.8%, 8.1%, 11.3% and 7.3%.

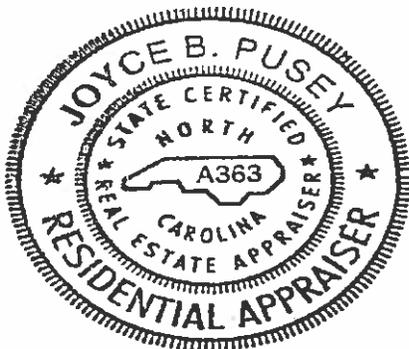
Therefore my conclusion is that the value loss due to the externality (proposed driveway) would be somewhere between 7.3% and 11.3%, with a mid-point adopted at 9.3%.

Respectfully Submitted,



Joyce B Pusey12

SRA/AI-RRS

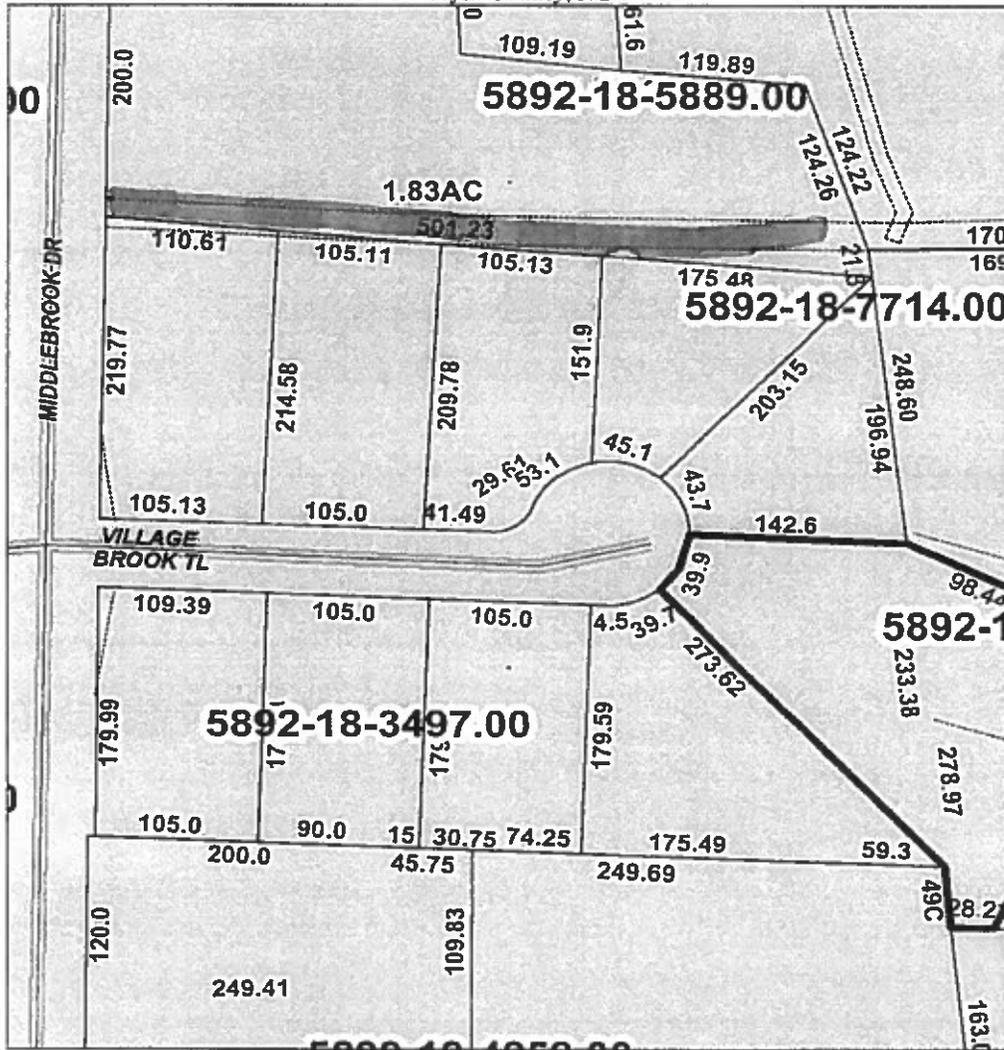


ADDENDA

Village Brook Lane & present driveway

Survey of proposed driveway

MLS sheets for each pair of sales



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 94 feet
9/3/2015



© TriadMLS

1429 Downington Road



© TriadMLS

484 Crosswick Road

Status Closed
MLS# 628707
List Price \$249,900
City Clemmons
Zip Code 27012
Sub Type Townhouse
Subdivision River Ridge
Neighborhood
Total Htd SqFt 2,522
Bedrooms 4
Full Baths 3
Half Baths 0
Story # 1.5
Style French Provincial
Garage/CP # 2
Garage/CP Desc Attached Garage
Year Built 2006
Acres 0.06
Exterior Finish Brick Veneer, Stone
Porch Yes
Fenced Yes
Inground Pool No
Elem School Call School Board
Middle School Call School Board
High School Call School Board
List Office Leonard Ryden Burr Real Estate
Closed Price \$232,000
Closed Date 01/24/2013

Status Closed
MLS# 652578
List Price \$259,900
City Clemmons
Zip Code 27012
Sub Type Townhouse
Subdivision River Ridge
Neighborhood
Total Htd SqFt 2,499
Bedrooms 3
Full Baths 3
Half Baths 0
Story # 1.5
Style Transitional
Garage/CP # 2
Garage/CP Desc Attached Garage
Year Built 2012
Acres
Exterior Finish Brick Veneer, Formed Stone, Vinyl, Wood
Porch Yes
Fenced Yes
Inground Pool No
Elem School Call School Board
Middle School Call School Board
High School Call School Board
List Office Prudential Carolinas Realty W/S
Closed Price \$255,000
Closed Date 05/30/2013



1441 Downington Road #6



1477 Downington Road

Status Closed
MLS# W398468
List Price \$247,253
City Clemmons
Zip Code 27012
Sub Type Townhouse
Subdivision River Ridge Village
Neighborhood
Total Htd SqFt 1,906
Bedrooms 3
Full Baths 3
Half Baths 0
Story # 2
Style French Provincial
Garage/CP # 2
Garage/CP Desc Attached Garage
Year Built 2006
Acres
Exterior Finish Brick Veneer, Stone, Wood
Porch Yes
Fenced
Inground Pool
Elem School Call School Board
Middle School Call School Board
High School Call School Board
List Office Cambridge Isenhour Homes
Closed Price \$235,000
Closed Date 12/28/2006

Status Closed
MLS# W444093
List Price \$255,797
City Clemmons
Zip Code 27012
Sub Type Townhouse
Subdivision River Ridge Village
Neighborhood
Total Htd SqFt 1,906
Bedrooms 3
Full Baths 3
Half Baths 0
Story # 2
Style French Provincial
Garage/CP # 2
Garage/CP Desc Attached Garage
Year Built 2007
Acres 0.00
Exterior Finish Brick Veneer, Stone
Porch No
Fenced Yes
Inground Pool No
Elem School Southwest
Middle School Meadowlark
High School West Forsyth High
List Office Cambridge Isenhour Homes
Closed Price \$255,797
Closed Date 01/11/2008



1458 Downington Road



1435 Downington Road

Status Closed
MLS# W419579
List Price \$222,289
City Clemmons
Zip Code 27012
Sub Type Townhouse
Subdivision River Ridge Village
Neighborhood
Total Htd SqFt 1,619
Bedrooms 3
Full Baths 3
Half Baths 0
Story # 2
Style French Provincial
Garage/CP # 1
Garage/CP Desc Attached Garage
Year Built 2006
Acres
Exterior Finish Brick Veneer, Stone, Wood
Porch No
Fenced Yes
Inground Pool No
Elem School Call School Board
Middle School Call School Board
High School Call School Board
List Office Cambridge Isenhour Homes
Closed Price \$222,000
Closed Date 02/22/2008

Status Closed
MLS# W438626
List Price \$201,140
City Clemmons
Zip Code 27012
Sub Type Townhouse
Subdivision River Ridge village
Neighborhood
Total Htd SqFt 1,646
Bedrooms 3
Full Baths 3
Half Baths 0
Story # 2
Style French Provincial
Garage/CP # 1
Garage/CP Desc Attached Garage
Year Built 2006
Acres
Exterior Finish Brick Veneer, Stone
Porch Yes
Fenced Yes
Inground Pool No
Elem School Call School Board
Middle School Call School Board
High School Call School Board
List Office Cambridge Isenhour Homes
Closed Price \$202,000
Closed Date 05/30/2008

**109 Bradford Place Lane**

| | |
|-----------------|------------------------------------|
| Status | Closed |
| MLS# | 560523 |
| List Price | \$189,000 |
| City | Lewisville |
| Zip Code | 27023 |
| Sub Type | Single |
| Subdivision | Bradford Place |
| Neighborhood | |
| Total Htd SqFt | 1,580 |
| Bedrooms | 3 |
| Full Baths | 2 |
| Half Baths | 0 |
| Story # | 1 |
| Style | Traditional |
| Garage/CP # | 2 |
| Garage/CP Desc | Attached Garage |
| Year Built | 1992 |
| Acres | 0.30 |
| Exterior Finish | Brick Veneer, Masonite-Type Siding |
| Porch | Yes |
| Fenced | Yes |
| Inground Pool | No |
| Elem School | Call School Board |
| Middle School | Call School Board |
| High School | Call School Board |
| List Office | Prudential Carolinas Realty |
| Closed Price | \$185,000 |
| Closed Date | 02/26/2010 |

**168 Bradford Place Lane**

| | |
|-----------------|--------------------------------|
| Status | Closed |
| MLS# | 598845 |
| List Price | \$139,900 |
| City | Lewisville |
| Zip Code | 27023 |
| Sub Type | Single |
| Subdivision | Bradford Place |
| Neighborhood | |
| Total Htd SqFt | 1,346 |
| Bedrooms | 3 |
| Full Baths | 2 |
| Half Baths | 0 |
| Story # | 1 |
| Style | Traditional |
| Garage/CP # | 1 |
| Garage/CP Desc | Attached Garage |
| Year Built | 1992 |
| Acres | 0.42 |
| Exterior Finish | Brick Veneer, Vinyl |
| Porch | No |
| Fenced | No |
| Inground Pool | No |
| Elem School | Call School Board |
| Middle School | Call School Board |
| High School | Call School Board |
| List Office | Leonard Ryden Burr Real Estate |
| Closed Price | \$133,000 |
| Closed Date | 03/25/2011 |

**225 Bradford Place Lane****212 Bradford Place**

| | | |
|------------------------|---|------------------------------------|
| Status | Closed | Closed |
| MLS# | 590910 | 596186 |
| List Price | \$195,000 | \$174,900 |
| City | Lewisville | Lewisville |
| Zip Code | 27023 | 27023 |
| Sub Type | Single | Single |
| Subdivision | Bradford Place | Bradford Place |
| Neighborhood | | |
| Total Htd SqFt | 2,356 | 1,802 |
| Bedrooms | 3 | 3 |
| Full Baths | 3 | 2 |
| Half Baths | 1 | 1 |
| Story # | 2 | 2 |
| Style | Traditional | Traditional |
| Garage/CP # | 2 | 2 |
| Garage/CP Desc | Basement Garage | Basement Garage |
| Year Built | 1992 | 1993 |
| Acres | 0.41 | |
| Exterior Finish | Brick Veneer, Masonite-Type Siding | Brick Veneer, Masonite-Type Siding |
| Porch | Yes | Yes |
| Fenced | No | No |
| Inground Pool | No | No |
| Elem School | | |
| Middle School | | |
| High School | | |
| List Office | Keller Williams Realty of Winston-Salem | Prudential Carolinas Realty W/S |
| Closed Price | \$180,000 | \$168,900 |
| Closed Date | 03/18/2011 | 07/22/2011 |

**169 Bradford Place Lane**

Status Closed
MLS# 678675
List Price \$155,500
City Lewisville
Zip Code 27023
Sub Type Single
Subdivision Bradford Place
Neighborhood
Total Htd SqFt 1,418
Bedrooms 3
Full Baths 2
Half Baths 0
Story # 1
Style Traditional
Garage/CP # 2
Garage/CP Desc Attached Garage
Year Built 1992
Acres 0.28
Exterior Finish Brick Veneer
Porch Yes
Fenced No
Inground Pool No
Elem School Meadowlark
Middle School Meadowlark
High School Reagan
List Office COLDWELL BANKER TRIAD, REALTOR
Closed Price \$150,000
Closed Date 10/27/2014

**213 Bradford Lake Court**

Status Closed
MLS# 708886
List Price \$145,900
City Lewisville
Zip Code 27023
Sub Type Single
Subdivision Bradford Place Sec 02
Neighborhood
Total Htd SqFt 1,568
Bedrooms 3
Full Baths 2
Half Baths 0
Story # 1
Style Ranch
Garage/CP # 2
Garage/CP Desc Attached Garage
Year Built 1994
Acres 0.33
Exterior Finish Brick Veneer, Vinyl
Porch Yes
Fenced Yes
Inground Pool No
Elem School
Middle School
High School
List Office Berkshire Hathaway HomeServices Carolina
Closed Price \$141,000
Closed Date 09/09/2014

16-G-3

VILLAGE OF CLEMMONS
BUDGET AMENDMENT
FOR THE FISCAL YEAR ENDING JUNE 30, 2016

BE IT ORDAINED by the Village Council of the Village of Clemmons, North Carolina at a regular meeting on September 14, 2015 that the following Budget Amendment is adopted to amend the budget for settlement approved at August 24, 2015 meeting on personnel matter and to appropriate funds to refund donation not expended for clock.

| | Original Budget | Previous Amendment | Increase (Decrease) | Revised Budget |
|---------------------------|--------------------|-----------------------|------------------------|-------------------|
| Appropriations: | | | | |
| Administration | | | \$ 39,000 | |
| Administration | | | \$ 1,370 | |
| | \$ 702,050 | \$ 3,995 | \$ 40,370 | \$ 746,415 |
| Revenue: | | | | |
| Fund Balance | \$ 571,451 | \$ 3,995 | \$ 39,000 | \$ 614,446 |
| Fund Balance Restricted | \$ - | | \$ 1,370 | \$ 1,370 |
| | \$ 571,451 | \$ 3,995 | \$ 40,370 | \$ 615,816 |
| Total Budget: | | | | |
| Total Revenues | \$ 5,908,395 | \$ 40,245 | \$ 40,370 | \$ 5,989,010 |
| Total Expenditures | | | | |
| | \$ 5,908,395 | \$ 40,245 | \$ 40,370 | \$ 5,989,010 |



Nickolas B. Nelson
Village Mayor

K. Ann Stroud

K. Ann Stroud, CPA
Village Finance Officer

Attest:

Lisa M. Shortt

Lisa M. Shortt, Village Clerk