

NOT APPROVED



**Agenda Packet - DRAFT
Village of Clemmons Council
Regular Meeting**

April 10, 2023

AGENDA
REGULAR MEETING OF THE
VILLAGE OF CLEMMONS COUNCIL
APRIL 10, 2023 at 6:00 p.m.

- I. Call to Order & Pledge of Allegiance – Mayor Rogers
- II. Public Comments
- III. Minutes - Approval of Minutes – March 27, 2023 Regular Meeting
- IV. Changes and/or Approval of the Agenda
- V. Announcements
 - A. Recognition of Clemmons Community Spring Cleanup T-shirt Design Winner, Miller Obyrne (5th grade student at Clemmons Elementary)
- VI. **Business – Action Items**
 - A. Public Hearing on Zoning Text Amendment to amend multiple sections in Chapter B Zoning Ordinance of the *Unified Development Ordinances (C-JDO-88)*

Business – Information/Review Items for Future Action

- B. Marketing & Communications Director’s Report / Events Update
 - [Pedal and Metal Fest](#) will be held Saturday, April 15th from 11:30am–2:00pm at Morgan Elementary
 - [Coffee with a Cop](#) will be held on Tuesday, April 18th from 9am-10am at Dog-Eared Coffee Co.
 - [E-Recycle](#) will take place at the Public Works facility on Saturday, April 22nd from 9am-3pm
 - Opening Day of the [Clemmons Farmers Market](#) is Saturday, April 29th at Jerry Long YMCA

Details are available on the Village website and Facebook page regarding all our events.

- C. Manager’s Report
 - 1. Upcoming Citizen Board Openings
 - 2. NCLM Voting Delegate – Board of Directors
 - 3. FCSO Contract Discussion
 - D. Attorney’s Report
 - 1. Resolution 2023-R-1 Opposing SB 317 Proposed Legislation Amending Village Control Over Certain Subdivisions Styled “Workforce Housing”
 - E. Council Comments
 - F. Closed Session for Discussion of Property Acquisition in Accordance with NCGS 143-318.11(a)(5)
- VII. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/86060567030?pwd=djB2bTdUVm8ycnZlNjdqZTQ5SHcxQT09>

Meeting ID: 860 6056 7030

Passcode: 103993



DRAFT

REGULAR MEETING OF THE VILLAGE OF CLEMMONS COUNCIL March 27, 2023

The Village of Clemmons Council met on Monday, March 27, 2023, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Rogers, Council Members Barson, Cameron, Combest and Taylor. Attorney Al Benschhoff was also present. Council Member Wrights was absent.

Call to Order & Pledge of Allegiance

Mayor Rogers called the meeting to order at 6:00 p.m. and Taran Surrey of Boy Scout Troop 731 led the Pledge of Allegiance.

Public Comments

There were three citizens in attendance. There were no individuals that spoke during public comments.

Approval of the Minutes

Council Member Cameron moved to approve the minutes of the March 13, 2023 regular meeting as presented. The motion was seconded by Council Member Taylor and unanimously approved.

Approval of the Agenda

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

Announcements

All Village of Clemmons offices will be closed on Friday, April 7, 2023 in observance of Good Friday. Trash will run on a normal schedule.

Business – Action Items

- A. *Call for Public Hearing – Zoning Text Amendment to amend multiple sections in Chapter Chapter B Zoning Ordinance of the Unified Development Ordinances (C-UDO-88).*

Council Member Cameron made a motion to Call for a Public Hearing for Zoning Docket C-UDO-88 to be held on Monday, April 10, 2023 at 6pm at Village Hall. The motion was seconded by Council Member Taylor and unanimously approved.

Business – Review and Items for Future Action

- B. *Marketing & Communications Director's Report/Events Update.*
- Pedal and Metal Fest will be held Saturday, April 15th from 11:30am–2:00pm at Morgan Elementary
 - Coffee with a Cop will be held on Tuesday, April 18th from 9am-10am at Dog-Eared Coffee Co.

- [E-Recycle](#) will take place at the Public Works facility on Saturday, April 22nd from 9:00am-3:00pm
- Opening Day of the Clemmons Farmers Market is Saturday, April 29th at Jerry Long YMCA from 8:30am-2pm coinciding with Clemmons Community Day

Details are available on the Village website and Facebook page regarding all our events.

C. Manager's Report.

1. *Sidewalk Projects Update* – Manager Gunnell provided Council with an update and tentative timeline of the current sidewalk projects for the Village of Clemmons (attached hereto as Exhibit A and incorporated as a part of the minutes).
2. *Beautification at Interchanges Update* – Manager Gunnell provided Council with an update stating we have been in contact with Division 9 about the plans for landscaping at Harper Road interchange. They responded in December that the plans have been sent to the landscape architect with a goal of end of February for completion. They have sent a follow up for an update and will let us know when they have a response.

D. Planner's Report.

1. *Transportation Plan Update* – Planner Moore updated Council on the plans that are being worked on. He stated there has been a steering committee pulled together for the Pedestrian Plan as well as a stakeholder group. The Safety Plan has been awarded and is awaiting grant funding while Planning is currently looking for match funding during the budget process. He said the Pedestrian Plan should be completed in about a year. A survey is being pulled together providing the opportunity for public input at a few of the Village's events.
2. *Net Density Update* – Planner Moore updated Council on the status of prior direction to reach out to UNC SOG regarding what other communities are doing as far as net density. The attempts have been unsuccessful in receiving a response to date. Attorney Benschoff has advised that several communities have been doing this so Planning will work to update the code language accordingly from gross density to net density.

E. Council Comments – Council Member Combest provided a statement regarding Net Density (attached hereto as Exhibit B and incorporated as a part of the minutes).

F. Closed Session for Personnel Matter in accordance with NCGS 143-318.11(a)(6) - Council Member Taylor moved to go into closed session for Personnel Matter in accordance with NCGS 143-318.11(a)(6) at 6:20 p.m. The motion was seconded by Council Member Cameron and unanimously approved.

At 7:00 p.m., Mayor Rogers stated that by unanimous vote Council chose to reconvene the open session with no action taken.

Council Member Barson made a motion to increase Manager Gunnell's salary by 5% effective July 1, 2023. The motion was seconded by Council Member Cameron and unanimously approved.

Adjournment

Council Member Taylor moved to adjourn the meeting at 7:00 p.m. The motion was seconded by Council Member Cameron and unanimously approved.

Mike Rogers
Mayor

ATTEST:

Lisa Shortt, NCCMC
Village Clerk



**NOTICE
VILLAGE OF CLEMMONS**

The Village of Clemmons Council will receive applications from citizens interested in serving on the following boards:

Planning Board (3 positions whose terms expire June 30, 2026)

Zoning Board of Adjustment (1 regular and 1 alternate position whose terms expire June 30, 2026)

All applicants must live within the corporate boundaries of the Village of Clemmons. Applications are available on our website at www.clemmons.org/citizenboards. The application deadline is **May 31, 2023**. For more information, call 336-712-4041. Applicants not appointed to these positions will be maintained on file for consideration in future openings on boards.

Reminder: Designate Your Voting Delegate!

The [nomination period for the 2023-2024 Board of Directors](#) ends on March 31, 2023. Once again, we will hold an electronic voting process for board elections.

During CityVision, held April 25-27 in Concord, League members will attend the annual business meeting where the 2023-2024 electronic Board of Directors election results will be announced.

You are receiving this because each member municipality shall **designate one voting delegate** who is eligible to cast a single vote for the 2023-2024 League Board of Directors in advance of the annual business meeting.

There will be additional in-person votes by the membership at the April 27, 2023 annual business meeting at CityVision conference, including a vote on [proposed Bylaws](#). The Board of Directors has approved submitting proposed Bylaws to the membership for a vote at the CityVision conference, and these Bylaws represent a full re-working of the League's governing documents. If attending CityVision, a Voting Delegate also needs to be assigned for this in-person vote and that information can **be completed on the voting delegate form linked below**.

Please complete the [Voting Delegate form](#) to identify your municipality's voting delegate to ensure delivery of electronic ballot and voting instructions **by April 13, 2023, and to ensure your in-person voting at CityVision (if applicable)**.

Resolution Number **2023-R-01**

**RESOLUTION OPPOSING SB 317 PROPOSED LEGISLATION AMENDING
VILLAGE CONTROL OVER CERTAIN SUBDIVISIONS STYLED “WORKFORCE
HOUSING”**

WHEREAS, the legislation proposed in SB 317 is an attempt to usurp the planning and zoning activities of the Village of Clemmons and other municipalities within North Carolina; and

WHEREAS, the legislation is contrary to the growth philosophy of municipalities such as the Village of Clemmons and our efforts to manage our growth; and

WHEREAS, over the years the Village of Clemmons has made significant efforts to ensure that all types of housing can be constructed in our community; and

WHEREAS, the Village of Clemmons, in our efforts to preserve our small-town character, has a deliberate plan for growth in our community predicated on density, with the most-dense development, such as multi-family, occurring toward our town core area and less density as you move outward into our more rural areas; and

WHEREAS, this legislation will undermine all that we have worked for over the last 37 years to maintain our unique character; and

WHEREAS, this legislation permits single family subdivisions of any density in any zoning district provided that the development includes 20% of lots “to be conveyed for workforce housing”. However, the workforce housing lots are only guaranteed for one year. After one year the lots may be conveyed to anyone; and

WHEREAS, this legislation does not require that the lots be served by any public utility. Developers may provide “private systems.” There is no provision for ongoing maintenance and replacement of private systems; and

WHEREAS, the permitted workforce housing subdivisions are exempt from all standards including the provision of landscaping, street trees, sidewalks, setbacks, height limits, lot coverage and bulk or massing, except for a 20-foot-wide vegetated buffer around the perimeter, “unless geographically impossible”; and

WHEREAS, workforce housing subdivisions must be approved by the staff in 45 days, without review and input by the Planning Board and Village Council; and

WHEREAS, development would become uncontrolled and reckless with little to no regard for neighboring property owner’s rights, not to mention the added stress and demand on a municipality’s infrastructure which would eventually lead to declining property values; and

WHEREAS, Village officials were elected by their citizens for a reason – to protect and preserve the quality of life that they have come to enjoy; and

WHEREAS, residents could not enjoy a safe and secure, clean and well-kept environment with plenty of amenities offered, if it weren't for the efforts put forth by its elected officials and Village staff in utilizing effective and proven zoning processes that include community input; and

WHEREAS, this legislation is clearly designed to benefit special interest developer, builder and realtor groups with complete disregard for the planning and zoning efforts of cities and towns.

NOW, THEREFORE, BE IT RESOLVED that copies of this resolution are sent to our legislative delegation and to the leadership of the North Carolina General Assembly in an effort to stop SB 317/HB 401 from becoming law and to work together to find real ways to advance affordable housing opportunities.

Adopted this the ___ day of _____ 2023.

Michael Rogers, Mayor

ATTEST:

Lisa Shortt, Village Clerk

