



**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS COUNCIL  
June 8, 2020**

The Village of Clemmons Council met electronically on Monday, June 8, 2020, at 6 p.m. The meeting was held via Zoom Meeting due to the ongoing COVID-19 pandemic and guidelines and recommendations provided by the Centers for Disease Control and Prevention (CDC), as well as the State and Forsyth County. The following Board members were present: Mayor Wait, Council Members Barson, Binkley, Cameron, Rogers and Wrights. The following Staff members were present: Manager Buffkin, Attorney Fus, Clerk Shortt, Public Works Director Gunnell, Marketing and Communications Director Ford, Director of Operations Gearren, Stormwater Engineer Kimbrell, Finance Director Stroud and Planner Rahimzadeh.

**Call to Order & Pledge of Allegiance**

Mayor Wait called the meeting to order at 6:06 p.m. and led the Pledge of Allegiance.

**Public Comments**

There were no citizens in attendance. There were 11 individual comments submitted to be read into the record by Clerk Shortt (attached hereto as Exhibit A and incorporated as part of the minutes).

**Approval of the Minutes**

Council Member Rogers moved to approve the minutes of the May 26, 2020 regular meeting as presented. The motion was seconded by Council Member Wrights and unanimously approved.

**Approval of the Agenda**

Mayor Wait requested the removal of Business Item F. for Zoning Docket C-230 as the petitioner has requested it be continued to the June 22, 2020 regular Council meeting.

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* – Marketing and Communications Director Ford provided an update on the following items and events:
- Drive-thru Graduate Parade will be held Wednesday, June 10, 2020 beginning at 6:30 p.m. – anyone interested in organizing a route for their neighborhood should email [sford@clemmons.org](mailto:sford@clemmons.org) and the Village will help to promote. This is open to all graduates.
  - Clemmons Farmers Market continues to grow with approximately 260 customers last Saturday.

-Friday, June 12, 2020 we will be having a drive-in movie (*The Sandlot*) at Jerry Long YMCA. Registration is required - there are 20 spots remaining.

- B. Manager's Report – Manager Buffkin advised it is anticipated that the next regular Council meeting to be held June 22, 2020 will be an in-person meeting. He advised of measures to be taken in order to comply with current guidelines and regulations that are in place regarding the pandemic (i.e. requested sanitation stations from the county, encourage facemasks be worn, hand sanitizer provided, seating arrangement will limit the number of people, etc.).
- C. Attorney's Report.
1. Attorney's Contract Renewal – Attorney Fus advised that the current attorney's contract expires June 30, 2020 and states that an affirmative annual contract review will take place prior to renewal.
- D. Planner's Report.
1. Zoning Docket C-235 Public Hearing Continuance Request – Planner Rahimzadeh advised the petitioner has requested it be continued to the July 13, 2020 regular Council meeting.

### **Business – Action Items**

- E. Zoning Map Amendment for Carlos Pereira from RS-15 & LO-S to RM-12-S (Residential Building, Multifamily) located at 3462 Clemmons Road - PIN number 5893-30-8703 and 5893-30-9990 – approx. +/- 8 acres - Zoning Docket C-234 – The following people joined in the Zoom meeting: Ron Davis, Carlos Pereira, John Stiltner and Attorney Tom Terrell.

Mayor Wait made advised he wanted to speak by reading from some notes he had written stating, “I felt it was necessary for the public to know what the context is tonight and giving this context as being transparent to the public, not trying to throw stones or to create divisiveness or anything of that nature, but one of my commitments as Mayor is to make sure that transparency is first and foremost and I have talked to every single Council member about their feeling about doing something like this tonight and they agreed to let me speak. I am not speaking on their behalf at all, I am just saying that they know that I am talking so it's not like a surprise to them. If you recall, last meeting I told the petitioners if they wanted to call Council members they could because that happens. That is something that ordinarily has and over the last two weeks they have. I am not going to go into the substance of those conversations because, quite frankly, I don't know what all they entail but I do think the public needs to know that in addition to all the public comments we heard at the beginning of this meeting, we also got a lengthy demand letter from the petitioner's attorney. And the letter was very clear. It said you either need to approve this or you're going to get sued. And based on the comments tonight, other conversations that I have had, I want to be clear that we as the Council do not control what the public says and I as Mayor do not control what the Council does, as someone suggested to me over the weekend of one of the phone calls that I had. And I believe what the petitioner has done has really put the Council in an impossible position and if they approve it, if this project gets

approved, then someone's going to say they got bullied by this petitioner. And then, if it's not approved, then the petitioners and others are going to claim discrimination or whatever else they're going to claim. I am going to say right now the same thing that I have said to every person I have spoken with, which hasn't been that many but a handful, I've not heard one comment from any Council member about who will be living in these apartments and I expect that will remain true tonight. I'm also going to say this that personally I find this behavior unacceptable and it doesn't make any sense and I don't know of any town that could do development by threat, by legal threat. The Council is charged with looking over the whole town and treating every development request fairly and I think that has happened so far and I expect this discussion tonight will be the same. I sincerely, and I think I speak for Council on this, I really appreciate all the work the Planning Board does, all the work they have done, and all the work they will do. It is critical work for the Village. I hope they know that, even if Council doesn't agree with, whatever Council does tonight that they're appreciated. If they feel differently, the best I can do is circle back and speak to those people and see what can be done about this but I don't feel like one project, one way or another should make a particular board feel like they're not appreciated. They are and they work very hard. Here's the thing, I've spoken to every Council member. They are going to discuss and evaluate this project based on these building proposed for this particular piece of land. That's it; not a lawsuit. I don't know what the outcome will be and regardless of the outcome, I am going to remind everyone it's not going to be the end of the world, so that really needs to be first and foremost as far as any discussion this evening. I can't control what the petitioners do and I can't control what the Council does and that's really it. I really don't appreciate how this has delved into a tone of there's only one way to go on this or else you're going to face legal action or whatever. The tone is inappropriate and that's really my objection and quite frankly earlier today I was a lot more steamed about this than I am now because I am a litigator and so I know how this stuff works. I know that Council is not, so they don't know how this works. I feel like it's important for the public to know that is the context for this evening and that this Council is going to treat this fairly and with the utmost respect that they have so far. I really don't appreciate people casting aspersions otherwise when they haven't had any personal conversations to show anything otherwise. So that's all I really got to say about this. This will go whatever way it goes; I don't know. That's it. I know it's probably not a real good lead-in to this but it needed to be said just because I think there needs to be a clear line and I think it was crossed today quite frankly."

Council Member Wrights apologized to other Council members and explained his reasoning for agreeing to the two-week extension from last meeting. He stated that the purpose behind this was due to having had a similar case about a year ago where it was becoming clear that it was going to get voted down and the two-week extension was done which provided additional time for the petitioner to weigh all options to determine how they would like to proceed. He stated this he thought the same sort of thing would happen this time. He said that for whatever reason, he has not received the same sort of calls other Council members have received but if he would have know they would have been put through the things

they were put through, he doesn't know that he would have agreed to that. He addressed some of the public comments that were read at the beginning of the meeting and the accusations of some Council members being racist and this being a race or socioeconomic status thing. He expressed that he did not know where that was coming from. Any conversations he has had with any Council member or any public comments from people opposed to the project, there has not been one single comment bringing race into this. He stated he is the father of an African-American son and takes racial issues seriously. From a Council standpoint, it doesn't matter who lives in the complex. This is purely a land-use decision and when you look at the Community Compass with the land-use plan, it's not just specifically this lot, it's the whole US 158 corridor as laid out in the Comprehensive Plan that does not allow for this development. He read from the plan the goal for the US 158 corridor: "The goal for the 158 corridor is to develop an overlay district to protect the character of the corridor and ensure that the scale and design of new development is appropriate with the historic village character of the area. This zoning district should promote civic and office uses and allow for appropriately scaled and designed retail." He addressed that there have been some exceptions in the past for multi-family but those have all gone into neighborhood residential areas which allow for multi-family. He stated this is a completely different scenario than the others.

Council Member Cameron read the following prepared statement "This is probably the most difficult decision I have had to make while serving on Council. I can make an argument both for approval and for denial. This project meets all the requirements of the UDO (an ordinance) but does not meet all the expectations in the Comprehensive Plan (a guide). For example, it is incongruous with the future land-use plan by being multi-story instead of a 2-story building but meets the goal of the plan by creating a variety of housing choices. Our planner and our Planning Board have put time and effort into studying and discussing this project. Both are recommending approval. Their input has been invaluable. Now it's Council's turn to decide. It is especially important for any government to adhere to regulations they have set down so that their citizens understand that they are being treated fairly. A planning guide, on the other hand, gives Council the opportunity to weigh the pros and cons before deciding. That's what I have been wrestling with for literally weeks. There are several things about the layout of this project that I do not like but since it does meet all of Village ordinances, I must decide if it meets enough of the goals spelled out in the Guide to warrant approval. The guide gives us that authority to pick and choose those elements Council feels are in the best interest of the Village, and contrary to the assumptions that were in the email that the Mayor alluded to from Mr. Davis' attorney, which was sent to the Mayor today, I did not publicly state my intent to deny. My exact words were, "I have concerns". I have had concerns from the beginning, I still have concerns, that doesn't have any bearing on how I will vote. I was ready then to vote and I am ready now to vote. I have heard all the arguments pro and con, I have been weighing it for weeks, I have taken phone calls, I have talked in people individually, I resent some of the things that have been said because I also have not heard any comments from any other Council people except those that are directly related to land-use. That's my comment."

Council Member Barson shared the following statement “It is not that I'm a stickler for the comprehensive plan, as that is simply a guide, but rather that to veer from it is something I don't take lightly for the reasons Councilman Wrights mentioned last week. This document has a lot of money and time invested into it and to not respect it is a disservice to the community. The instances in which I would consider a project that doesn't fall in line with the Comprehensive Plan include, but may not be limited to:

- A proposal for something clearly lacking in our community now and that there are no other areas appropriately zoned for that designated use.
- A proposal for something that has widespread community support and the location chosen is the only one available to suit its unique needs.
- A proposal for something that we couldn't have ever imagined when creating the comprehensive plan due to its unique nature or economic times.
- A proposal that encapsulates the spirit of the comprehensive plan even if not exactly following it.

Over the past week, I've heard from a number of individuals involved with this project. There is no doubt in my mind this would be a quality product and is something our community currently lacks. I have a real concern over the specific location chosen - especially when we have other areas in our community appropriately zoned for this use.”

Council Member Binkley stated that Council Member Barson pinpointed his concerns. He expressed that it is a great project and a great plan. He advised that he had questioned the petitioners over the phone as to if they had looked at any other properties as he does not think this is the right location for this project.

Council Member Rogers had no comments.

Council Member Barson made a motion to adopt the inconsistency statement as follows: The Clemmons Village Council finds the action to amend the Village's Official 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). The Clemmons Community Compass (2040) calls for Village-Scale Office and Retail use on the parcels of interest. The Village's RM-12-S zone does not meet Village-Scale Office and Retail as the use is not a commercial use and the proposed development is too high of a density for a village scale development. The current zone of RS-15 and LO-S conform closer to Village-Scale Office and Retail and will assist the parcels of interest reach its intended goal of development in step with Village-Scale Office and Retail and to reject the rezoning request in Zoning Docket C-234. The motion was seconded by Council Member Wrights and approved by a 4-1 vote with Council Member Cameron voting in opposition.

- F. Public Hearing for the Proposed Budget for Fiscal Year 2020-2021 - The proposed budget for fiscal year 2020-2021 was presented.

Mayor Wait opened the public hearing. There being no one wishing to speak, Mayor Wait closed the public hearing at 7:13 p.m. Mayor Wait clarified that due

to this public hearing being conducted remotely, the vote to adopt the budget ordinance will take place at the next regular Council meeting on Monday, June 22, 2020 as this will provide the 24 hours for written comments to be submitted and considered once the public hearing closed.

Council Member Rogers suggested the removal of all leaf and limb from the Stormwater Fund and place it under the General Fund and continue to develop the tier system over the next year and have ready for the fiscal year 2021-2022 budget. He also recommended keeping the Stormwater Utility fee the same. He stated this would provide an immediate increase in the Stormwater Fund to allow for projects during this upcoming year.

Council consensus was to direct Staff to make the changes suggested by Council Member Rogers to remove all leaf and limb from the Stormwater Fund and place it under the General Fund, continue to develop the tier system over the next year and have ready for the fiscal year 2021-2022 budget and keep the Stormwater Utility fee the same.

- G. Council Comments – Council Member Barson advised that she and Mayor Wait, Council Member Rogers and Manager Buffkin have attended some virtual meetings with a handful of Forsyth County elected officials and staff members along with other representatives from other municipalities within Forsyth County regarding COVID-19 and how it's impacting our communities and how best to reopen in a safe way. She applauded the County for putting this group together and for genuinely engaging with their municipalities as it has felt like a real partnership. There has been a useful sharing of information and it has been a really nice benefit to have those resources.

### Adjournment

Council Member Rogers moved to adjourn the meeting at 7:19 p.m. The motion was seconded by Council Member Cameron and unanimously approved.



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John Wait  
Mayor

ATTEST:



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Lisa Shortt, NCCMC  
Village Clerk



## PUBLIC NOTICE

In order to maintain the safety of Village residents, the Village of Clemmons Council, and Village Staff, the Village of Clemmons Council Meeting scheduled for 6:00pm, Monday, June 8, 2020 will be live streamed to our YouTube Page. The agenda is available on the Village website at [www.clemmons.org](http://www.clemmons.org).

To view the meeting electronically:

<https://tinyurl.com/ClemmonsYouTube>

The Village is making every effort to ensure that the public is able to safely view the Village of Clemmons Council meeting and participate in the Public Comments portion of the meeting.

If you would like to submit a public comment, send an email to [Village Clerk \(LShortt@clemmons.org\)](mailto:LShortt@clemmons.org) with the following information:

- First and last name
- Address
- Comment

Comments will be read into the record during the Council meeting.

**From:** [John D. Crouch, Jr.](#)  
**To:** [Lisa Shortt](#)  
**Subject:** Public Comment  
**Date:** Friday, June 5, 2020 11:36:02 AM

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I would like to submit the following public comment:

- John D. Crouch, Jr
- 355 Craver Pointe Dr – Clemmons
- **The proposed rezoning case C-234 provides extremely needed housing opportunities for people working in Clemmons and will stabilize and improve the current falling tax values in that part of Clemmons. It meets the “intent” and “vision” of the Community Compass plan and is located on a property that will greatly limit its visibility from the NC 158 corridor and surrounding properties. The only disqualifying concern of previous Council was fire safety which has been addressed with the current plan. As a Clemmons taxpayer I am requesting that the Village Council votes to approve this project.**
- **I have lived in Clemmons since 2000 and I believe this project will be an asset for the community and not a liability. It was an embarrassment to read in the newspaper when the prior zoning request was rejected due to racist undertones and that we, as taxpayers, had to pay a portion of the settlement. I hope the Council Members will review the project based on the merits and benefits of the project and not allow any personal beliefs of theirs or of others complaining about the “quality” of the people that would live there destroy the opportunity.**

Thank you

John D. Crouch, Jr., CPA, CVA  
Member of the Firm  
4505 Country Club Road, Suite 100  
Winston-Salem, NC 27104

Phone [336 768-3438](tel:3367683438)  
Fax [336-768-3439](tel:3367683439)



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**From:** [emresourcesnc@aol.com](mailto:emresourcesnc@aol.com)  
**To:** [Lisa Shortt](#)  
**Cc:** [Nasser Rahimzadeh](#)  
**Subject:** Public Comment for June 8, 2020 Village Council Meeting  
**Date:** Friday, June 5, 2020 12:23:10 PM

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Please accept the comments below to be read into the record at June 8, 2020 Village Council meeting. Please let me know that this request has been received and that the comments will be included.

**Brenda Smith**  
259 Harper Road, Clemmons NC 27012

RE: Rezoning Case C-234

I am submitting these comments as a long term (23 years) resident of Clemmons. These comments are being provided in response to the May 26, 2020 Council instigated continuation of rezoning Case C-234.

The proposed Village at Kinnamon benefits Clemmons in two critical ways: it addresses a neglected housing need and it provides a stimulus to revitalize a declining area of Clemmons. More than 95% of the people that work in Clemmons do not live in Clemmons. This proposed apartment community would provide housing plus amenities like a playground, clubhouse, and computer study rooms. The Village at Kinnamon brings an \$11.5 million investment into an area in which property values have been declining during the greatest growth period and economic expansion in Clemmons' history. The adjacent town homes property values have declined as much as 15%. The Food Lion Shopping Center continues to struggle.

The Planning Board recommended approval of this project. The Planning Director specifically explained how the project meets the intent of the Comprehensive Plan. Yet on May 26, 2020 the Village Council failed to approve the project and instead focused on a single item of discussion – that the 3 story building was not consistent with the 2 story building height recommended for the NC 158 view corridor. There is substantial documentation that the impact of this project on the view corridor is negligible due to topography and tree save areas, yet that information was not mentioned by any Council Member.

But Council already knew all this and voted to continue the case. The lack of discussion of these and many other factors in support of the project is puzzling. Numerous prior approvals have been made by the Council where the project met the "intent" of the Comprehensive Plan and met the requirements of the UDO. Why was this not discussed? What is so different about this project than others that were approved without the fine-toothed picking out of potential points of disagreement with the plan? What is it about this project that changed the Comprehensive Plan from an acknowledged guidance and visionary recommendation as opposed to absolute word for word regulation?

Let's look at another part of the process - opposition. Comments in opposition were strongly based on presumed socioeconomic characteristics of the apartment residents, information neither contained in nor legally pertinent to the rezoning application. During the public hearing, Council members followed along with that information with their own questions and comments related to socioeconomics. That is part of the record and cannot be removed by the lack of discussion during the decision-making process. This is the second time that this project at this location has come before the Council with a recommendation for approval from the Planning Board. As reported in the Clemmons Courier, Council's denial of the first case resulted in a conciliation agreement, with Clemmons paying \$150,000 in the settlement in January 2019, to resolve claims raised by the N.C. Human Relations Commission that "reasonable grounds exist to believe that unlawful discriminatory housing practices have occurred."

I urge the Council to acknowledge the Planning Board and Planning Director recommendations, benefits to the community, technical analyses showing the project complies with the Comprehensive Plan and uphold their legal obligations and vote to approve Rezoning Case C-234.

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**From:** [lidia@tworkforce.com](mailto:lidia@tworkforce.com)  
**To:** [Lisa Shortt](#)  
**Cc:** [Nasser Rahimzadeh](#)  
**Subject:** Pereira Property  
**Date:** Friday, June 5, 2020 3:09:59 PM

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To: Nasser Rahimzadeh, Village Planner, Clemmons Village Counsel  
3715 Clemmons Road  
Clemmons, NC 27012  
336-766-7511

Re. Rezoning Case C-234

My name is Lidia Chavez, I am a resident of Clemmons and my address is: 5812 Sunny Ridge Trail, Clemmons. I am also a business owner located in Clemmons.

The proposed rezoning case C-234 provides extremely needed housing opportunities for people working in Clemmons and will stabilize and improve the current falling tax values in that part of Clemmons. It meets the “intent” and “vision” of the Community Compass plan and is located on a property that will greatly limit its visibility from the NC 158 corridor and surrounding properties. The only disqualifying concern of previous Council was fire safety which has been addressed with the current plan. As a Clemmons taxpayer I am requesting that the Village Council votes to approve this project.

The project complies with all requirements by the city of Clemmons, I realized it is not on Hwy158, it is about a block from Hwy 158 so no requirements apply. This project will help to improve property taxes values. Each unit is estimated to be from \$147,000 +

I have lived in Clemmons since 2003 and I believe this project will be an asset for the community and not a liability. It was an embarrassment to read in the newspaper when the prior zoning request was rejected due to racist undertones and that we, as taxpayers, had to pay a portion of the settlement. I hope the Council Members will review the project based on the merits and benefits of the project and not allow any personal beliefs of theirs or of others complaining about the “quality” of the people that would live there destroy the opportunity. Specially in this time when “all” lives matter. We as community need to evolve.

Thank you

Lidia Chavez – 5812 Sunny Ridge Trail

*Lidia Chavez*  
**Trending Workforce Solutions, Inc.**  
P.O. Box 1014  
Clemmons, NC 27012  
336-705-3343

Fax: 336-293-8416

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**From:** [Paul M Johnson](#)  
**To:** [Lisa Shortt](#); [Scott Buffkin](#); [Nasser Rahimzadeh](#)  
**Cc:** [Ron Davis](#); [johnstiltner@landmarkdevelopment.biz](#); [carlos@workforce.com](#); [ccarney@davieconstruction.com](#); [emresourcesnc@aol.com](#); ["Johncpa@crouchjoslyn.com" \(Johncpa@crouchjoslyn.com\)"](#)  
**Subject:** Pereira property  
**Date:** Friday, June 5, 2020 4:02:35 PM  
**Attachments:** [Paul Johnson's Public Comment 06-08-20.docx](#)

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**I wish to make this a public comment for the Council meeting on Monday, 6/8. I read it at a speaking pace, and it was less than 2:40 minutes. Thanks**

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From  
Paul Johnson  
6645 Valleyoak Dr, Clemmons

I wish to address the Council regarding the Village at Kinnamon development.

As I watched the Clemmons Village Council's last meeting, I was disturbed.

First, if a person in the U.S. wanted to sell and buy something, they should have the freedom to make the exchange. That includes land, obviously. As soon as a municipality or county regulates the sale and purchase, it becomes less free. We accept this, generally. The priority of our freedom commands governments seek to support that freedom and allow people to transact business, unless freedom is secondary to governmental authority.

So, land that is behind some properties off Clemmons Road has a seller and buyer, who wants to develop the land. We have to accept that the government can approve or stop the exchange. The Clemmons Council is surrounded by people who favor the sale and development.

A prestigious former council member provided a favorable, comprehensive explanation. A well-respected commercial realtor supported it, especially as a positive land development. The Planning Board voted 6 to 3 in favor. And, why not? The land will bring valuable tax revenue. The apartments will be nestled off the roadway. When neighbors oppose it, I have to wonder if they thought the empty land would always stay empty in such a community as Clemmons.

The council members' unfavorable comments were demure and uniform. They were speaking quietly and without any debate or full explanations. This surprised me, as a person who observes the council meetings.

They quietly mentioned the Village's UDO (Unified Development Ordinance). Yet, the Village's councils have frequently broken the rules of the UDO. Several months ago I had many conversations with people in Clemmons, Forsyth County and others with statewide interests who said that Clemmons Council can be expected to change the rules of the UDO and contradict their Planning Board's votes, leading to a reputation for unreliability.

Yet, the council's members said hardly a word. For now, I must suspect that there's an undercurrent agenda. Why do people want to serve on the Planning Board when their work goes disrespected as often as it is. I heard from the Village planner, Mr. Rahimzadeh, that he Planning Board's meeting concerning this property was long and thoughtful and seen as a proud moment. One minute their votes don't matter. Sometimes the UDO matters and other times UDO is contradicted.

Full disclosure: The seller and developer are friends of mine. But they know that if I disagreed with them, they would hear that from me. My views are about the Council.

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contradict their Planning Board's votes, leading to a reputation for unreliability.

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**From:** [Luyann Ledesma](#)  
**To:** [Lisa Shortt](#); [Nasser Rahimzadeh](#)  
**Subject:** Rezoning Case C-234  
**Date:** Friday, June 5, 2020 4:03:11 PM

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To: Nasser Rahimzadeh, Village Planner, Clemmons Village Counsel  
3715 Clemmons Road  
Clemmons, NC 27012  
336-766-7511

Re. Rezoning Case C-234

The proposed rezoning case C-234 provides extremely needed housing opportunities for people working in Clemmons and will be of much help in improving the tax values in that area of our Village of Clemmons. It meets the "intent" and "vision" of the Community Compass plan and is located on a property that will greatly limit its visibility from the NC 158 corridor and surrounding properties. It is my understanding that the previous disqualifying fire safety concern has already been addressed with the current plan. As a Clemmons taxpayer I am requesting that the Village Council votes to approve this project.

I have lived and worked in Clemmons for many years and I strongly believe this project would be very beneficial to the community and not detrimental, as others make it sound. It is extremely sad that in this day and age, some people are still willing to interfere with the common wellbeing of a town as a result of discrimination due to socioeconomic status or race. We, as taxpayers of Clemmons, should have a saying in decisions that would greatly affect us. We cannot let a small group of people with other personal interests interfere with a project that is for the greater good.

I hope the Council Members will review the project based on its merits and benefits and not the opinions of some selfish, racist individuals. It is now time to put a stop to everything and everyone who wants this country, this town, to move backwards instead of moving forward in building a better future for all.

Sincerely,

Luyann Ledesma - 4521 River Gate Drive, Clemmons, NC 27012

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**From:** [Carlos Pereira](#)  
**To:** [Lisa Shortt](#); [Nasser Rahimzadeh](#)  
**Cc:** [Ron Davis](#)  
**Subject:** Rezoning CaseC-234  
**Date:** Friday, June 5, 2020 5:16:13 PM

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The proposed rezoning C-234 complies with everything the City of Clemmons requires, all issues brought up by the councils have been respond, therefore no issues should be to finally approve the investment for the City of Clemmons for \$11.5 million dollars from **“THE VILLAGE AT KINNAMON”** Each of the units proposal to build goes for about \$147,000.00 and they are 1,2 and 3 bedroom the value is goes higher. Keep in mind that some if not most of the property around the proposal including the land and all are under, did I said under the \$147,000.00 per unit, this represents that the majority of the properties around THE VILLAGE AT KINNAMOS will benefit by increasing their property tax value, that means more taxes for the city of Clemmons, why would you want to vote against?, we have waited for a long time, we have lost properties tax collections by negating last time to be develop, you even use some of my taxes to paid a settlement that I read in the newspaper that a portion of the \$150,000.00 settlement you had to paid for been racist undertones, I hope the council members will approve, base on it meets the “intent” and “vision” of the Community Compass plan. I am a resident and a business owner in the city of Clemmons and I am requesting that the Ville Council votes to approve this project.

This project will benefit all, is a Win-Win project, here are some of the benefits:

1. INCREASE PROPERTY VALUE
2. MORE PROPERTY TAXES FOR THE CITY OF CLEMMONS.
3. HOUSING FOR POLICEMAN, TEACHERS, RETIRES, SINGLE PARENTS, TEACHERS, SINGLE MOTHER, FIREFIGHTER.
4. CONDOMINIUM BRAND NEW FOR THE AREA.
5. HELP THE SHOPPING CENTER WHERE FOODLION IS, IT HAS BEEN EMPTY FOR A LONG TIME.
6. IT IS ONE BLOCK FROM THE CORRIDOR OF HWY 158.
7. MOST OF THE APPARTMENT COMPLEX IN THE AREA ARE OLD AND DETIRIODED, THIS NEW CONDOMINIUM BRING HIGHER STANDARS.
8. MORE INCOME FOR THE CITY, MORE VALUE FOR THE CITY AND THE

OWNERS.

9. ++

I hope that the Council Members will not the same mistakes as before and the personal believes or others complaining about the type of individuals or “quality” of people that could live there blows out/ destroy the opportunity.

All people lives MATTER, NOT JUST ONE OR THE OTHER COLOR, **ALL PEOPLE LIVES MATTER.**

-

It meets the requirements, all concerns were address and fix to complied and address the Council Members concerns, there is no other issues, therefore the vote is clear and hope you vote in favor of the project: **“THE VILLAGE AT KINNAMON”**

Carlos A. Pereira Jr.

Trending Workforce Solutions, Inc.

[TWS]

Sales/Operations.

[Carlos@tworkforce.com](mailto:Carlos@tworkforce.com)

P.O.Box 1014

3458 Clemmons Rd., Clemmons, N.C. 27012

Ph: 336-705-3351

Fax: 336-293-8416

If you should have any questions, please do not hesitate to contact us, we are here to provide the best service that we can for you.

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**From:** [Carlos Pereira](#)  
**To:** [Lisa Shortt](#)  
**Cc:** [Ron Davis](#)  
**Subject:** II from Carlos: Rezoning CaseC-234 Carlos A Pereira Jr.  
**Date:** Sunday, June 7, 2020 12:41:25 AM

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From  
Carlos A Pereira Jr.  
3458 Clemmons Rd. Clemmons  
Rezoning CaseC-234  
**THE VILLAGE AT KINNAMON**

I wish to add to my first address to the Council Members regarding **THE VILLAGE AT KINNAMON** development.

Some very important issues to consider, an ex-council member and planning member, the distinct: GENERAL (WEST POINT GRADUATE) MIKE COMBEST, did a well-documented study as to why the council members should vote and **approve** the development.

Here to consider **yes** for the development of **THE VILLAGE AT KINNAMON**.

- 1. ALL CONCERNS AND SOME WERE NOT PART OF THE REQUIEREMENTS HAVE BEEN ADDRESS AND ACOMATED, SO THERE IS NOT ANY OTHER ISSUES AS TO WHY VOTE NO FOR THE DEVELOPMENT, UNLESS THERE`S AN UNDERCURRENT AGENDA THAT CAN TAKE US BACK TO FIRST TIME GO AROUND AND LOST AND WASTED CLEMMONS TAXES BY PAYING A SETTLEMENT FOR \$150,000.00 IF ALL REQUIEREMENTS ARE MEET THEN WHAT IS THE HOLDING?**
- 2. IT WAS APPROVED TWICE BY THE PLANING BOARD ONCE IN 2016 AND THE OTHER 2020 THEN IF YOU HAVE THE APPROVAL OF THE PLANING BOARD WHAT IS THERE TO VOTE AGAINTS? IF ALL OF YOUR CONCERNS HAVE BEEN ADDRESS AND ANSWER**

**FOR YOUR SATISFACTION WHAT ARE YOU LOOKING FOR? THE ANSWER IS SIMPLE VOTE "YES" TO DEVELOP.**

- 3. IF THE CITY OF CLEMMONS WILL RECEIVE MORE PROPERTY TAXES AND YOU HAVE LOTS 4 YEARS OF INCOME, WHY THROUGHT OUT MONEY WHEN THE CITY CAN ALWAYS USE EXTRA INCOME. VOTE "YES" FOR THE DEVELOPMENT.**
- 4. THE PROPERTIES AROUND THE DEVELOPMENT WILL INCREASE IN THEIR VALUE, THAT MEANS MORE PROPERTY TAXES FOR THE CITY OF CLEMMONS, VOTE "YES"**
- 5. THE SHOPING CENTER WHERE THE FOOD LION IS LOCATED, HAVE BEEN A FAILURE IT IS ALMOST EMPTY, THE VILLAGE AT KINNAMON DEVELOPMENT, WILL REVITALIZED THE SHOPPING CENTER. VOTE "YES" TO DEVELOP.**
- 6. PRESTIGIUOS DEVELOPER, EXCELENT FOR THE CITY OF CLEMMONS. VOTE "YES" FOR THE DEVELOPMENT.**
- 7. INVESTMENT FOR THE CITY OF CLEMMONS FOR ABOUT \$11.5 MILLIONS. VOTE "YES" FOR THE DEVELOPMENT.**
- 8. EACH UNIT STATIMETED COST PER UNIT \$147,000.00 THIS IS MORE THAN HOUSES IN THE AREAS INCLUDING THE LAND COST LESS, REFER TO THE COMPARISON PROPERTIS. A UNIT 1, 2 AND 3 BEDROOM THEY WILL BE BY FAR THE MOST VALUABLE FOR THE CITY MEANS MORE TAXES TO BE COLLECTED, GREAT BENEFIT FOR THE CITY OF CLEMMONS. VOTE "YES" FOR THE DEVELOPMENT.**
- 9. AN EXTENCIVE ANALISIS DONE BY AN EX-MEMBER OF THE COUNCIL MEMBERS AND PLANING BOARD GENERAL (WEST POINT GRADUTE) MIKE COMBEST, READ HIS REPORT AND SEE WHY HE IS IN FAVOR FOR THE DEVELOPMENT. VOTE "YES" FOR THE DEVELOPTMENT.**

**I hope that you will vote "yes" for the development as to all lives MATTER, not just one color or one race, there are single parents,**

**teachers, retirees, firefighter, police officers, that deserve to live in new units with values starting at \$147,000.00 your vote is need for the comfort of humanity, our citizens, because ALL LIVES MATTER.**

**Like to full disclosure: Ron Davis is a member of CLEMMONS ROTARY CLUB, who is the buyer, and Marion who is also a member of the CLEMMONS ROTARY CLUB, and she is a COUNCIL MEMBER, FROM THE CITY OF CLEMMONS, they know me if I see something wrong they would hear from, this is a straight comments about the council members. Please be aware that this email are subject to the NORTH CAROLINA PUBLIC RECORDS LAW and may be disclose to third parties.**

**<Carlos A Pereira Jr. Public Comment 06-07-2020.docx>**

-  
Carlos A. Pereira Jr.  
Trending Workforce Solutions, Inc. [TWS]  
Sales/Operations.  
[Carlos@tworkforce.com](mailto:Carlos@tworkforce.com)  
P.O.Box 1014  
3458 Clemmons Rd., Clemmons, N.C. 27012  
Ph: 336-705-3351  
Fax: 336-293-8416

If you should have any questions, please do not hesitate to contact us, we are here to provide the best service that we can for you.

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**From:** [fthomas12@triad.rr.com](mailto:fthomas12@triad.rr.com)  
**To:** [Lisa Shortt](#)  
**Subject:** Public Comment  
**Date:** Sunday, June 7, 2020 6:23:12 PM  
**Attachments:** [Rezoning.pdf](#)

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**Dr. Frank K. Thomas**  
**693 Mallard Landing Blvd**  
**Clemmons, NC 27012**  
**336-245-8343**  
**fthomas12@triad.rr.com**

Mr. Nasser Rahimzadeh  
Village Planner  
3715 Clemmons Road  
Clemmons, NC 27012  
336-766-7511

Re. Rezoning Case C-234

Dear Mr. Rahimzadeh,

As a 25 year army veteran who has lived all over the world, I know how important it is to live as near to my place of work as possible. With so many workers in Clemmons not living here, it would be more than convenient for them to have housing available within the city limits.

The proposed rezoning case C-234 would provide extremely needed housing opportunities for people working in Clemmons. It would further stabilize and improve the current falling tax values in that part of Clemmons. I believe it meets the “intent” and “vision” of the Community Compass plan and is located on a parcel that will greatly limit its visibility from the NC 158 corridor and surrounding properties. The only disqualifying concern of the previous Council was fire safety which has been addressed with the current plan.

As a Clemmons taxpayer I am requesting that the Village Council approve this rezoning that is so needed in our community.

Respectfully,

Frank K. Thomas  
693 Mallard Landing Blvd  
Clemmons, NC 27012

**Mr. Tim Carpenter  
4677 Greendale Way  
Clemmons, NC 27012**

**Public Comment Village Council Meeting June 8, 2020**

**To: Village Clerk (LShortt@clemmons.org):**

**Zoning Case C-234, The Village at Kinnamon**

Focusing on one specific element of the Community Compass risks causing a person or a board to miss a projects overall impact on our Village's ability to accomplish the visions, goals, and objectives of the Compass.

In this case, focusing exclusively on location and height will likely harm the Village's ability to revitalize US-158 and preserve the Village's fiscal health. This project will add revenue and property value to an area that is severely distressed. As the Excel Chart shows, property values in this area have declined steadily for at least 10 years. Some falls are dramatic. 90% of adjacent properties have lost value. This trajectory is in stark contrast to the rest of Clemmons where property values have steadily increased.

Very soon, our Council is going to have to address the issue of tax rate. Current projections show that our Village must have more operating revenue. The current Virus shutdown has accelerated this problem. It will be very difficult for the Council to make a case that it needs to raise taxes if it disapproves developments that reverse property value decline, improve business, and thereby help secure the fiscal health of our residents, business community and local government....and directly helps ensure the Village has funds needed to provide essential services to all members of the Village.

The tax base loss that's going on in that immediate neighborhood is going to accelerate if we don't get some high quality 'Reversers' in. This Project meets the criteria for being just that 'Reverser'.

**Compass Compliance**

The Community Compass (Comprehensive Plan) Establishes strategic goals and visions, achievement of which keeps Clemmons a community that enjoys a high quality of life, minimum essential tax rate, superior government services, etc.

### **1. Theme 4, Economic and Community Development**

"To support the advancement of Clemmons.....**new tax revenues that in turn creates opportunities** for enhanced community facilities and services.

Demographics within the community....new types of housing to support the aging population. The Village is also interested in being home to young professionals and families locating in the region. **A mix of housing types is necessary** to provide for the varying lifestyles and incomes of future generations living in Clemmons.

**The goal is to have *economic and community development that creates a vibrant Village economy, and desirable residential neighborhoods with a variety of housing options***".

### **2. Theme 2, Future Land Use**

"New development and redevelopment should.... have a ***positive fiscal impact on our Village.***"

### **3. Goal 1**

"Land development will be balanced and include commercial, employment and residential uses to **ensure the fiscal health of the Village.** "

### **4. Goal 2, Revitalized Commercial Corridors**

"Mature commercial corridors, *Lewisville-Clemmons Road and US-158*, will be ***redeveloped and revitalized.***"

All of the Council objections to this projects previous submittal have been satisfied.

Planning Board wisely recommended approval.

**I request that our Village Council vote to Approve rezoning Case C-234 The Village at Kinnamon.**

## Tax Value Patterns Around Zoning Case C-234

Neighboring properties are LOSING value. Distressed properties cost Clemmons taxpayers: Depress other property values ; Impose greater demand for services; Makes harder to recruit businesses and homeowners: etc.

#	Street	2008 Tax Value	2010 Tax Value	2020 Tax Value	Tax Change	
6160	Stadium Ridge	\$153,800.00	\$164,800.00	\$141,000.00	15%	Decrease
6190	Stadium Ridge	\$123,900.00	\$119,100.00	\$115,600.00	3%	Decrease
6196	Stadium Ridge	\$153,800.00	\$164,800.00	\$141,000.00	15%	Decrease
5148	Stadium Ridge	\$153,800.00	\$164,800.00	\$141,000.00	15%	Decrease
5142	Stadium Ridge	\$123,900.00	\$118,200.00	\$115,600.00	2%	Decrease
5136	Stadium Ridge	\$150,200.00	\$164,800.00	\$141,100.00	15%	Decrease
5172	Stadium Ridge	\$153,800.00	\$164,800.00	\$141,000.00	15%	Decrease
5166	Stadium Ridge	\$123,900.00	\$118,200.00	\$115,600.00	2%	Decrease
5160	Stadium Ridge	\$150,200.00	\$164,800.00	\$141,100.00	15%	Decrease
5157	Stadium Drive (Hearn)		\$109,600.00	\$127,900.00	12%	Increase
5053	Stadium Drive		\$122,600.00	\$115,400.00	6%	Decrease
5049	Stadium Drive		\$61,400.00	\$56,500.00	8%	Decrease
5045	Stadium Drive		\$61,500.00	\$58,200.00	6%	Decrease
5041	Stadium Drive		\$60,000.00	\$57,300.00	1%	Decrease
5037	Stadium Drive		\$82,500.00	\$67,900.00	18%	Decrease
5033	Stadium Drive		\$92,400.00	\$67,900.00	27%	Decrease
460	Clemmons Road	\$190,400.00	\$199,100.00	\$204,600.00	1%	Increase
462	Clemmons Road	\$349,000.00	\$415,500.00	\$401,400.00	4%	Decrease
458	Clemmons Road	\$152,000.00	\$171,200.00	\$160,200.00	7%	Decrease
446	Clemmons Road	\$70,800.00	\$77,000.00	\$79,700.00	1%	Increase
438	Clemmons Road	\$74,200.00	\$80,600.00	\$22,100.00	63%	Decrease
420	Kinnamon Village Loop		\$635,100.00	\$419,900.00	34%	Decrease
410	Kinnamon Village Loop		\$432,700.00	\$285,200.00	35%	Decrease
80	Foodlion Center Rev Based	\$89,447.00	\$70,985.00	\$52,504.00	42%	Decrease
64	Ridgecrest		\$82,500.00	\$81,900.00	0.10%	Decrease
58	Ridgecrest		\$63,000.00	\$66,500.00	1%	Increase
	Ridgecrest		\$44,500.00	\$44,800.00	1%	Increase
			<b>\$4,206,485.00</b>	<b>\$3,562,904.00</b>		<b>-\$643,581.00</b>

**From:** [Dana Lu Bryson](#)  
**To:** [Lisa Shortt](#)  
**Subject:** Public comment  
**Date:** Monday, June 8, 2020 12:36:06 PM

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Dana Bryson  
4308 Barrington Oaks Ct  
Clemmons

I am writing in support of the proposed re-zoning to accommodate a multi family LIHTC project behind Food Lion shopping center.

Davie Construction owned by Carl Carney is the GC on this project. In the absence of in person council meetings, I don't know if Carl will have the opportunity to show his portfolio of projects and give visuals as to what this LIHTC would look like as well as what this development can do for our community. I know his work and have been working with him on various hotel, restaurant and office projects for nearly 23 years. This proposed development has received the highest ranking for this type of project from the State for our area, and it will serve as much needed housing for workers in facilities such as my hotel and many of our small businesses. The warrants of this project can be underscored by the 11.5 million dollar investment in our community which bolsters the confidence in an otherwise uncertain real estate development market. Carl Carney's building development at Trinity Elms was successful at receiving a rezoning and is a good example of the quality and type of facility you can expect. Finally, housing in that area will revitalize the Food Lion shopping center adding vibrance and tax base.

I'm in favor of a master compass plan for usage development, and when opportunities come along that fits with our goals, then we need to be open for modifications, especially when it comes to much needed housing next to a shopping center that needs walkable patrons.

I could continue to sing the merits of this project, but I think an in-person meeting would be warranted with such a great opportunity. I believe this can be a positive development for Clemmons.

Yours truly,  
Dana Bryson

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**From:** [Ron Davis](#)  
**To:** [Lisa Shortt](#); [Nasser Rahimzadeh](#)  
**Subject:** Ron Davis Public Comment Council Meeting 6-8-2020  
**Date:** Monday, June 8, 2020 3:59:36 PM  
**Attachments:** [Ron Davis Public Comment C-234 .pdf](#)

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Please read and enter into the record my public comments at tonights meeting and confirm receipt.

Ron Davis

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# Ron Davis

2590 Harper Road

To: Clemmons Village Clerk LShortt@clemmons.org

Re: Public Comment on Planning Case C-234 The Village at Kinnamon

Please display appropriate Exhibit as read.

## 1. Exhibit 1. Tax Value Declines

As you can see, this part of Clemmons has actually declined during the greatest economic expansion in Clemmons history. Only two adjacent properties increased due to large rehab investments. One property was demolished by the Village due to collapse from decay/abandonment. The Food Lion shopping center has continued to decline and has received property tax reductions to survive. The undeveloped shopping center out parcels have greatly decreased in value. Even the town homes have declined in value as much as 15%. The Village at Kinnamon represents an 11.5 million dollar investment in this blighted area of The Village and will increase property values and trigger investment in the undervalued properties around it. The average cost of the apartments is \$147,000.00 making them by far the most valuable real estate value in the area.

## 2. Exhibit 2. Other Nonconforming Approvals

Staff Reports from two projects that have been approved by council that are in literal conflict to any of the Compass Plan versions but conform "in spirit" and "intent" are Tharrington and Elms Independence which were both high density multi-family residential surrounded by very low density residential or county rural land. Village Council wisely applied the Compass Plan "intentions" to the opportunity that was presented to them and approved the change. These same considerations have been applied to more recent rezoning approvals.

## 3. Exhibit 3. Village Point

The original Small Area Plan for Village Point that does not in any way resemble what has been approved and built. Once Novant and the apartments acquired their land, after Council approved their plans, everything changed and the original plan was obsolete. This purchase is noted as a reason to approve some of the subsequent non-conforming land uses in several of the staff reports. Land owners saw increased value in their land multiples higher than the original Village Point Area Plan use types (single family residential and low density uses) would allow. Land values have skyrocketed and the remaining parcels are now valued in the hundreds of thousands of dollars per acre versus the tens that they originally were valued at in the Compass Plan. Residential uses have been completely priced out of this area. Village Council again wisely applied the Compass Plan "intention" to the opportunity that was presented to them and approved the changes.

Concerns have been voiced about the NC 158 "view corridor" and the rear adjacent condos views. The main entry road is a minimum of **20 feet** below NC 158 and there will be as much as **240 feet** of heavy old growth trees saved along with another **240+ feet** of the properties along NC 158 between them. On the back side next to the Condos the floor of building 200 and 300 are **20 feet** below the floor of the condos. On Gary Lee's side building 100 is **20 feet** below his rear property line.

These wise decisions to look at the community needs as a whole and apply the "intent" or "spirit" of the various Compass Plan versions has allowed Clemmons to retain its low property tax rate. With approval of this similar opportunity Clemmons will help to slow the shift of the tax burden to the other stable and growing communities in Clemmons.

Please vote to approve Rezoning Case C-234.

Thank you, Ron Davis

# Exhibit 1

## Tax Value Patterns Around Zoning Case C-234

Neighboring properties are LOSING value. Distressed properties cost Clemmons taxpayers: Depress other property values ; Impose greater demand for services; Makes harder to recruit businesses and homeowners: etc.

#	Street	2008 Tax Value	2010 Tax Value	2020 Tax Value	Tax Change	
6160	Stadium Ridge	\$153,800.00	\$164,800.00	\$141,000.00	15%	Decrease
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9045	Stadium Drive		\$61,500.00	\$58,200.00	6%	Decrease
6041	Stadium Drive		\$60,000.00	\$57,300.00	1%	Decrease
6037	Stadium Drive		\$82,500.00	\$67,900.00	18%	Decrease
6033	Stadium Drive		\$92,400.00	\$67,900.00	27%	Decrease
3460	Clemmons Road	\$190,400.00	\$199,100.00	\$204,600.00	1%	Increase
3462	Clemmons Road	\$349,000.00	\$415,500.00	\$401,400.00	4%	Decrease
3458	Clemmons Road	\$152,000.00	\$171,200.00	\$160,200.00	7%	Decrease
3446	Clemmons Road	\$70,800.00	\$77,000.00	\$79,700.00	1%	Increase
3438	Clemmons Road	\$74,200.00	\$80,600.00	\$22,100.00	63%	Decrease
4320	Kinnamon Village Loop		\$635,100.00	\$419,900.00	34%	Decrease
4340	Kinnamon Village Loop		\$432,700.00	\$285,200.00	35%	Decrease
4380	Foodlion Center Rev Based	\$89,447.00	\$70,985.00	\$52,504.00	42%	Decrease
6164	Ridgecrest		\$82,500.00	\$81,900.00	0.10%	Decrease
6158	Ridgecrest		\$63,000.00	\$66,500.00	1%	Increase
	Ridgecrest		\$44,500.00	\$44,800.00	1%	Increase
			<b>\$4,206,485.00</b>	<b>\$3,562,904.00</b>		<b>-\$643,581.00</b>

Approved

Exhibit 2a

VILLAGE OF CLEMMONS PLANNING BOARD DRAFT  
STAFF REPORT

PETITION INFORMATION			
Docket #	C-227		
Staff	Megan Ledbetter		
Petitioner(s)	Mission Development, LLC		
Owner(s)	Peacehaven Developments, LLC, Larry Jarvis, William Alexander, David Liner		
Subject Property	5883-88-1192, 5883-77-8081, 5883-77-6141, 5883-77-6218		
Type of Request	Special Use Zoning District Rezoning from RS-40 and RM-8-S to RM-18-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <u>from RS-40 and RM-8-S to RM-18-S</u> (Residential Multi-family-Special Use/18 units per acre). The petitioner is requesting the following uses: (Elderly Housing, Single Family, Twin homes)</p> <p><b>NOTE:</b> Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	<p>The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for GMAs 1 and 2, and may be suitable for GMA 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>YES</p>		
GENERAL SITE INFORMATION			
Location	Located at the intersection of Peacehaven and Harper Road		
Jurisdiction	Village of Clemmons/Forsyth County (requesting annexation)		
Site Acreage	21.29 acres		
Current Land Use	A portion of the property is zoned RM-8-S and has three (3) single family residential dwelling located onsite and the remainder of the property to the north is vacant and zoned RS-40.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	N	RS-40	Vacant
	S	RS-20	SFR

Done so →  
building could be 4 story

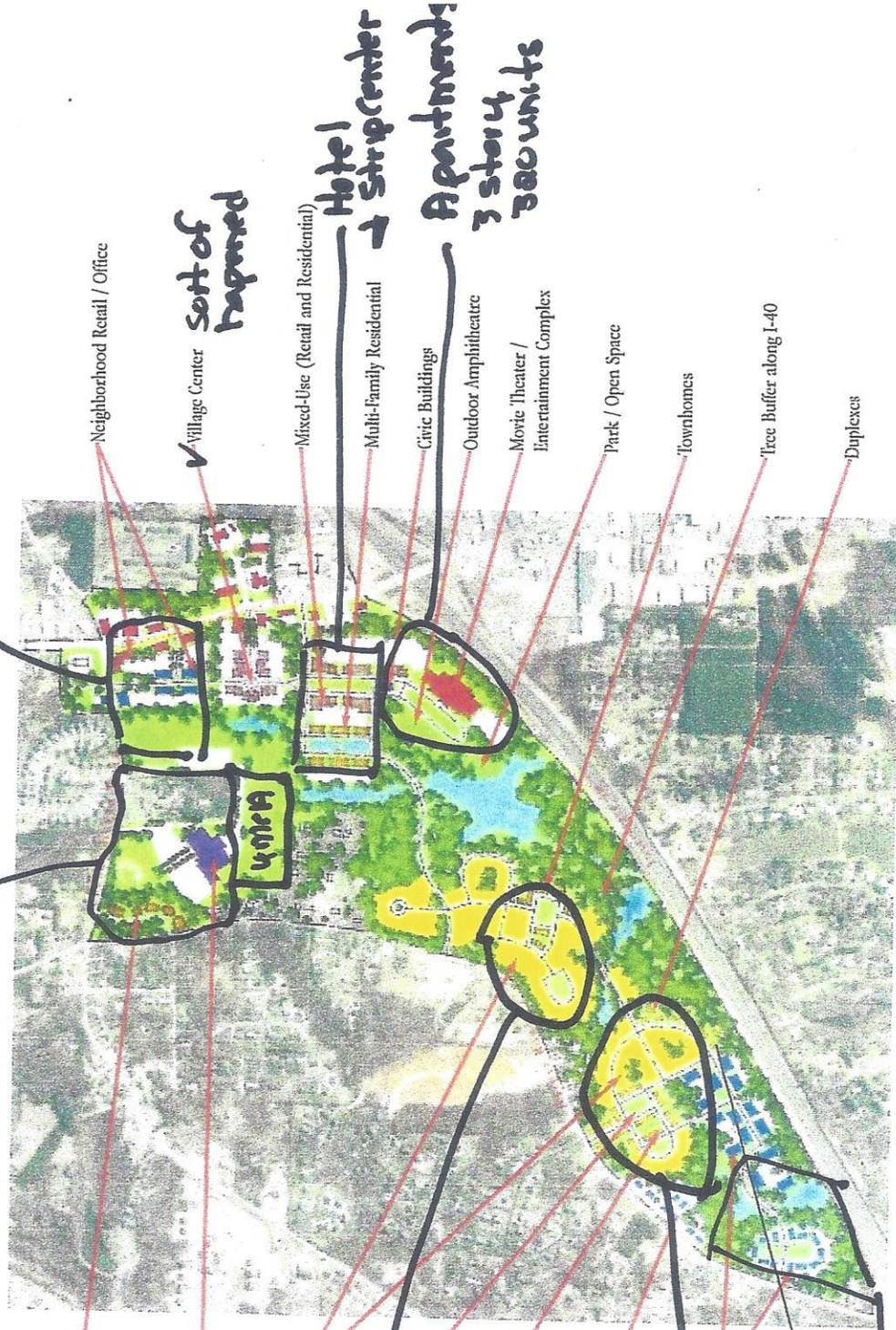
**VILLAGE OF CLEMMONS PLANNING BOARD DRAFT  
STAFF REPORT**

PETITION INFORMATION			
<b>Docket #</b>	C-216		
<b>Staff</b>	Megan Ledbetter		
<b>Petitioner(s)</b>	Abattoir Properties, LLC		
<b>Owner(s)</b>	Abattoir Properties, LLC		
<b>Subject Property</b>	Fair Oaks Drive		
<b>Type of Request</b>	Special Use Zoning District rezoning from RS-15 to IP-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <u>from RS-15 to IP-S:</u></p> <ul style="list-style-type: none"> <li>(Life Care Community)</li> </ul> <p><b>NOTE:</b> Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
<b>Zoning District Purpose Statement</b>	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	YES		
GENERAL SITE INFORMATION			
<b>Location</b>	North side of Fair Oaks Drive		
<b>Jurisdiction</b>	Village of Clemmons		
<b>Site Acreage</b>	Approximately ± 3.14 acres		
<b>Current Land Use</b>	Vacant Land		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	N	IP-S, RS-15	Assisted Living and Congregate Care, Single Family Residential
	E	IP-S	Assisted Living and Congregate Care
	S	Public ROW	Local Street

# Exhibit 3

## Small Area Plan

strip center Publics



X Residential (Attached Dwelling Units)

West Forsyth YMCA

expended

Residential

School

Formal Green

Townhomes / Live-Work Units

Small Office

Hospital

Office Campus

for sale very expensive

Neighborhood Retail / Office

Village Center sort of expanded

Mixed-Use (Retail and Residential)

Hotel

Multi-Family Residential

Apartment 3 story 300 units

Civic Buildings

Outdoor Amphitheatre

Movie Theater / Entertainment Complex

Park / Open Space

Townhomes

Tree Buffer along I-40

Duplexes

Conceptual built-out of small area plan

VILLAGE POI  
SMALL AREA PLA