



**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
July 13, 2020**

The Village of Clemmons Council met on Monday, July 13, 2020, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Wait, Council Members Barson, Binkley, Cameron, Rogers and Wrights. Attorney Elliot Fus was also present.

Call to Order & Pledge of Allegiance

Mayor Wait called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Public Comments

There were approximately 12 citizens in attendance. There were three individual comments received (attached hereto as Exhibit A and incorporated as a part of the minutes) via email from Brenda Smith (who spoke during public comments), and Ron Davis (Council acknowledged receipt and reading of his email) and a letter via regular mail from Executive Pastor, Murray Kartanson of Agape Faith Church (which was read by Clerk Shortt).

Approval of the Minutes

Council Member Rogers moved to approve the minutes of the June 22, 2020 regular meeting as presented. The motion was seconded by Council Member Barson and unanimously approved.

Approval of the Agenda

Council Member Cameron requested that all Business Action Items be moved to follow the Marketing and Communications Director's Report and it to remain that way during the social distancing requirement for meetings.

Manager Buffkin requested the addition of Item 3. "Vehicle Lathe" under Manager's Report.

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

Announcements

There were none.

Business – Information/Review Items for Future Action

- A. Marketing and Communications Director's Report – Clerk Shortt read Marketing and Communications Director Ford's update on the following items and events:
 - Medicine Drop on Monday, July 20 from 9AM – Noon at the James Street Fire Station. This will be a drive thru service with everyone remaining in their vehicle. Residents can dispose of expired, unwanted, or unused prescription drugs and over-the-counter medications.
 - There were 365 customers that attended the Farmer's Market last Saturday.

Business – Action Items

B. Public Hearings.

1. *Zoning Map Amendment of real properties under multiple owners from RS-15 and RS-9 to RM5-S and RS-9 described in the Forsyth County Tax Offices as PIN number 5892-58-2261, 5892-57-8680 and 5892-57-0376 - Zoning Docket C-235 - Planner Rahimzadeh provided an overview of the zoning request and site plan. He advised this petition is composed of three tracts. He stated it meets the future land use plan and the Clemmons Community Compass (Goal #4). The site has undergone significant changes since the Planning Board meeting. There is a stub-out to the East for Haywood Street for potential future connectivity, they have created a new road to the South as a secondary access (instead of using Quinn Street) and a condition was added that the new Haywood would be upfitted all the way to Arden Street. NCDOT is requiring a left turn at the intersection of Hampton Road and Haywood Street. Staff recommends approval with the condition that the road be upfit from Arden Street to Haywood intersection (which was included in the conditions presented).*

Mayor Wait opened the public hearing.

There were three Proponents to speak:

-Megan Ledbetter, 8020 Whitmore Cove Lane, Clemmons, NC – She advised Mr. Isenhour will not be in attendance at the meeting but is tuned into the YouTube livestream. She made a presentation to Council (attached hereto as Exhibit B and incorporated as a part of the minutes). She provided a background on Isenhour Homes and the current property owner(s). She stated that Mr. McGee contacted Meridian Realty about finding a developer to build on this property which would add value to the community while providing an opportunity for he and his wife to age in place. She advised that a community meeting was held with Allied Design (all adjacent property owners were invited to attend to have any questions or concerns addressed). Traffic was a concern of the surrounding neighborhood along with the adequacy of the bufferyards adjacent to the single-family residential area near the twinhomes. She provided statistics from traffic studies which were conducted and a turn lane warrant analysis on Hampton Road. There will be a 20' bufferyard installed along the homes facing Arden Street as well as to the South (to the Tingle property). There will be an 8' elevation change (lower) once the grading is done. She stated Mr. Isenhour would like to provide a volunteered condition, to berm the property to the South (to the Tingle property) and provide UDO compliant plantings along that southern property line boundary. There are 108 lots and the developer will be utilizing payment in lieu for the majority of open space but there is common area space and three mail kiosks. There is adequate tree and stream buffer preservation. The newly created Softwood Street helps to disperse traffic off of Haywood Street (instead of a cul de sac).

-Steve Causey, 4720 Kester Mill Road, Winston-Salem, NC – He reiterated the topography of the site and the amount of fall that will impact the

elevations in relation to the surrounding neighborhood. As it relates to stormwater, they will be working with the Stormwater Department in determining the best fit in meeting the ordinance.

-William C. McGee, 6102 Arden Drive, Clemmons, NC – He advised of his experiences in advocating for the Village of Clemmons. He provided the background on how he and his wife made the decision to move forward with this type of development and the developer selected and requested Council's support of the project.

There were two Opponents to speak:

-Mike Brewer, 6040 Arden Drive, Clemmons, NC – He expressed that while he thinks Isenhour Homes will do a fantastic job with this project, he encouraged the Village of Clemmons and Council to scrutinize the traffic situation (particularly from 7:00am – 7:45am on Hampton Road) so it does not become a gridlock.

-Michael Tingle, 4165 Arden Street, Clemmons, NC – He stated he was in opposition of this project for three main reasons: 1) there is a complete lack of community support for this development; 2) this neighborhood is going to very negatively affect the existing neighborhood of Quinn Street, Haywood Street and Arden Street; and 3) all of the traffic issues it creates (especially going out to Hampton Road). He advised there were 19 pages of people opposed to the development when the project first started and the only people in favor were those that would be profiting from the development. He stated the developer is trying to place 111 homes into the development using the current infrastructure which is unable to handle it (very narrow roads). He said the developer has continually taken what the community has an interest in and gone against it. He advised this will accelerate the issue of the widening of Hampton Road. He asked that Council vote against the development and side with the residents of Clemmons.

Rebuttals:

-Megan Ledbetter (proponent) – noted that five of Mr. Isenhour's projects that have been completed in this market with this targeted age group (55+), there was one family out of 50 with children (provided by his marketing director) and they are working with NCDOT as they are requiring a turn lane on Hampton Road at Haywood Street. They do not know until there is an engineering design what the taper and storage will look like.

-William McGee (proponent) – advised that not all neighbors are in opposition as the neighbors who abut their property are not in opposition so there is not total opposition.

-Michael Tingle (opponent) – advised that when he speaks of those in opposition, he is speaking of those who signed in opposition prior to the Planning Board meeting (this encompasses those on Arden Street, Haywood Street and Quinn Street – not Arden Drive). There is no benefit for this neighborhood to the existing community. Every time they have gone to the developer with issues and/or concerns, the developer has done

the exact opposite.

There being nobody else wishing to speak, Mayor Wait closed the public hearing.

Council Member Cameron expressed her support for a project like this to offer the opportunity for people who are just starting out or downsizing to be able to do that and appreciates the changes that have been made to accommodate the complaints expressed at the Planning Board and there has not been an outpouring of opposition since then. Council Member Barson expressed her concern that right now the market is there but down the line the market may not be there and she would like to hear from other neighbors and would like an additional two weeks to consider. She pointed out that the quality of construction would be phenomenal and the builder has a great reputation. It will be an attractive project. Manager Buffkin advised that there may be a timeframe issue from the Petitioner. Council Member Rogers read a portion of the Clemmons Community Compass as it relates to specific zoning classifications and advised that this land is residential and is going to stay residential. He expressed there is an opportunity to have this land developed into something very nice and we should not miss out on this. Mrs. Ledbetter advised they are under a contractual agreement that the rezoning would be completed by this Thursday, July 16, 2020 so she would need to speak with both parties involved in the contract to determine if this could be delayed. Council Member Wrights pointed out the vote of the Planning Board and stated that every recommendation the Planning Board members made has been done to the site plan. It meets the UDO requirements. Clarification was made regarding the increased number of units due to the addition of the street and the classification of major subdivision, the additional three lots are included as part of the count. Mr. Isenhour is willing to add the berm at the Tingle property as a condition. This plan encompasses the possibility for future development and the connection to Idols Road Extension. Mayor Wait confirmed with Planner Rahimzadeh that statutorily all notifications have taken place regarding adjacent property owners.

Mayor Wait called for a ten-minute recess.

Mayor Wait confirmed with Mrs. Ledbetter that she spoke with Mr. Isenhour who stated the neighbors were told at the community meeting that their intent was to request a delay of the public hearing until July 13, 2020, so he would prefer not to rework his contract as the deadline for the rezoning is Thursday, July 16, 2020. Council Member Barson's concern was that everyone was not able to be heard. Council Member Cameron advised that this hearing was put off until a later meeting and it is the responsibility of the residents to follow what is taking place. Planner Rahimzadeh clarified all requirement for notifications and postings have been met for public hearings.

Council Member Rogers made a motion to approve the Zoning Map Amendment of real properties under multiple owners from RS-15 and RS-9 to RM5-S and RS-9 described in the Forsyth County Tax Offices as PIN number 5892-58-2261, 5892-57-8680 and 5892-57-0376 adopt the consistency statement for Zoning Docket C-235 with the condition of adding the volunteer berm and NCDOT recommendation for turn lane on Hampton Road. The motion was seconded by Council Member Cameron and unanimously approved. (Ordinance 2020-04 attached hereto as Exhibit C and incorporated as a part of the minutes)

2. *Zoning Map Amendment of HRP CLEMMONS, LLC from HB-S to HB-S (Highway Business – Special) addressed as 2468 Market Center Drive contains a total of .802 acres, more or less – Zoning Docket C-236 -* Planner Rahimzadeh provided an overview of the zoning request and site plan (Bojangles). He advised this property is approximately .802 acres. This was a part of the Kmart subdivision. This is in alignment with Theme 2 and Goal #2 of the Community Compass which seeks revitalization of commercial corridors. He advised that sidewalk will be built to the East and they will be doing a fee in lieu for the North and West portion of the property (due to the pending NCDOT Project U-6001). Staff recommends approval.

Mayor Wait opened the public hearing.

There were two Proponents to speak:

-Megan Ledbetter, 8020 Whitmore Cove Lane, Clemmons, NC - She made a presentation to Council (attached hereto as Exhibit D and incorporated as a part of the minutes). She advised this is a Bojangles prototype that is approximately 2,900 square feet and will contain 40 parking spaces with five stack lanes associated with the site. The street yard requirements will be done along with crosswalk and sidewalk on Market Center Drive side (similar to Chick-fil-a). Fee in lieu will be paid to the Village of Clemmons for additional sidewalk construction at a later date.

-Luke Dickey, 601 N. Trade Street, Winston-Salem, NC – available for any questions.

There were no Opponents to speak.

There being nobody else wishing to speak, Mayor Wait closed the public hearing.

Council Member Rogers expressed that the project addresses the future with road improvements and connectivity to parallel roads. Council Member Cameron expressed her likes of there being infill development.

Council Member Rogers made a motion to approve Zoning Map Amendment of HRP CLEMMONS, LLC from HB-S to HB-S (Highway Business – Special) addressed as 2468 Market Center Drive and adopt the consistency statement and approve the request for Zoning

Docket C-236. The motion was seconded by Council Member Cameron and unanimously approved. (Ordinance 2020-06 attached hereto as Exhibit E and incorporated as a part of the minutes)

Mayor Wait clarified for Ron Davis that regarding the letter that he sent to Council that is included as an Exhibit (referenced under Public Comments), the first line makes a request for a final formal vote on Zoning Docket C-234 (The Village at Kinnamon) and the reasons for that request. He stated that Council received the letter and read it today. He stated there was no motion by Council to amend the agenda regarding this request. He wanted to make sure Mr. Davis was clear on that point.

C. Manager's Report.

1. *Breckingridge Stormwater CIP Bids* – Manager Buffkin advised Council of the bids received for the Breckingridge Stormwater CIP. Staff recommended the acceptance of the lowest qualifying bid from RCJ Contracting in the amount of \$84,000.00 with a 20% contingency for a total cost of \$100,800.00.

Company	Quote
RCJ Contracting	\$84,000.00
Hennings Construction Company, LLC	\$98,000.00

Council Member Rogers moved to accept the bid from RCJ Contracting for Breckingridge Stormwater CIP Project in the amount of \$84,000.00 plus a 20% contingency for a total of \$100,800.00 (attached hereto as Exhibit F and incorporated as part of the minutes). The motion was seconded by Council Member Barson and unanimously approved.

2. *Budget Amendments.*
 - a. 21-G-1 to Re-appropriate encumbrances approved in prior year but not completed (attached hereto as Exhibit G and incorporated as a part of the minutes)
 - b. 21-S-1 to Re-appropriate encumbrances approved in prior year but not completed (attached hereto as Exhibit H and incorporated as a part of the minutes)

Council Member Cameron moved to approve Budget Amendments 21-G-1 and 21-S-1 to re-appropriate encumbrances approved in prior year but not yet completed. The motion was seconded by Council Member Rogers and unanimously approved.

3. *Vehicle Lathe* – Director of Operations Gearren advised Council of the quote received for a vehicle lathe in the amount of \$13,152.00 and stated this is the company the manufacturer advised it be purchased from – the budgeted amount was \$14,000.00.

Council Member Binkley moved to approve the purchase of the vehicle lathe in the amount of \$13,152.00 from Pro-Cut Brake Solutions. The motion was seconded by Council Member Cameron and unanimously approved.

D. Attorney's Report.

1. *State of Emergency Declaration Discussion* – Attorney Fus advised that effective July 1, 2020, the legislature made a new statute that amended the State's emergency management's laws. It states that restrictions that are imposed take effect when they are published on your website and submitted to the WebEOC system (emergency management system). The Village of Clemmons has met these new electronic publication requirements. He provided a recap of where the Village of Clemmons currently stands regarding the State of Emergency we are under (which still declared and abides by the Governor's statewide restrictions).

He reported that some stormwater enforcement issues have been resolved regarding a long-standing non-compliance with a Peacehaven Village pond that has been rectified as well as some transactional issues with Market Center Drive have been handled. He advised of an inquiry received from the attorney of one of the property owners, Dr. Shipley (property to the east of Wells Fargo), asking about if any compensation would be expected. Staff will be working on a reply which outlines the benefits of Market Center Drive to the property.

E. Planner's Report – nothing to report.

- F. Council Comments – Council Member Cameron requested that fellow Council members review the Manager's Weekly Report that is sent to each of them and identify their likes/dislikes as this is meant to be simple but informative. Mayor Wait offered congratulations to his neighbors, Ernest and Annette Squire on celebrating their 50th wedding anniversary.

Adjournment

Council Member Rogers moved to adjourn the meeting at 8:17 p.m. The motion was seconded by Council Member Cameron and unanimously approved.



John Wait
Mayor

ATTEST:



Lisa Shortt, NCCMC
Village Clerk

From: emresourcesnc@aol.com
To: [Lisa Shortt](#)
Subject: Consistency in Zoning Decisions Made by Clemmons Village Council
Date: Monday, July 13, 2020 1:36:15 PM

Please accept the comments below to be read during the public comment period at tonight's July 13, 2020 Village Council meeting. Please let me know that this request has been received and that the comments will be included.

If I am able to attend, I would like to present these comments to the Council in person.

Brenda Smith
 259 Harper Road, Clemmons NC 27012

RE: Consistency in Village Council Rezoning Decisions

I am a 23 year resident of Clemmons and reside within the area covered by the Clemmons Community Compass land use plan. The purpose of my comments is to ask the Council to review the consistent application of factors in recent rezoning decisions. A recent case that was voted on by the Council at the last meeting, Case C-302, for a self-storage facility on Lewisville-Clemmons Road was approved, even though the use was not consistent with the Clemmons Community Compass. The motion which was approved was for "Option 3" in the staff report (page 42 of the agenda packet). Option 3 clearly states that the Village Council finds the Case C-302 to be "inconsistent with the Village of Clemmons Community Compass" (see complete statement below).

ZONING AMENDMENT STATEMENT (C-302)

Clemmons Village Council finds the action to amend the Village's Official Zoning Maps regarding tax parcel 5893-07-2544 from LO-S (Limited Office - Special) to GB-S (General Business - Special) to be inconsistent with the Village of Clemmons Community Compass (2040); however, given the change in conditions such as the development of North Lewisville-Clemmons Road as a commercial corridor, the Village's GB-S zone for tax parcel 5893-07-2544 shall be deemed reasonable and in the public interest by promoting economic and community development per the second theme of Clemmons Community Compass. The aforementioned map amendment shall amend the Village of Clemmons Community Compass (2040) from Mixed-Use Office to Mixed-Use Commercial.

Four (4.) factors stood out as justification for approval of the project inconsistent with Community Compass during the Council discussion (example Council comments in quotes).

Factor 1. The appearance of the building would blend in with the surrounding community: "not my dream come true for being so close to what we are trying to make"..."hidden back enough and would blend in..."

Factor 2. Minimal traffic impact: "minimal traffic impact"

Factor 3. The vacant land has not been proposed for any use that is available within the current land use designation: "if someone wanted to build to accommodate an office they would have built..."

Factor 4. The project promotes economic and community development per the second theme of Clemmons Community Compass: "instead of land being vacant can approve it, put it on tax rolls and become a part of the community".

Now let's look at another recent case, Case C-234 Kinnamon Village in which a rezoning was DENIED because it was inconsistent with Clemmons Community Compass. The project met the requirements of the UDO and was recommended for approval by the Planning Board. During the Council discussion of this case, the overwhelming reason given for denial was that the proposed apartment complex was 3 stories and the applicable NC 158 view corridor from the Clemmons Community Compass calls for 2-story buildings - thus it was inconsistent with Clemmons Community Compass.

The obvious way to evaluate consistency between cases is to apply the same factors and then look at the facts and ask if case C-234 meets the same criteria used to approve Case C-302.

Factor 1. The appearance of the building would blend in with the

surrounding community: YES. The building is at a lower elevation than the street and it is hidden behind an extensive mature tree save area. It represents the desired transition from single family to town homes to multifamily to commercial zoning pattern. There is a 3-story church building within view of the property.

Factor 2. Minimal traffic impact: YES: The apartments have minimal traffic impact and actually reduce traffic by providing housing for a local workforce.

Factor 3. The vacant land has not been proposed for any use that is available within the current land use designation: YES. Development has occurred on all sides of the property. Vacant office and retail space are available in the adjacent shopping center.

Factor 4. The project promotes economic and community development per the second theme of Clemmons Community Compass: YES. This project represents over \$11 million in investment in the Clemmons Community.

Discussions on one case may shed insight into both past and future rezoning cases that come before the Council. It appears that the Council has through further review and discussion developed a favorable opinion of factors that, if applied, would support Rezoning Case C-234. Based on the above analysis, it is more than reasonable that a Council member step forward and, as allowed by Robert's Rules, make a motion to reconsider rezoning Case C-234 for approval at your meeting tonight.

A recommendation for approval of rezoning case C-234 was provided in the staff report as follows:

ZONING AMENDMENT STATEMENT

The Clemmons Village Council finds the action to amend the Village's Zoning Map regarding portions of tax parcels 5893-30-8703 and 5893-30-9990 from LO-S (Limited Office - Special) and RS-15 (Residential Single Family) to RM-12-S (Residential Multifamily - Special) to be inconsistent with the Village of Clemmons Community Compass (2040); however, given the changes to conditions such as the development needs of the community for more multi-family inside city limits, the Village's RM-12-S zone will assist the portions of land of interest achieve the public interest and shall be deemed reasonable by moving closer to the Compass's goal of creating a wide range of housing opportunities. The aforementioned map amendment shall amend the Village of Clemmons Community Compass (2040) from Village-Scale Office and Retail to Multi-Family Residential.

Respectfully,

Brenda Smith

Please be aware that e-mail and attachments sent to and from this address are subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: [Ron Davis](#)
To: [Lisa Shortt](#); [Scott Buffkin](#); [Nasser Rahimzadeh](#)
Subject: Public comment 7-13-2020
Date: Monday, July 13, 2020 1:37:34 PM
Attachments: [C-234 7-13 Council Meeting Public Comment.pdf](#)

Please have the appropriate person read the attached comments at tonight's meeting during public comment, Please confirm it's receipt.

Thank you,

Ron Davis
The Village at Kinnamon.
7-13-2020

Please be aware that e-mail and attachments sent to and from this address are subject to the North Carolina Public Records Law and may be disclosed to third parties.

THE VILLAGE AT KINNAMON

Make yourself a home here...

To: Clemmons Village Manager and Council Members
Clemmons, NC 27012

Re: Please read during Public Comment Time 7-13-2020, Planning Case C-234

I would like to make a final formal request for a revote on Zoning Case C-234 The Village at Kinnamon. Council has the ability to do so. It has been an extremely difficult process complicated by Covid. Covid limited our ability to demonstrate just how much support this project has in Clemmons. We have tremendous support in the business community that understands the need for a place for their staff to live here locally, 95.5 % do not, and this is unheard of. The initial petition of support was signed by a premier group of Clemmons business leaders, a former mayor and council person as well. Without Covid we could literally have added to that list a thousand or more signatures. We have support of staff and the Planning Board.

I was fighting the negative inaccurate scare tactics of a few limited neighbors who totally misunderstand/misrepresented what type of community we build with my hands tied behind my back by Covid. Mr. Kearns publicly gave some indication of these inaccurate views when he improperly was allowed to talk of the safety of his family, fencing needs and low rents at Council meeting. A former council member and neighboring business owner addressed me as "you're the guy who wants to bring the projects to Clemmons" he let me know that "the Planning Board doesn't matter, I've got my money on Council". Another neighboring business owner told me that he wasn't going to stand for "your people kicking in my back door in and robbing me, the old man across the street is taking care of you". These negative comments were limited to only 2 neighboring, shall we say "old school" businesses that would actually benefit from safe clean affordable housing options. Gary Lee told me "I don't need one of your people robbing and killing me one night while I'm working on my cars". "Those are \$400 to \$500 apartments". He actually has sold his 3 uninhabitable houses for a very low price. We would have improved his property values and returns. Prior to Covid I met with several Stadium Ridge residents who were neutral if a fence was added because, as we were talking, an older scruffy gentleman who did not look like us walked out of the woods and walked passed us down "their street". The ladies said "that is why we need a fence, we are afraid of him". I understood and agreed to add a fence to make them "feel safer". We have the support of the other business and residential neighbors because they understand the positive impact we would have on their property and businesses.

These same concerns came up in various forms as our team was able to have limited discussions with Council Members and one told us they were being "pressured" by three main groups to vote us down. They too thought we would have \$400 and \$500 rents and were surprised that our 3 bedrooms were mostly in the \$995 range and appeared to be supportive once they understood the real facts. We were polite and respectful in all our discussions with Council and Staff and only provided factual data.

All of our residents are carefully screened, far more than any other apartments or communities in Clemmons. They must have a job and pay their rent. They will come from the 95.5 % of people that serve you every day in Clemmons from places like Pete's, Walgreens, Tractor Supply, Publics, Sherriff Deputies, Dario's' Novant, Baptist and on and on. Despite comments like "bringing the projects to Clemmons" our residents are already here every day, all day. We are not

THE VILLAGE AT KINNAMON

Make yourself a home here...

section eight or subsidized housing. We use tax credits just like almost every new construction project in downtown Winston Salem has.

Every community that Landmark has built in has come back and asked them to build more, they too misunderstood at first but quickly realized the positive impact on their community often donating new sites for construction.

Other Items:

1. Affordable housing is one of the main topics of the Clemmons Chamber of Commerce, The Clemmons Community Foundation, The Food Pantry and local churches.
2. This site is ideal despite not conforming to all of the Comp Plan suggestions just as last meeting's self-storage did not.
3. We will not impact the future view corridor but trigger investment in it to make it happen. Visualize what this entrance into Clemmons looks like now, ouch! We are keeping the old growth buffer between us and NC158, we are 15 feet or more below the surrounding properties, we are 3 small buildings of only 78 units, the self-storage building approved is a single building far larger than all three of ours combined.
4. There are other 3 story buildings right up against the road next to us. No one builds 2 story multifamily anymore and the existing ones quickly become lower rent units because people no longer want to walk upstairs inside their home. Ride around town and look. "Things have changed" as Doug Stimmel said when rezoning for the Self-Storage. We have to adapt as the Comp Plan allows. The current zoning use is practically dead.
5. We will improve the surrounding tax values (a 3 bedroom unit cost more to build than any home around us).
6. There are zero properties designated for apartments in Clemmons on the Comp Plan, it is only a partial inventory of what is here. All areas that allow "mixed use" require multiple uses and are in areas of real conflict. I ran several other sites past staff over the last 2 years and was told you must have office, apartments and institutional in mixed use multi-family zoning in Clemmons.

I have been a part of this community for over 50 years and studied every project and proposal for over 30 years. In my opinion and many others, this location and project could not be better needed or positioned at this time. It solves so many immediate problems that we have. Please revote to approve Zoning Case C-234 ,The Village at Kinnamon, and improve the quality of life for our 95.5 % of daytime workforce.

Thank you,

Ron Davis

7-13-2020

Received
7/9/2020 @ 8:15 am



J.B. Whitfield, Senior Pastor

July 2nd, 2020

Clemmons Village Manager and Council Members
3715 Clemmons Road
Clemmons, NC 27012

SUBJECT: Rezoning Case C-234

Dear Mr. Scott Buffkin and Village Council Members,

On behalf of the Leadership at Agape Faith Church, an employer here in Clemmons, we wish to express our approval of the proposed rezoning case C-234. After reviewing the details of the proposal, we are in agreement that the housing opportunities this development would provide would be essential to stimulating further growth within the Village, especially for those commuters who are currently residing outside of Clemmons, such as many of our employees and congregants. This would provide affordable housing to many good citizens who would love to raise their families here and help in continuing to make Clemmons a safe and prosperous place to live and work.

We believe that this proposal meets the forward-thinking vision engrained in the Community Compass Plan, and therefore we request the Village Council to vote to approve this proposal.

BLESSINGS!

DocuSigned by:

Pastor Murray Kartanson

J. M. (Murray) Kartanson

Executive Pastor

Agape Faith Church

336.479.1822

pastormurray@agapefaith.com

Physical Address
2101 Lewisville-Clemmons Road
Clemmons, NC 27012

Mailing Address
PO Drawer 630
Clemmons, NC 27012

agapefaith.com
Phone 336-766-9188
Fax 336-766-7197
Email: info@agapefaith.com



Village Council

July 13, 2020

ISENHOUR HOMES

Background-Isenhour



"Isenhour Homes doesn't just build houses, they build homes and a great experience."

They understand it is where you make a life. It is where you raise your children, gather around the table, celebrate holidays and come together with friends. No one appreciates the concept of a home more than Todd Isenhour and his team at Isenhour Homes...over half their employees have been with the company for more than 15 years or longer, they love what they do and that is evident in the homes they build.

Bingham/McGee Family

Binghams/McGee History

Been in the Clemmons community since 1936 and the McGee's have lived on this particular piece of property for 58 years.

Public Servant

Served on the first planning board, four years on Village Council, seven years as Mayor and then 10 years as the 75th District House Representative.

Isenhour Homes

Build a quality product that will allow the McGee's to continue to "age in place" on the land they have enjoyed for the last 58 years.

Neighbor Concerns



Traffic

Turn lane warrant analysis completed and updated . Target Senior Housing model which reduces the AM/PM hour trips. Completion of Idols Road Extension has reduced traffic on Hampton Road by 15% or 2,000+/- trips per day which is under the road capacity



Buffers.

20' bufferyard requirements adjacent to all single family development. Elevation change: new development sits 8' lower than the existing neighborhood



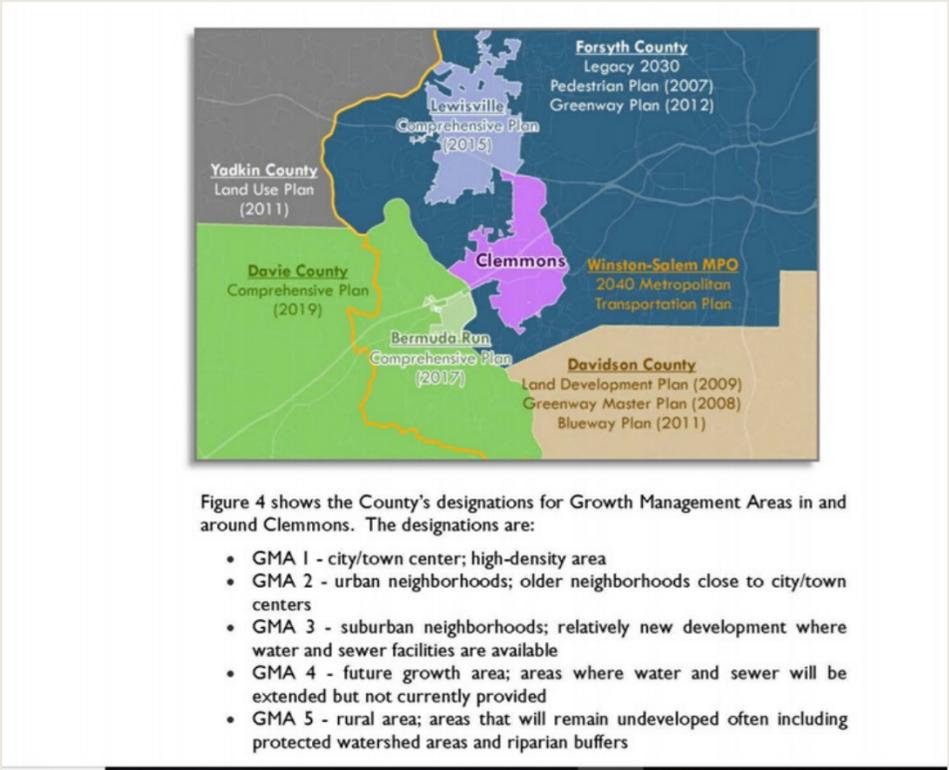
Stub connections/density/access.

New stub connections provides to the east and south with the removal of the connection to Quinn Street and a newly created public street "Softwood Street" down the middle of the Yin property. Density is in line with vested zoning districts RS-9/RS-15



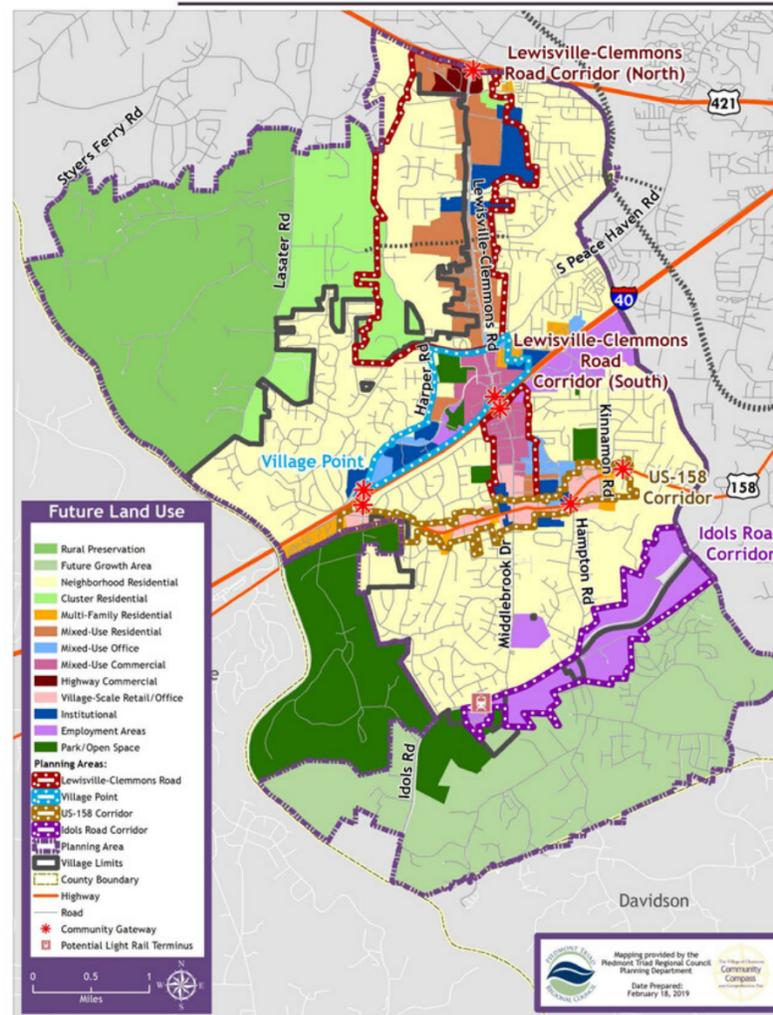
"Wide Range of Housing Opportunities Housing opportunities for all members of our community will be provided in Clemmons: rental apartments, starter, mid-level, and upscale homes, as well as senior housing. Housing stock in the Village will provide options for various lifestyles and household preferences and particularly provide more opportunities for in-town living and better multi-modal access to mixed-use centers."

Goal 4-Clemmons Community Compass



Neighborhood residential areas include existing and future single-family detached and attached housing that range in density by neighborhood. Neighborhood densities should be determined on a case by case basis generally allowing for higher densities that include single-family attached housing near major corridors and activity centers and lower densities that include only single-family detached housing near cluster residential and rural preservation areas

STRATEGIC PLANNING AREAS



Surrounding Neighborhood

✓ **Volunteered Berm.**

Isenhour Homes is volunteering a condition to build a berm and UDO complaint plantings on the southern property line adjacent to the Tingle property.

✓ **Surrounding Intergrity.**

RS-15 and RS-9 Zoning, new development with sewer RS-9.

✓ **Maintenance Free.**

The Twin-homes lawn and exteriors will be managed by the HOA while the Single-Family portion will have yard maintenance as part of the HOA.

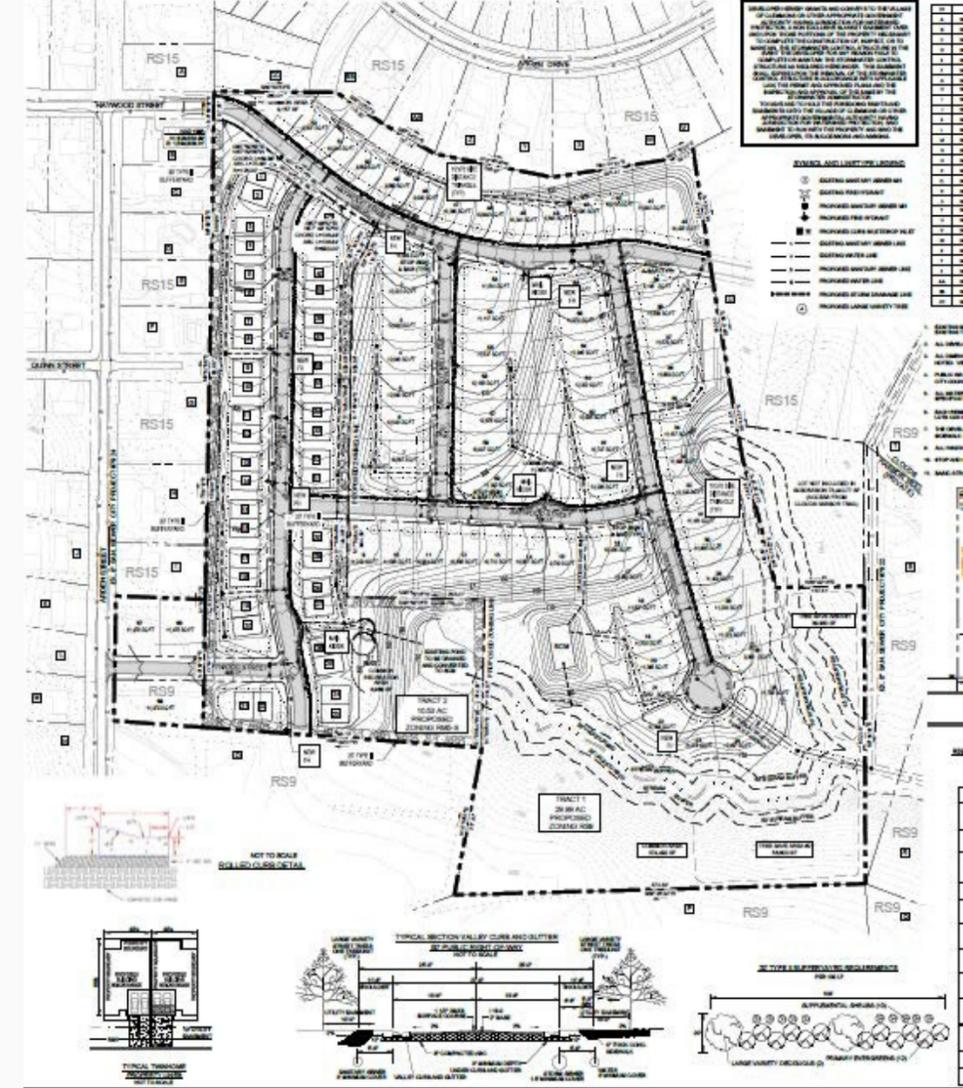
Project Highlights

✓ 108 Lots within the subdivision.

- 42 Twinhomes
- 66 Single Family lots
- 3 Single Family lots not being rezoned

✓ Design.

Street Trees, sidewalks, common area, ample tree save area and preservation of stream buffers





STRUCTURE AS REQUIRED UNDER THIS EASEMENT SHALL EXPIRE UPON THE REMOVAL OF THE STORMWATER CONTROL STRUCTURE IN ACCORDANCE WITH APPLICABLE LAW. THE PERMIT AND APPROVED PLANS AND THE INSPECTION AND APPROVAL OF THE SAME BY THE STORMWATER ADMINISTRATOR. TO HAVE AND TO HOLD THE FOREGOING RIGHTS AND EASEMENTS INTO THE VILLAGE OF CLEMMONS OR OTHER APPROPRIATE GOVERNMENTAL AUTHORITY HAVING JURISDICTION FOR WATERSHED PROTECTION, SAID EASEMENT TO RUN WITH THE PROPERTY AND BIND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS.

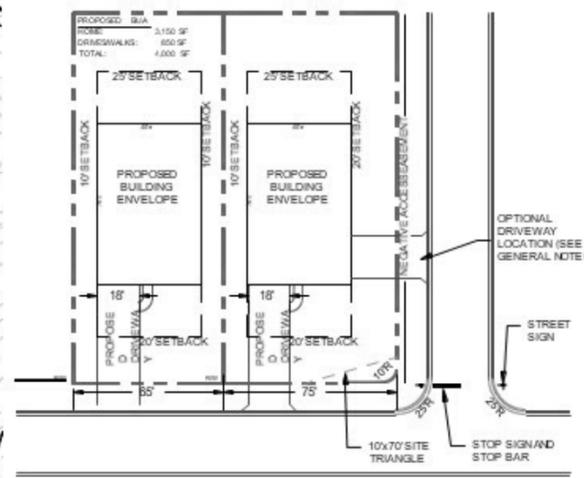
- SYMBOL AND LINETYPE LEGEND**
- EXISTING SANITARY SEWER MH
 - EXISTING FIRE HYDRANT
 - PROPOSED SANITARY SEWER MH
 - PROPOSED FIRE HYDRANT
 - PROPOSED CURB INLET/TOP INLET
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATERLINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATERLINE
 - PROPOSED STORM DRAINAGE LINE
 - PROPOSED LARGE VARIETY TREE

GENERAL NOTES

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY YADKIN VALLEY SURVEYING. EXISTING TOPOGRAPHY AND OTHER INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS UNIFIED DEVELOPMENT ORDINANCE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY UTILITIES COMMISSION.
- ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, FEBRUARY 2015, EDITION.
- EACH RESIDENTIAL DRIVEWAY WILL BE REQUIRED TO OBTAIN AN INDIVIDUAL DRIVEWAY PERMIT. ALL CORNER LOTS CAN ONLY HAVE ONE DRIVEWAY CONNECTION. CIRCLE DRIVES WILL NOT BE ALLOWED.
- THE DEVELOPER WILL HAVE TO BOND OR PROVIDE A LETTER FOR THE PROPOSED SIDEWALK. 100% OF THE SIDEWALK SHALL BE INSTALLED WITHIN 2 YEARS FROM THE ISSUANCE OF THE FIRST HOUSE BUILDING PERMIT.
- ALL HANDICAP RAMP WILL NEED FRAGMENTED DOME MATS.
- STOP AND STREET SIGNS ARE REQUIRED AT STREET INTERSECTIONS.
- BASIC STREET LIGHTING TO BE PROVIDED IN ACCORDANCE TO VILLAGE OF CLEMMONS STANDARDS.

GENERAL NOTES

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY YADKIN VALLEY SURVEYING. EXISTING TOPOGRAPHY AND OTHER INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS UNIFIED DEVELOPMENT ORDINANCE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY UTILITIES COMMISSION.
- ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, FEBRUARY 2015, EDITION.
- EACH RESIDENTIAL DRIVEWAY WILL BE REQUIRED TO OBTAIN AN INDIVIDUAL DRIVEWAY PERMIT. ALL CORNER LOTS CAN ONLY HAVE ONE DRIVEWAY CONNECTION. CIRCLE DRIVES WILL NOT BE ALLOWED.
- THE DEVELOPER WILL HAVE TO BOND OR PROVIDE A LETTER FOR THE PROPOSED SIDEWALK. 100% OF THE SIDEWALK SHALL BE INSTALLED WITHIN 2 YEARS FROM THE ISSUANCE OF THE FIRST HOUSE BUILDING PERMIT.
- ALL HANDICAP RAMP WILL NEED FRAGMENTED DOME MATS.
- STOP AND STREET SIGNS ARE REQUIRED AT STREET INTERSECTIONS.
- BASIC STREET LIGHTING TO BE PROVIDED IN ACCORDANCE TO VILLAGE OF CLEMMONS STANDARDS.



NOTE:

TRACT 1 LOTS WITH NEGATIVE ACCESS EASEMENTS: 1, 16, 35, 38 & 42
TRACT 2 LOTS WITH NEGATIVE ACCESS EASEMENTS: 1, 7, 8 & 42

TREE SAVE AREA SUMMARY CALCULATIONS

NEW DEVELOPMENT:	
TOTAL SITE SIZE (IN SQUARE FEET):	1,804,966
ADDITIONS TO EXISTING DEVELOPMENT:	
TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET):	N/A
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 223,144 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 12,612 = 235,756	
MINIMUM TREE SAVE AREA REQUIRED: $\geq 14\%$	
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (14%) = 210,249 SF	
TREE STAND METHOD USED:	<input type="checkbox"/> YES <input type="checkbox"/> NO
TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: 36,500	
NEW TREES USED FOR TSA CREDIT:	<input type="checkbox"/> YES <input type="checkbox"/> NO
NUMBER OF LARGE VARIETY TREES PLANTED: 165 x 750 SF = 123,750	

DEVELOPER: ISENHOUR HOMES
3411 HEALY DRIVE, SUITE A
WINSTON-SALEM, NC 27103
PHONE: (336) 348-2214
1000 ISENHOUR

ENGINEER: ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27108
PHONE: (336) 765-2377
FAX: (336) 760-8686
STEVE M. CAUSEY, P.E.
SCAUSEY@ALLIED-DESIGN.COM

VICINITY MAP
NOT TO SCALE

TRACT #1	TRACT #2
REVIEW INFORMATION	REVIEW INFORMATION
TYPE OF REVIEW: <input checked="" type="checkbox"/> ZONING & PRELIMINARY SUBDIVISION <input type="checkbox"/> SPECIAL USE ZONING	TYPE OF REVIEW: <input type="checkbox"/> PRELIMINARY SUBDIVISION <input type="checkbox"/> SPECIAL USE ZONING
JURISDICTION: <input checked="" type="checkbox"/> VILLAGE OF CLEMMONS	JURISDICTION: <input checked="" type="checkbox"/> VILLAGE OF CLEMMONS
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO OBTAIN APPROVAL FOR THE SUBJECT PROPERTY FROM RS15 TO RS9 AND FOR APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN.	PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO OBTAIN SPECIAL USE ZONING APPROVAL FOR THE SUBJECT PROPERTY FROM RS9 AND RS15 TO RM5S AND FOR APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN.

INFRASTRUCTURE		INFRASTRUCTURE	
PUBLIC	PRIVATE	PUBLIC	PRIVATE
WATER: <input checked="" type="checkbox"/>	<input type="checkbox"/>	WATER: <input checked="" type="checkbox"/>	<input type="checkbox"/>
SEWER: <input checked="" type="checkbox"/>	<input type="checkbox"/>	SEWER: <input checked="" type="checkbox"/>	<input type="checkbox"/>
STREETS: <input checked="" type="checkbox"/>	<input type="checkbox"/>	STREETS: <input checked="" type="checkbox"/>	<input type="checkbox"/>
LINEAR FEET OF PUBLIC STREETS: 1,350 FT		LINEAR FEET OF PUBLIC STREETS: 2,841 FT	
SITE SIZE AND COVERAGES		SITE SIZE AND COVERAGES	
TOTAL ACREAGE: 31.25 ACRE(S)		TOTAL ACREAGE: 10.44 ACRE(S)	
SITE COVERAGES:		SITE COVERAGES:	
BUILDING TO LAND: 13.9 %		BUILDING TO LAND: 22.0 %	
PAVEMENT TO LAND: 12.9 %		PAVEMENT TO LAND: 11.3 %	
(STREET, SIDEWALKS AND DRIVEWAYS)		(STREET, SIDEWALKS AND DRIVEWAYS)	
OPEN SPACE: 73.2 %		OPEN SPACE: 66.7 %	
TOTAL: 100 %		TOTAL: 100 %	

ZONING		ZONING	
EXISTING ZONING: RS15		EXISTING ZONING: RS9, RS15	
PROPOSED ZONING: RS9		PROPOSED ZONING: RM5-S	
PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY		PROPOSED USES: RESIDENTIAL BUILDING, TOWN HOMES RESIDENTIAL BUILDING, DUPLEX RESIDENTIAL BUILDING, TOWNHOUSE RESIDENTIAL BUILDING, SINGLE FAMILY	

DENSITY CALCULATIONS		DENSITY CALCULATIONS	
# OF LOTS: 69		# OF UNITS: 42 TOWNHOMES	
DENSITY: 2.21 LOTS PER ACRE		DENSITY: 4.02 UNITS PER ACRE	
PARKING CALCULATIONS		PARKING CALCULATIONS	
69 LOTS x 2 SPACES / LOT = 138 SPACES REQ.		(42) TOWNHOMES x 2 SPACES/UNIT = 84 SPACES REQ.	
2 SPACES PER LOT (BX) = 138 SPACES		2 CAR GARAGES (42 UNITS) x 2 = 84 SPACES	
TOTAL PARKING PROVIDED = 138 SPACES PROVIDED		TOTAL PARKING PROVIDED = 84 SPACES PROVIDED	

BUILDING SETBACKS		BUILDING SETBACKS	
FRONT: 20'		FRONT: 15'	
REAR: 25'		SIDE TO REAR: 15'	
ONE SIDE: 7'		SIDE TO SIDE: 15'	
COMBINED SIDE: 20'		REAR TO REAR: 30'	
STREET: 20'		STREET: 15'	
BUFFERYARDS		BUFFERYARDS	
ADJOINING ZONING: RS15, RS9		ADJOINING ZONING: RS15, RS9	
TYPE REQUIRED: NONE		TYPE REQUIRED: TYPE II	
WIDTH PROVIDED: N/A		WIDTH PROVIDED: 20'	

RECREATION AND OPEN SPACE REQUIREMENTS		RECREATION AREA CALCULATIONS	
REQUIRED: 1/35 ACRE PER LOT		REQUIRED: 300 SQ FT/UNIT	
TYPE REQUIRED: 69 x 1/35 = 1.97 ACRES		PROPOSED: 300 SF x 42 UNITS = 12,600 SF	
		RECREATION AREA MEETS REQUIREMENTS OF SECTION 3.6 OF UOD.	

STREET INDEX CALCULATION

NUMBER OF SEGMENTS: 13
NUMBER OF NODES: 10
SEGMENTS/NODES: 13/10 = 1.3

WATERSHED
THIS PROPERTY IS NOT LOCATED WITHIN A WATERSHED.

Allied Design, Inc.
CIVIL ENGINEERING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA
PHONE: (336) 765-2377
FAX: (336) 760-8686
WWW.ALLIED-DESIGN.COM

FIRM LICENSE C-1891

REZONING AND PRELIMINARY SITE PLAN

FOR PLANNING BOARD REVIEW ONLY

OLD MILL
ISENHOUR HOMES
ARDEN DRIVE
CLEMMONS, NC

20-013 HLK SMC 202/03

PROJECT NO: 20-013
DRAWN BY: HLK
CHECKED BY: SMC
DATE: 2/27/20

REVISIONS

NO.	DATE	DESCRIPTION
1	02/27/20	ISSUED FOR PRELIMINARY REVIEW
2	03/03/20	ISSUED FOR PLANNING BOARD REVIEW
3	04/01/20	REVISED PER CLEMMONS PLANNING STAFF COMMENTS
4	04/08/20	REVISED PER CLEMMONS PLANNING STAFF COMMENTS
5	06/29/20	REVISED PER CLEMMONS PLANNING STAFF COMMENTS

REZONING & PRELIMINARY SITE PLAN

SHEET

**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 real properties under multiple owners

Ordinance Number 2020-04

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 and RS-9 to RM5-S and RS-9 (Zoning Docket C-235)**

Legal Description for real properties under multiple owners

The property is described in the Forsyth County Tax Offices as PIN number 5892-58-2261, 5892-57-8680 and 5892-57-0376 and BEING described as:

TRACT 1: Commencing at a point in the western line of Patsy B. Canter, identified as subject Parcel No. 5892-58-2261, in Forsyth County Records, and identified as Tract 1 on the Rezoning and Preliminary Site Plan entitled "Old Mill"; said point also being in the southern right of way line of Haywood Street, and having North Carolina Grid Coordinates of N: 828,550.99 usft, E: 1,594,909.31 usft; Continuing thence with the western line of Patsy B. Canter, Parcel No. 5892-58-2261, N0°56'34"E 57.61' to a point in the northern right of way line of Haywood Street, said point marking the northwest corner of subject Parcel No. 5892-58-2261, the southwest corner of Parcel No. 5892-58-0627 and the southeast corner of Parcel No. 5892-48-8710; thence, running from said point, east along the northern boundary line of subject property the next six calls S89°33'33"E 260.01'; thence S56°00'30"E 118.50'; thence S59°54'21"E 127.14'; thence S78°38'45"E 253.97'; thence N81°21'51"E 256.41'; thence N62°15'25"E 52.17' to a point, marking the northeast corner of subject Parcel No. 5892-58-2261, said point being in the southern line of Parcel No. 5892-58-9620, and also being the northwest corner of Parcel No. 5892-68-2241; thence continuing south, from said point, along the eastern property line of subject Parcel No. 5892-58-2261 and subject Parcel No. 5892-57-8680, also being the western property line of Parcel No. 5892-68-2241 the next five calls S8°30'24"E 264.19'; thence S9°17'56"E 230.53'; thence S9°44'37"E 174.50'; thence S15°22'27"E 134.98'; thence S14°01'02"E 143.80' to a new point in subject Parcel No. 5892-57-8680; thence continuing east along a new line in subject parcel N88°49'18"E 187.51' to a point in the eastern boundary line of subject Parcel No. 5892-57-8680 also being the western boundary line of Parcel No. 5892-67-3486; thence, running from said point, south along the eastern property line of subject Parcel No. 5892-57-8680, S0°15'41"E 632.18' to a point, marking the southeast corner of subject Parcel No. 5892-57-8680, said point being the northeast corner of Parcel No. 5892-46-8463, and also being the southern most point of Parcel No. 5892-67-3486; thence, running from said point, west along the southern property line of subject Parcel No. 5892-57-8680, S88°26'24"W 873.83' to a point, marking the southwest corner of subject Parcel No. 5892-57-8680, said point being a point in the northern line of Parcel No. 5892-46-8463, and also being the southeast corner of Parcel No. 5892-57-0016; thence, running from said point, north along the western property line of subject parcel N10°38'51"E 317.97' to a point in the western property line of subject parcel and being the northeast corner of Parcel No. 5892-57-0016, and also being the southeast corner of Parcel No. 5892-57-0376; thence, continuing north along the western line of subject parcel, being a new proposed zoning line, and also being the eastern property line of Parcel No. 5892-57-0376, N1°00'44"E 314.81' to a point being the northeast corner of Parcel No. 5892-57-0376; thence,

running from said point, continuing on a new proposed zoning line, through Parcel No. 5892-58-2261 N88°59'16"W 293.02' to a point, said point being in the northern property line of Parcel No. 5892-57-0376; thence, running from said point, continuing on a new proposed zoning line, through Parcel No. 5892-58-2261 the next four calls N1°00'44"E 86.32'; thence N1°00'44"E 58.03'; thence N1°00'44"E 539.58'; thence N27°16'32"E 110.67' to a point within Parcel No. 5892-58-2261, said point being in the southern line of a new proposed road, being the continuation of Haywood Street; thence, from said point, running in a northwest direction and along the southern line of the new Haywood Street the following three calls: 1) A curve to the left having a chord bearing and distance of N57°49'52"W 136.48' and a radius of 800.00' and an arc length of 136.64'; thence, 2) N51°40'26"W 210.44'; thence, 3) A curve to the left having a chord bearing and distance of N67°50'55"W 69.88' and a radius of 125.00' and an arc length of 70.83' to the POINT AND PLACE OF BEGINNING, containing 30.08 acres more or less.

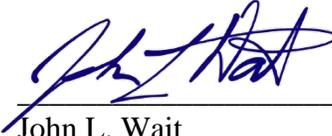
TRACT 2: Commencing at a point in the western line of Patsy B. Canter, identified as subject Parcel No. 5892-58-2261, in Forsyth County Records, and identified as Tract 2 on the Rezoning and Preliminary Site Plan entitled "Old Mill"; said point also being in the southern right of way line of Haywood Street, and having North Carolina Grid Coordinates of N: 828,550.99 usft, E: 1,594,909.31 usft; thence continuing southeast along the southern line of a new road being the continuation of Haywood Street and a new proposed zoning line through subject Parcel No. 5892-58-2261 the following three calls: 1) A curve to the right having a chord bearing and distance of S67°50'55"E 69.88' and a radius of 125.00' and an arc length of 70.83'; 2) thence S51°40'26"E 210.44' to a point in the southern right of way of the new proposed continuation of Haywood Street; 3) thence, a curve to the right having a chord bearing and distance of S57°49'52"E 136.48' and a radius of 800.00' and an arc length of 136.64' to a point within Parcel No. 5892-58-2261; thence, running from said point, south along a new proposed zoning line, through Parcel No. 5892-58-2261 the next four calls S27°16'32"W 110.67'; thence S1°00'44"W 539.58'; thence S1°00'44"W 58.03'; thence S1°00'44"W 86.32' to a point, marking the southeast corner of subject Parcel No. 5892-58-2261; thence, running from said point, east along the northern property line of subject Parcel No. 5892-57-0367, S88°59'16"E 293.02' to a point, said point being the northeast corner of subject Parcel No. 5892-57-0376; thence, running from said point, south along the eastern property line of subject Parcel No. 5892-57-0376, S1°00'44"W 314.81' to a point, said point being the southeast corner of subject Parcel No. 5892-57-0376; thence, running from said point, west along the southern property line of subject Parcel No. 5892-57-0376, N85°49'01"W 594.13' to a point in the southern property line of subject parcel, and also being in the northern property line of Parcel No. 5892-57-0016; thence, running from said point, north along a new line, crossing subject Parcel No. 5892-57-0376 and continuing along the western property line of subject Parcel No. 5892-58-2261 the next four calls N0°57'46"E 271.22'; thence N1°06'13"E 457.80'; thence N0°57'59"E 60.00'; thence N0°56'32"E 499.48' to the POINT AND PLACE OF BEGINNING, containing 10.44 acres more or less.

TRACT 3: Commencing at a point in the western line of Yishui Yun, identified as subject Parcel No. 5892-57-0376, in Forsyth County Records, and identified as Tract 3 on the Rezoning and Preliminary Site Plan entitled "Old Mill"; said point also being in the eastern right of way line of Arden Street, and having North Carolina Grid Coordinates of N: 827,541.00 usft, E: 1,594,701.49 usft; thence, running from said point, south along the western property line of subject Parcel No. 5892-57-0376, S0°57'47"W 265.08' to a point, marking the southwest corner of subject parcel, and said point also being in the eastern right of way line of Arden Street; thence, running from said point, east along the southern property line of subject parcel

S85°49'01"E 190.17' to a new corner located in the southern property line of subject parcel and marking the new southeast corner of Tract 3; thence, running from said point, north across subject parcel N0°57'46"E 271.22' to a point, said point being the new northeast corner of Tract 3; thence, running from said point, west along the northern property line of subject parcel N87°40'05"W 189.92' to the POINT AND PLACE OF BEGINNING, containing 1.17 acres more or less.

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

Adopted this the 13th day of July, 2020.



John L. Wait
Mayor

ATTEST:



Lisa Shortt
Village Clerk





HARBOUR

RETAIL PARTNERS

Village Council
07.13.2020



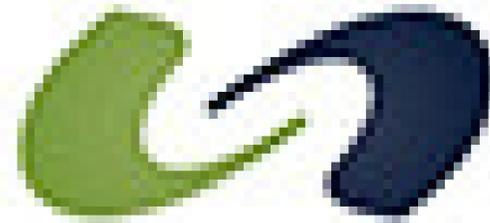
HARBOUR

RETAIL PARTNERS

Project Team:



M E R I D I A N



stimmel



COMMERCIAL
SITE DESIGN

Elevation Highlights

- ENTRANCE / SIGN PANEL
+20'-0"
- PARAPET
+18'-0"
- CANOPSIES / EYEBROWS
+9'-0"
- WATER-TABLE
+3'-2"



- ENTRANCE / SIGN PANEL
+20'-0"
- PARAPET
+18'-0"
- CANOPSIES / EYEBROWS
+9'-0"
- WATER-TABLE
+3'-2"



Traffic



Conservative Approach (growth rate and existing traffic)



1,384 ADT-only new 692 primary trips

Comprehensive Plan Consistency



Vision and Goals



Redevelopment and infill development



Streetyards



Cross Access and Driveway Considerations

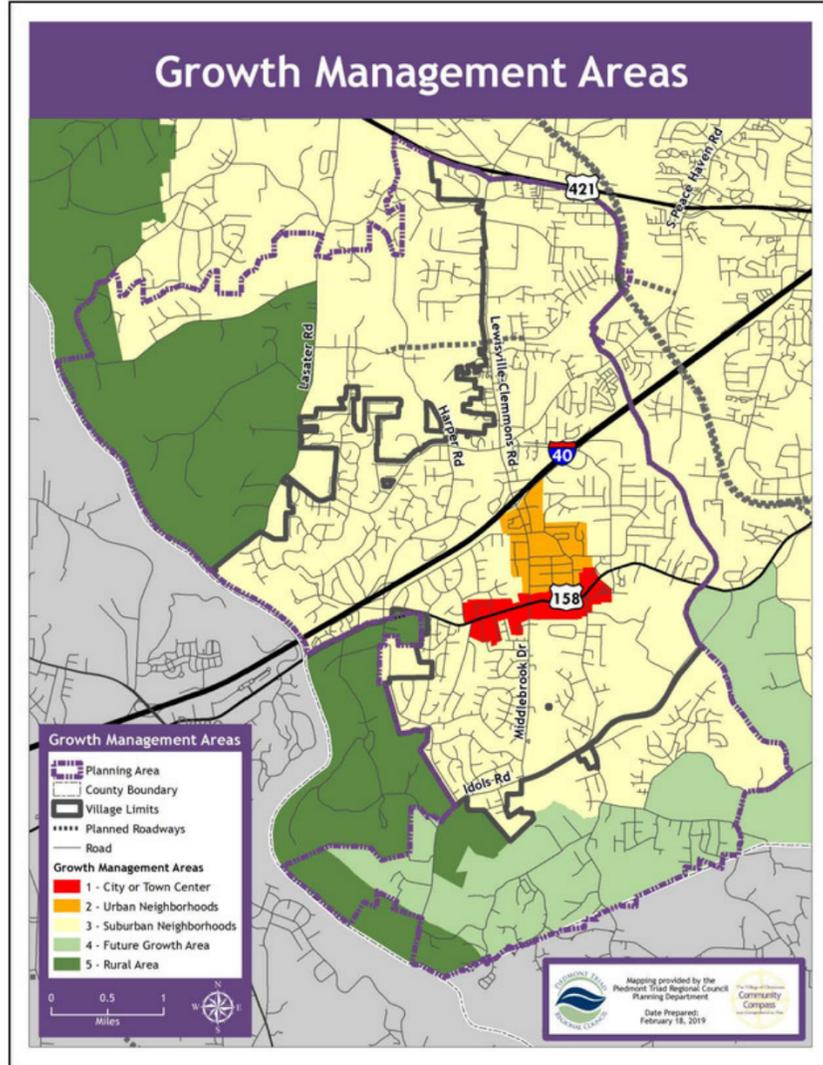


GMA 2

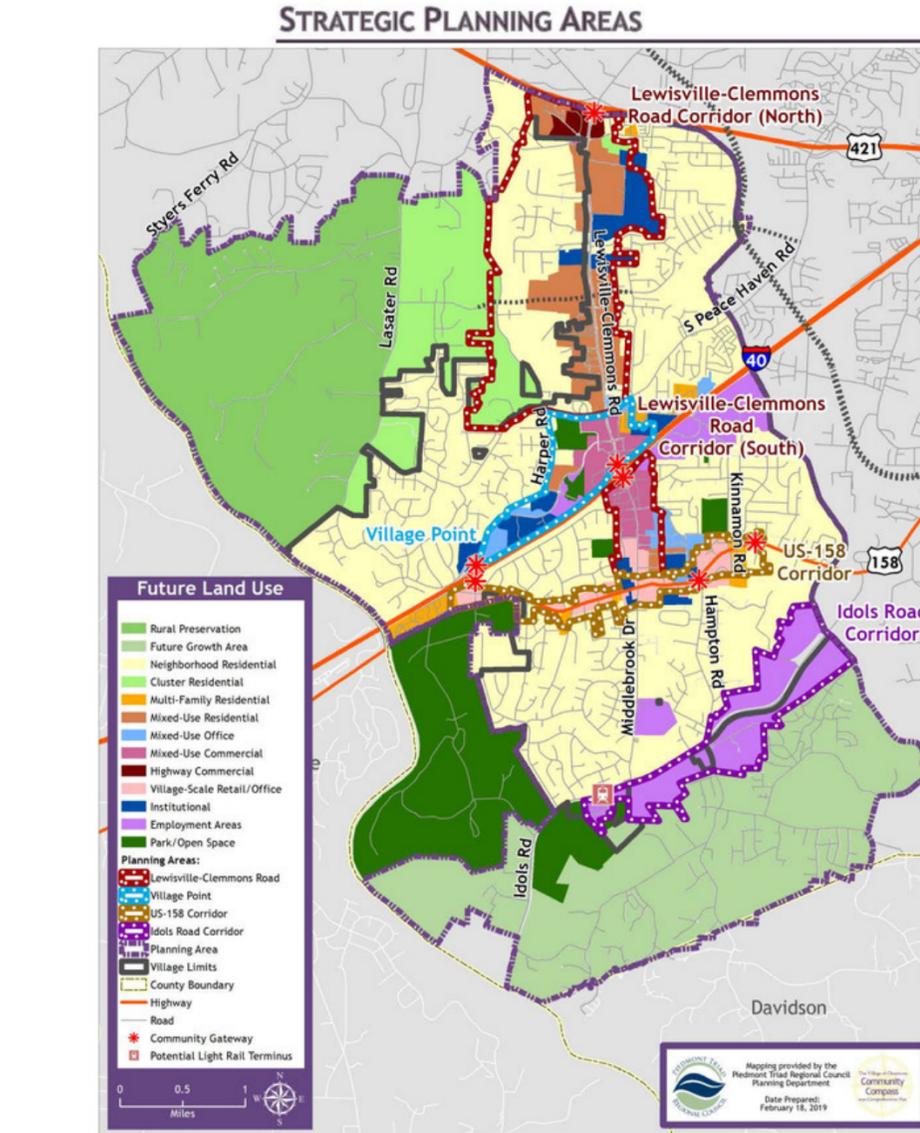
Comprehensive Plan Consistency

CLEMMONS COMMUNITY COMPASS
3 - SUMMARY OF KEY TRENDS AND CONDITIONS

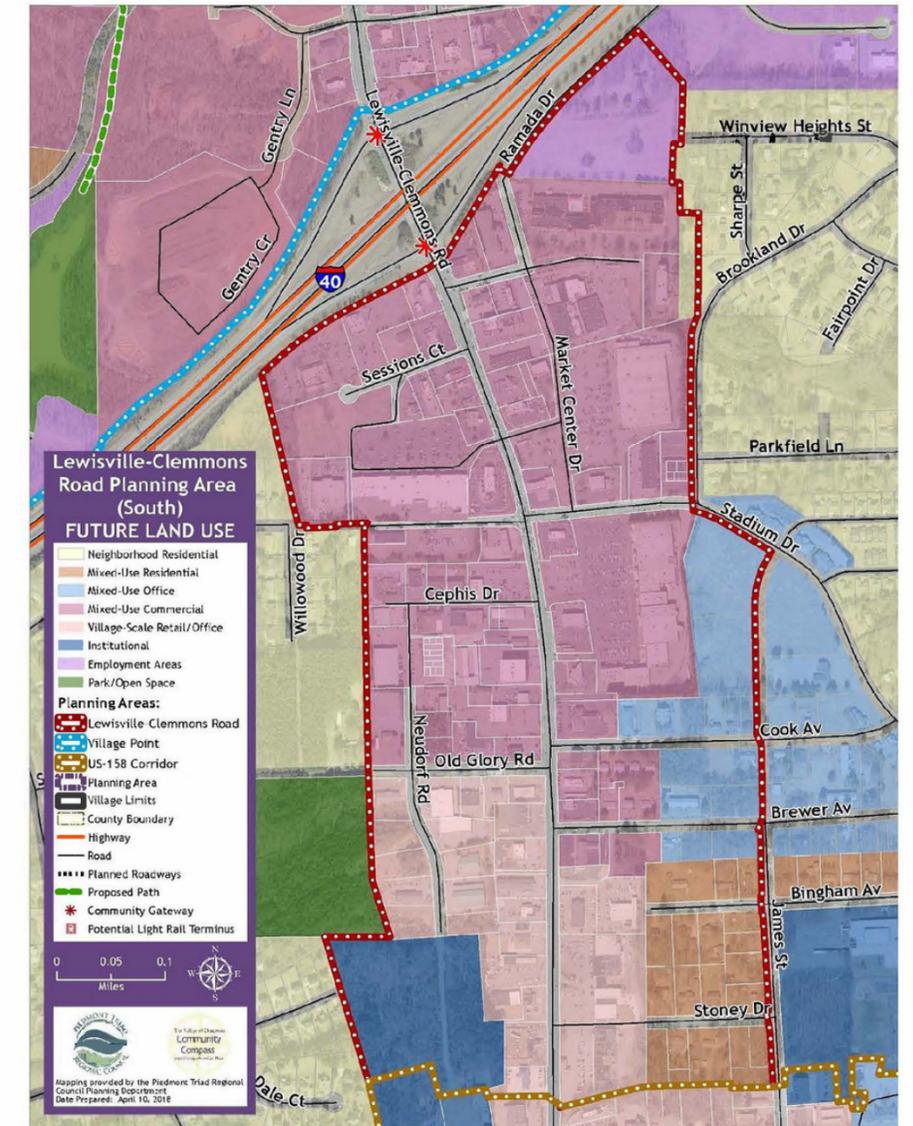
Figure 4: Growth Management Areas



CLEMMONS COMMUNITY COMPASS
4 - FUTURE LAND USE PLAN



CLEMMONS COMMUNITY COMPASS
4 - FUTURE LAND USE PLAN



**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 HRP CLEMMONS, LLC
Ordinance Number 2020-06

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 HB-S to HB-S (Highway Business – Special) (Zoning Docket C-236)**

Legal Description for HRP CLEMMONS, LLC

The property is located at 2468 Market Center Drive and BEING a portion of the land owned by HRP Clemmons, LLC (Deed Book 3647, Page 01). and being Tax Pin: 5893-13-5451.00 located in the Clemmons Township, Forsyth County, North Carolina and being more particularly described as follows: COMMENCING at an existing 1/2" rebar having NC Grid NAD 83/2011 coordinates of Northing 833,101.47 feet, Easting 1,591,164.27 feet and being a common corner with Circle K Stores, INC (Deed Book 3339, Page 1363) and said 1/2" rebar being in the eastern right-of-way of Lewisville-Clemmons Road and said 1/2" rebar being the POINT OF BEGINNING: THENCE with the eastern right-of-way of Lewisville-Clemmons Road N 20°24'56" W, 129.45 feet to a new corner; THENCE with a new line the following six (6) calls: (1) N 74°04'00" E, 251.16 feet to a new corner; (2) S 07°13'27" E, 56.39 feet to a new corner; (3) S 07°39'01" E, 45.99 feet to a new corner; (4) S 07°29'02" E, 45.77 feet to a new corner; (5) S 05°19'22" E, 22.76 feet to a new corner; (6) S 84°33'51" W, 68.56 feet to an existing 1/2" rebar being a common corner with Circle K Stores, INC (Deed Book 3339, Page 1363); THENCE with the common line of Circle K Stores, INC (Deed Book 3339, Page 1363) S 84°33'51" W, 150.06 feet to the POINT OF BEGINNING containing 0.802 Acres more or less.

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

Adopted this the 13th day of July, 2020.



John L. Wait
Mayor

ATTEST:



Lisa Shortt
Village Clerk



Breckingridge Lane Drainage Project Bid Opening - Friday, June 26, 2020 @ 10:00am

Company Name/ Address	Received Date/Time	Representative Name & Contact Info.	TOTAL BID
RCJ Contracting 4895 Charnel Rd. East Bend, NC 27018	6/26/2020 9:44am via phone	Randy Nelson 336-345-6541 rnelsonranch@aol.com	\$84,000.00
Hennings Construction Company, LLC 9154 Hwy 67 East Bend, NC 27018	6/26/2020 8:36am via email	Britt Hennings 336-699-2444 rodney@henningsconstruction.com	\$98,000.00
			Lowest qualified bid

Bid amount	\$84,000.00
20% contingency	\$16,800.00
Total	\$100,800.00

This instrument has been audited in the manner required by the local government and fiscal control act.

7/13/2020

K. Ann Stroud

John Wait

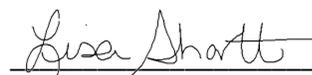
John Wait, Mayor

VILLAGE OF CLEMMONS
BUDGET AMENDMENT
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

BE IT ORDAINED by the Village Council of the Village of Clemmons, North Carolina at a regular meeting on July 13, 2020 to re-appropriate encumbrances approved but not completed in the Fiscal Year Ending June 30, 2020 and building repairs for accident that we received insurance reimbursement last fiscal year but the repairs will be during the current fiscal year. See Attached.

	Original	Increase	Decrease	Amended
Revenues				
Fund Balance Appropriated	614,979	40,081	-	655,060
Fund Balance Appropriated Restricted Streets	1,008,245	70,848	-	1,079,093
Total Revenues		<u>110,929</u>		
Expenditures				
Public Works (Bld Maintenance)	\$ 2,576,830	\$ 14,881		\$ 2,591,711
Streets (Paving)	1,526,535	70,848		1,597,383
Planning & Zoning-Contract Services Transportation	492,405	25,200	-	517,605
Total Expenditures		<u>\$ 110,929</u>		
For Information Total Budget				
Total Revenues	\$ 7,485,120	\$ 110,929	\$ -	\$ 7,596,049
Total Expenditures	\$ 7,485,120	\$ 110,929	\$ -	\$ 7,596,049

Attest:

Adopted 13th day of July


Lisa M. Shortt, NCCMC



John L. Wait, Village Mayor

The following encumbrances were re-appropriated.

Contract	Approved Contract	Billed as of 6/30/2020	Remaining Re-appropriated
Kimley Horn Contract for Transportation Plan Update	25,200	-	25,200
Sharpe Brothers Paving Contract	746,053	675,205	70,848
Insurance Reimbursement received FYE 6/30/2020, repairs FYE 6/30/2021	-		14,881

VILLAGE OF CLEMMONS
BUDGET AMENDMENT
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

BE IT ORDAINED by the Village Council of the Village of Clemmons, North Carolina at a regular meeting on July 13, 2020 to re-appropriate encumbrances approved but not completed in the Fiscal Year Ending June 30, 2020. See Attached

	Original	Increase	Decrease	Amended
Revenues				
Fund Balance Appropriated	611,210	217,870	-	829,080
Total Revenues		<u>217,870</u>		
Expenditures				
Capital Improvement Plan	685,000	217,870		902,870
Total Expenditures		<u>217,870</u>		
For Information Total Budget				
Total Revenues	\$ 1,437,085	\$ 217,870	\$ -	\$ 1,654,955
Total Expenditures	\$ 1,437,085	\$ 217,870	\$ -	\$ 1,654,955

Attest:

Adopted 13th day of July



Lisa M. Shortt, NCCMC



John L. Wait, Village Mayor

The following encumbrances were re-appropriated.

<u>Contract</u>	<u>Approved Contract</u>	<u>Billed as of 6/30/2020</u>	<u>Remaining Re- appropriated</u>
RCJ Springpath CIP	232,870	15,000	217,870