AGENDA
REGULAR MEETING OF THE
VILLAGE OF CLEMMONS COUNCIL
JUNE 26, 2023 at 6:00 p.m.

I. Call to Order & Pledge of Allegiance – Mayor Rogers

II. Public Comments

III. Minutes - Approval of Minutes – June 12, 2023 Regular Meeting

IV. Changes and/or Approval of the Agenda

V. Announcements
   A. The Village of Clemmons offices will be closed on Tuesday, July 4, 2023 in observance of Independence Day (Trash pickup will be delayed 1 day for Tuesday – Friday pickups)

VI. Business – Action Items
   A. Clemmons Fire Department Annual Report FY 2022-2023
   B. Call for Public Hearing - Zoning Text Amendment to amend multiple sections in Chapter B of the Unified Development Ordinances. The text amendment is on file in the Village of Clemmons Planning Department and on the Village of Clemmons website (Zoning Docket UDO-90)
   C. Preliminary Major Subdivision Review for Allen Farms Subdivision by Jack Warren Griffith, Thomas Allen Griffith, and Wesley Van Griffith located on 8.53± acres zoned RS-9 to include 15 lots at 6773 Idols Road and shown as PIN 5892-12-6348 on a site plan map located in the Village of Clemmons Planning Department and on the Village of Clemmons website (Zoning Docket C-23-001)

Business – Information/Review Items for Future Action
   D. Marketing & Communications Director’s Report / Events Update
      • Clemmons Farmers Market is open seasonally on Saturdays from 8:30AM to 11:30AM at the Jerry Long Family YMCA located at 1150 S Peace Haven Road. The first Saturday of each month is Artisan Day at the Market. The Jerry Long Family YMCA is a tobacco, dog, and alcohol-free campus. NO PETS, PLEASE
      • Join the Village of Clemmons in celebrating kindness the entire month of July! Be on the lookout for Kindness Rocks, Facebook posts with daily ideas to spread kindness, and on overall call to celebrate and prioritize being kind to others.
      • Coffee with a Cop will be held on Tuesday, July 18th from 9AM – 10AM at Ketchie Creek

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

E. Manager’s Report
   1. Historic Marker Recommendation and Options Discussion
   2. Budget Amendment 23-G-6 Increasing Public Safety for Mileage Adjustment

F. Council Comments

G. 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/85135332551?pwd=VkEwY1NuZGo3TXZEZXhOdEhnVWM3QT09
Meeting ID: 851 3533 2551  Passcode: 248020
The Village of Clemmons Council met on Monday, June 12, 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, Taylor and Wrights. Attorney Al Benshoff was also present.

**Call to Order & Pledge of Allegiance**
Mayor Rogers called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**Public Comments**
There was one citizen 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 May 22, 2023 regular meeting as presented. The motion was seconded by Council Member Taylor and unanimously approved.

**Additions and/or Approval of the Agenda**
Council Member Taylor moved to approve the agenda as presented. The motion was seconded by Council Member Cameron and unanimously approved.

**Announcements**
Stormwater Tech II, Emily Harrison informed Council of $618,100 received from Golden LEAF Foundation to be applied to three of our major CIP projects in Clemmons.

**Business – Action Items**

A. **Budget Ordinance and Stormwater Utility Fee Rate for Fiscal Year 2023-2024.**
   1. **Public Hearing to Adopt Budget Ordinance 2023-03 and Stormwater Utility Fee Rate** – The General Fund Budget total is $13,250,880 and the Stormwater Enterprise Fund Budget is $2,173,325.

   Mayor Rogers opened the public hearing.

   There being no individuals signed up to speak, Mayor Rogers closed the public hearing.

   Council Member Taylor made a motion to adopt the 2023-2024 Budget Ordinance (2023-03) and the Stormwater Utility Fee Rate as presented (attached hereto as Exhibit A and incorporated as a part of the minutes). The motion was seconded by Council Member Barson and unanimously approved.

B. **Grant Ordinance 2023-04 for American Rescue Funds Reappropriation** – Finance Officer Stroud presented Council with the Grant Ordinance to transfer
appropriation for American Rescue Funds from stormwater infrastructure to salaries and benefits.

Council Member Cameron made a motion to approve Grant Ordinance 2023-04 for American Funds Reappropriation from stormwater infrastructure to salaries and benefits as presented (attached hereto as Exhibit B and incorporated as a part of the minutes). The motion was seconded by Council Member Barson and unanimously approved.

B. Village Boards Appointments.
1. Planning Board. The following applicants were eligible and applied for positions on the Planning Board: Johnny Bullard, Judy Cherry, Carl DavyRomano, Charles Hauser, Tressa Krenzer, Nancy Leonard, David Orrell, Alison Sink, Jimmy Smith and Randy Wooden. By ballot, Council appointed Judy Cherry, Jimmy Smith, and Randy Wooden to the Planning Board. Their terms expire June 30, 2026 (attached hereto as Exhibit C and incorporated as a part of the minutes).

Council Member Barson made a motion to remove Rob Cockrum from the Planning Board and appoint Dave Orrell to fill the remainder of his term which expires June 30, 2024. The motion was seconded by Council Member Cameron and unanimously approved.

2. Zoning Board of Adjustment. The following applicants were eligible and applied for positions on the Zoning Board of Adjustment: Johnny Bullard, Judy Cherry, Carl DavyRomano, Charles Hauser and Karen Summers. By ballot, Council appointed Carl DavyRomano to a regular seat on the Zoning Board of Adjustment. His term expires June 30, 2026. By ballot, Council appointed Karen Summers to an alternate seat on the Zoning Board of Adjustment. Her term expires June 30, 2026 (attached hereto as Exhibit D and incorporated as a part of the minutes).

Council Member Barson made a motion to appoint Charles Hauser to fill the remainder of Dave Orrell’s term which expires June 30, 2025. The motion was seconded by Council Member Cameron and unanimously approved.

3. Triad Municipal ABC Board. The following applicants were eligible and applied for positions on the Triad Municipal ABC Board: Jack Frazier, Keith Green and Nancy Leonard. By ballot, Council appointed Jack Frazier to the Triad Municipal ABC Board. His term expires June 30, 2026 (attached hereto as Exhibit E and incorporated as a part of the minutes).

C. Interlocal Agreement – Transportation Plan – Assistant Manager Flyte presented an interlocal with the City of Winston Salem to use a total of $200,000 to fund a comprehensive transportation study. This total cost consists of $160,000 in STBG-DA funds and a $40,000 match from the Village. Last fall, Council discussed reallocating funds to support the need for a comprehensive transportation study and the TAC approved that request in March. A comprehensive plan will include all forms of transportation and we have begun work on our pedestrian plan that will be a component of this. We will begin
working on our request for letters of interests with the hopes of beginning this plan after July 1.

Council Member Cameron made a motion to approve the Interlocal Agreement with City of Winston-Salem for Transportation Plan as presented (attached hereto as Exhibit F and incorporated as a part of the minutes). The motion was seconded by Council Member Taylor and unanimously approved.

Business – Information/Review Items for Future Action

D. Marketing & Communications Director’s Report / Events Update
   - The Pedestrian Plan Survey is live! We have been promoting that at various stops around town and it will be live until July 16. It can be found on the planning department page of our website.
   - Clemmons Farmers Market is open seasonally on Saturdays from 8:30AM to 11:30AM at the Jerry Long Family YMCA located at 1150 S Peace Haven Road. The first Saturday of each month is Artisan Day at the Market. The Jerry Long Family YMCA is a tobacco, dog, and alcohol-free campus. NO PETS, PLEASE
   - Coffee with a Cop will be held on Tuesday, June 20th from 9AM – 10AM at TRU Taekwondo Clemmons Campus (6000 Meadowbrook Mall Court)

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

E. Manager’s Report
   1. Golden LEAF Award – Stormwater Technician II, Emily Harrison, advised Council of some exciting news regarding funding to be applied to three of our stormwater CIP projects from Golden LEAF Foundation. She had attended a Stormwater Association of North Carolina (SWANC) Seminar, where there was a Flood Mitigation Program presentation by Golden LEAF Foundation’s staff. The State of North Carolina provides funds to the Golden LEAF foundation within their Flood Mitigation Program to award funds to units of local government for public infrastructure projects with a cap of $250,000 per project. The Village of Clemmons was awarded a total of $618,100 toward three CIP culvert replacement projects. We are excited and thankful for the Golden LEAF Foundation for awarding us this opportunity to help upgrade more culvert systems within the Village of Clemmons and provide some much needed financial assistance to help move these projects along even faster (attached hereto as Exhibit G and incorporated as a part of the minutes).

Manager Gunnell mentioned to Council that Greendale is in the final permitting stages and would then be out for bid.

F. Council Comments – Council Member Taylor thanked Manager Gunnell and Finance Officer Stroud on the budget preparation. He also provided some participation data on the Pedestrian Plan Survey to date and reminded everyone to share, share, share!
G. **Closed Session for Discussion of Property Acquisition in Accordance with NCGS 143-318.11(a)(5)** - Council Member Cameron made a motion to enter Closed Session for Discussion of Property Acquisition in Accordance with NCGS 143-318.11(a)(5) and Attorney-Client Privilege Discussion in Accordance with NCGS 143-318.11(a)(3) at 6:33 p.m. The motion was seconded by Council Member Taylor and unanimously approved.

At 7:28 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 adopt Resolution 2023-R-09 Authorizing Eminent Domain to Acquire Real Property as presented (attached hereto as Exhibit H and incorporated as a part of the minutes). The motion was seconded by Council Member Cameron and unanimously approved.

**Adjournment**
Council Member Cameron moved to adjourn the meeting at 7:29 p.m. The motion was seconded by Council Member Taylor and unanimously approved.

___________________________________
Michael Rogers
Mayor

ATTEST:

__________________________________
Lisa Shortt, NCCMC
Village Clerk
1) SITE PLAN TITLE AND NUMBER: C-23-001

2) TYPE OF DEVELOPMENT: Preliminary Major Subdivision site plan review

3) ACREAGE: 8.53±

4) ZONING: Existing: RS9 Proposed: RS9

5) # UNITS/LOTS: 15 lots

6) DENSITY, IF RESIDENTIAL: 1.76 lots per acre

7) LOCATION OF DEVELOPMENT: Located on the north side of Idols Road, east of Middlebrook Drive and west of Bluestone Park Drive, with access off Finch Meadow Court and Quail Forest Drive.

8) SITE PLAN PREPARER: Green Mountain Engineering, PLLC
   1A Wendy Court
   Greensboro, NC 27409
   PHONE: 336.294.9394  FAX: ---
   E-mail: vince@greenmountainengineers.com

9) OWNER AND/OR AGENT: Thomas Allen Griffith, Wesley Van Griffith, and Jack Warren Griffith
   6773 Idols Road
   Clemmons, NC 27012

10) CONDITIONS: (All other city or county code regulations still apply.)

PRIOR TO THE ISSUANCE OF GRADING PERMITS:
   a) Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
   b) The Developer shall submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval, if the proposed project creates more than 10,000 square feet of land disturbance.
   c) Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards.

PRIOR TO RECORDING FINAL PLAT:
   a) Developer shall bond or provide some other acceptable performance guarantee for the required sidewalks.
   b) Developer shall submit a payment in lieu of open space to the Village of Clemmons.
   c) Developer shall build roads to public street standards.
   d) Developer/Homeowners Association shall be created and be responsible for maintenance post-development of all common areas, including the grassed/landscaped island adjacent to the mail kiosk, the stormwater management controls, and the tree save areas. A note shall be added to the final plat.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
   a) Developer shall record a final plat in the office of the Register of Deeds. Final plat shall include, among other requirements, proposed public streets rights-of-way, negative access easement for pertinent lots, property lines, approved addresses for each lot, tentative building locations, and public access and maintenance easements for any sidewalks located along public streets which are outside of the public right-of-way as well as all required payment in lieu calculations.
   b) The Developer shall submit water/sewer extensions plans to Utilities Plan Review for
permitting/approval. Water meters purchased through City of Winston-Salem. Utility system development fees to be paid at the time of meter purchase.
c) Developer shall obtain driveway permits from the Village of Clemmons Public Works Department.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a) Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator.
  b) Developer shall construct required sidewalks and install street trees as shown on the preliminary plat.
Preliminary Subdivision Plan: Site Grading and Storm Drainage

Call 811 Before You Dig!

Municipality: Village of Clemmons
Township: Clemmons

Allen Farms
6773 Idols Road
Clemmons, NC 27012

State: North Carolina
County: Forsyth

Alumni Park
1A Wendy CT
Greensboro, NC 27409
Tel: 336.294.9394

Certificate #P-0826
www.greenmountainengineers.com

Green Mountain Engineering, PLLC

Lot Grading Types:
- Type A: Drainage to Street and Rear Swale
- Type B: Drainage to Street and Rear Lot Line
- Type C: Drainage to Rear Lot Line

Preliminary Plan Not for Construction
1. Clemmons Milling Company – 4010 Hampton Road (Survey # FY3330) 

Clemmons Milling Company (FY3330), 1917

Clemmons Milling Company sits on Hampton Road 1/8 mile south of US 158 in the village of Clemmons, just west of Winston-Salem. One of the oldest structures in Clemmons, the mill was built in 1920 by L.C. Hobson of Yadkin County for farmers that needed a place to grind their corn and mix their feeds.

2. George and Eva Hinshaw House – 3765 Clemmons Road (Survey # FY9253) eligible for listing in the National Register of Historic Places

George and Eva Hinshaw House (FY9253), 1917

On the south side of Clemmons Road, the last property in the Clemmons Historic District is the George and Eva Hinshaw House. The property owner, who is related to the original builder’s family, has stated that the house was built in 1917.

3. Clemmons Civic Club – 2870 Middlebrook Drive (Survey # FY9240) eligible for listing in the National Register of Historic Places

Clemmons Civic Club (FY9240), 1947

The Addressed at 2870 Middlebrook Drive on the west side of the road and situated one-tenth of a mile south of the intersection of Middlebrook Drive and Clemmons Road, the Clemmons Civic Club was constructed in 1947 on land given to the organization by Annie Brower.

4. Broyhill Center (former Clemmons School) – 3540 Clemmons Road (Survey # FY1425) eligible for listing in the National Register of Historic Places

Broyhill Center, former Clemmons School (FY1425), 1925, 1936, 1950

The former Clemmons School, addressed at 3540 Clemmons Road, is situated on the northwest corner of Clemmons Road and Stadium Drive. Immediately north of the subject property are athletic fields associated with the Clemmons Elementary School, which lies farther north at the intersection of Stadium Drive and Bingham Avenue.
5. **Click-Brower House – 2855 Middlebrook Drive (Survey # FY0179) eligible for listing in the National Register of Historic Places**

   ![Click-Brower House](image)

   **Click-Brower House (FY0179), 1906**

   The Click-Brower House is located on the east side of Middlebrook Drive, one-tenth of a mile south of its intersection with Clemmons Road. Its original, large agricultural parcel has been subdivided over the past 100 years, so less than one acre remains associated with the house.

6. **Clemmons Moravian Church and School – 3535 Spangenberg Avenue (FY0174) not eligible for listing in the National Register of Historic Places**

   ![Clemmons Moravian Church and School](image)

   **Clemmons Moravian Church and School (FY0174), 1901 (Study Listed 1982)**

   The Clemmons Moravian Church and School occupies a 13.17-acre lot nestled in a small residential enclave just south and east of the commercial corridors at the heart of Clemmons. Addressed at 3535 Spangenberg Avenue, it is situated on the south side of the road. To the north, beyond the historic campus of the Clemmons Moravian Church and School, is Clemmons Road, which experienced significant commercial development from the 1960s through the early 2000s.

7. **Clemmons Moravian Parsonage – 3536 Spangenberg Avenue (Survey # FY0176) eligible for listing in the National Register of Historic Places**

   ![Clemmons Moravian Parsonage](image)

   **Clemmons Moravian Parsonage (FY0176), 1901 (Study Listed 1982)**

   Although the overall form of the Clemmons Moravian Parsonage is more symmetrical than the Clemmons School Girls’ Dormitory, its exterior is nevertheless complex. It displays nearly perfect bilateral symmetry but is organized into three distinct sections from the front to the back.
8. Clemmons School Girl's Dormitory – 3561 Clemmons Road (Survey # FY0175) not eligible for listing in the National Register of Historic Places

Clemmons School Girls' Dormitory (FY0175), 1900 (Study Listed 1982)

The Girls' Dormitory was one of the two most high-style Queen Anne dwellings in Clemmons. It was originally built to serve as the Moravian parsonage until the new parsonage that was erected the following year.

9. Robert H. Hunter House – 3700 Clemmons Road (Survey # FY0194)

Robert H. Hunter House (FY0194), 1908 (surveyed only)

In 1908, Robert Hoke and Sally Hunter erected this one-story dwelling, which displays modest elements of the Queen Anne style of architecture. The wood-frame structure was originally clad in wood weatherboard and was sheathed in vinyl siding in the 1990s after the property’s acquisition by the Methodist church.

10. Brewer House – 4000 Hampton Road (Survey # FY8795)

Brewer House (FY8795), 1925 (Study Listed 2008)

Located on the east side of town, the two-story, double-pile, center-hall Brewer House has a rectangular footprint and a side-gabled roof with a front-gabled dormer. A full-width porch with a hipped roof supported by square wood posts spans the façade, or east elevation. The porch wraps around the northeast corner to cover the front bay of the north elevation. The Brewer House is historically associated with the Clemmons Milling Company.
VILLAGE OF CLEMMONS
BUDGET AMENDMENT
FOR THE FISCAL YEAR ENDING JUNE 30, 2023

**BE IT ORDAINED** by the Village Council of the Village of Clemmons, North Carolina at a regular meeting on June 26, 2023 that the general fund budget be amended to increase of public safety due to actual mileage over the current year estimate.

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For Information Total Budget

| Total Revenues | $11,456,121 | $15,900 | $11,472,021 |
| Total Expenditures | $11,456,121 | $15,900 | $11,472,021 |

Attest: 

Adopted 26th day of June

Lisa M. Shortt, NCCMC 

Michael Rogers, Mayor

Presented by K. Ann Stroud, CPA Finance Officer