

From: [Pat Stuart](#)
To: [Caroline Drake](#)
Subject: harper road rezoning
Date: Wednesday, September 7, 2022 11:09:47 AM

Ms Drake, planning board and town council

I am Pat Stuart i live on 2601 harper road diagonally across from the sewer pump station. I am not necessarily against progress. I spoke favorably for Novant at a public meeting for the well planned development of the Clemmons medical center and area and was quite supportive and didnt fight the sewer pump station or high pressure line through my property. However , this rezoning request for rm-8 is a poorly veiled attempt by the town to unload a piece of property it should never have bought at inflated prices anyway.

It is common knowledge that this area doesnt perk well . A private citizen or developer cant afford to run a line to the sewer pump station for just one or two houses. I cant afford it and im just across the street. Consequently the only way a developer would buy it would be if they could put many units on this piece of property. The town clearly wants to rezone so that it would then be more desirable and financially viable for developers to purchase the property from the town. This is wrong because it completely overlooks the needs of the area.

The main problem i see is the traffic on Harper. I have many wrecks in my yard and surrounding area. Im sure authorities arent aware of all of them because after wrecking out of control in the curve into mine or my neighbors property some just limp off in their wrecked vehicles. A mere turn lane or 2 is no solution for this problem. These turn lanes will be right in the middle of a "dead mans curve" anyway. I applaud the roundabouts they have helped mobility but do not speak to the high volume the road already cant handle and adding 120 more families living on this stretch of road is ridiculous.

In addition directly across the street from this property being discussed is a similar size piece of property with similar issues. However it is owned by a private citizen(not me). I wonder if the town will be as eager to rezone that property after all fair is fair. I that happens there is no way Harper can handle the traffic as it is currently routed.

Apparently the town is afraid of involving the Dot to see about straightening the road. That would be necessary particularly if the whole region became developed and really should be looked into before any rezoning for multifamily dwellings.

I have what i think is a reasonable solution. Turn the property into a multiuse natural area with a small playground. It would help preserve some of the wildlife and natural areas in this part of the county which are disappearing rapidly. It would mean that The town of Clemmons is left with an overpriced piece of property but it is a much better use of this land

I write this letter as a written comment for the planning board meeting of Sept 20
please fell free to contact me anytime you have my contact info

sincerely
S Pat Stuart

Sam Jay and Polly Caudle

2797 Harper Road

Clemmons, N. C. 27012

September 8, 2022

Village of Clemmons

371`5 Clemmons Road

Clemmons, NC 27012

Dear Planning Board,

**My husband, Jay and I would like to go on record as objecting to the
Changing of the property from RS10 Family to RM -8 Multi Family.**

The biggest reason is that Harper Road is already beginning to sound and look like a major highway.

**Cars, trucks, Police cars, ambulances and fire trucks use this road to stay off of Lewisville /
Clemmons Road and just fly up and down the road.**

I have counted 75 vehicles in a 15-minute period the other day

And on some days, I know that it must be more traffic than that and the noise is terrible.

**There have been many wrecks at the bottom of the hill going north on Harper toward
Bullard Road and Styers Ferry Road.**

Clemmons residents, just think how you might feel about

living on a major highway that is supposed to be just a quite road in Clemmons.

Do unto others as you would want them to do unto you.

Polly and Jay Caudle

Polly Caudle

REQUEST FOR SECOND NEIGHBORHOOD MEETING

Village of Clemmons (owner) Harper Road Property Rezoning Request C-250
General Use District (no site plan) RS-40 single family to RM-8 multifamily

I hereby request that the Village Planning Director conduct a second Neighborhood meeting to provide information and receive input from the entire neighborhood impacted by Village of Clemmons (owner) Harper Road Property Rezoning Request C-250.

Furthermore,

1. If an additional Neighborhood Meeting is not provided, or
2. Specific responses to the questions are not provided to the neighbors, I request my signature be recorded as OPPOSITION, and that the application be withdrawn by the Village until information as required for Special Use District rezoning is provided.

Date	Name	Address	E-mail please send response to meeting request
9/10/22	Donna Davis	2834 Harper Rd	DDAVIS30@aol.com
9-10-22	John B. Davis	2834 Harper Rd.	peedoc@aol.com
9-10-22	Martha Koontz	2848 Harper Rd	
9/10	Jerry Koontz	2848 Harper Rd	
9/11	Sarah B. Harper	1120 Pineside Dr.	
9-11-22	Bermon Cathey	1120 Pineside Drive	
9/11/22	Pat Shumaker	1121 Pineside Drive	shumaker7@gmail.com
9/11/22	Mark Thomas	1101 Pineside Dr.	mark@meripar.com
9/11/22	Sean Kelly	2301 BRYAN TERRACE	SEAN1626159@GMAIL
9/11	Shirley Hale	1112 Pineside DR	shole685@gmail.com
9/11	Jeff D.D.	1112 Pineside Dr.	
	Polly Caudle	2797 Harper Rd	pcaudle26@gmail.com

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Date	Name	Address	E-mail please send response to meeting request
9/11	Sam J. Caudle	2797 Harper Rd	

Jerry & Cindy Pipes
2650 Harper Rd
Clemmons, NC 27012

September 16, 2022

Village of Clemmons
3715 Clemmons Rd
Clemmons, NC 27012

Clemmons Planning Board & Town Council:

We would like to raise the following concerns in regard to the proposed Rezoning of 2838 Harper Rd from RS-40 to RM-8 (C-250):

This property is located among single-family residential homes. We are homeowners north of the site. The proposed rezoning would allow for 122 multifamily units and non-residential use in this residential area. Properties on all 4 sides of this parcel are RS-40 or RS-20. Density of 8 units per acre is not consistent with the surrounding area.

This plan is inconsistent with the Community Compass Plan and also an inappropriate designation for this residential area.

This proposal is inconsistent with prior zoning decisions for similar properties. The village recently denied 38 homes on ~26 acres in the Harper Acres project. This is much lower density housing than what the Village is proposing for property it owns.

The rezoning request does not provide any information regarding a site plan or traffic study. With the request of General Use zoning, there will be no requirement to get public input into the planned development of this site. Why is the village not providing visibility to the community that will be impacted by this future development?

Included in this document is a petition opposed to this rezoning. It has been signed by 160+ concerned community members. As you can see, we are not the only one opposed to this proposal.

We request you will consider the concerns of the members of the community when making a decision that impacts so many people.

Thank you.

Jerry & Cindy Pipes

The petition signed by community members:

Village of Clemmons (owner) Harper Road Property Rezoning Request C-250

General Use District RS-40 single family to RM-8 multifamily

Please **READ and SIGN** to SAVE HARPER ROAD

Please consider attending and/or speaking at the Planning Board Public Hearing

6:00 PM Tuesday September 20, 2022 – Village Hall

For all the project details go to the Village website
[C-250 Village of Clemmons Harper Road Property](#)

SUMMARY

Rezoning Request C-250 should be **DENIED** because

- 1 - It would allow up to 122 multifamily units and non-residential uses in the middle of large lot single family properties.
- 2 - It would be inconsistent with the Community Compass Plan,
- 3 - It would be inconsistent with prior zoning decisions for similar properties,
- 4 - There are no site plan or traffic study requirements to evaluate the impacts to neighbors and the Village
- 5 - It appears the Village is just trying to quickly get a higher price for their “surplus” land instead of considering how RM-8 uses will impact the surrounding property.
- 6 - If approved, this rezoning will set a precedent that diminishes the integrity of single-family residential zoning boundaries and will allow local governments to continue to arbitrarily give themselves special privileges over private property owners in land use decisions

Signatures to the Petition:

Name	City	State	Postal Code	Country	Signed On
Cindy Pipes	Clemmons	NC	27012	US	9/12/2022
Donna Davis	Clemmons	NC	27012	US	9/12/2022
John Davis	Clemmons	NC	27012	US	9/12/2022
Jerry Pipes	Clemmons	NC	27012	US	9/12/2022
Travis Pipes	Clemmons	NC	27012	US	9/12/2022
Sheri Sandy	Clemmons	NC	27012	US	9/12/2022
Grace Krell	Clemmons	NC	27012	US	9/12/2022
Hannah Bolick	Wilmington	NC	28412	US	9/12/2022
Brenda Gough	Winston-Salem	NC	27127	US	9/12/2022
Alice DeLancy	Winston-Salem	NC	27127	US	9/12/2022
Mattie High	Wilson	NC	27893	US	9/12/2022
Barrie Baity	Clemmons	NC	27012	US	9/12/2022
Ann Cuningham	Clemmons	NC	27012	US	9/12/2022
Kevin Rogers	Lewisville	NC	27023	US	9/12/2022
Angie vaughn	Charlotte	NC	28269	US	9/12/2022
Lindsey Najmulski	Clemmons	NC	27012	US	9/12/2022
Don Jebb	Clemmons	NC	27012	US	9/12/2022
Kristen Katula	Clemmons	NC	27012	US	9/12/2022
Stacey Deese	Clemmons	NC	27012	US	9/12/2022
Amber Bowen	Clemmons	NC	27012	US	9/13/2022
Matthew Simmons	Bermuda Run	NC	27006	US	9/13/2022
Donna Garner	Lewisville	NC	27023	US	9/13/2022
Stephen Sweet	Clemmons	NC	27012	US	9/13/2022
Drago Kalajdzic	Clemmons	NC	27012	US	9/13/2022
Billy Hinshaw	Clemmons	NC	27012	US	9/13/2022
April Jacobs	Clemmons	NC	27012	US	9/13/2022
Karen Lyons	CLEMMONS	NC	27012	US	9/13/2022
Daniel Britt	Clemmons	NC	27012	US	9/13/2022
Alexis Blankenship	Clemmons	NC	27012	US	9/13/2022
Donna Odom	Clemmons	NC	27012	US	9/13/2022
Martha Low	Clemmons	NC	27012	US	9/13/2022
Cathy Wells	Clemmons	NC	27012	US	9/13/2022
Ron Davis	Clemmons	NC	27012	US	9/13/2022
Anitha Lokesh	Clemmons	NC	27012	US	9/13/2022
PM Koontz	Winston-Salem	NC	27127	US	9/13/2022
Andrea Hine	Bermuda Run	NC	27006	US	9/13/2022
Brandie Levy	Clemmons	NC	27012	US	9/13/2022
Paul Dixon	Advance	NC	27006	US	9/13/2022
Gary Bryan	Clemmons	NC	27012	US	9/13/2022
Corinna Goodland	Watford	ENG	WD17	UK	9/13/2022
Lisa Smith	Clemmons	NC	27012	US	9/13/2022
Paul Meads	Clemmons	NC	27012	US	9/13/2022

Jordan Oldenkamp	Winston Salem	NC	27103	US	9/13/2022
Amy Lather	Winston-Salem	NC	27109	US	9/13/2022
Bill Kennedy	Clemmons	NC	27012	US	9/13/2022
Lillian West	Winston-Salem	NC	27103	US	9/13/2022
Ashley Cranford	Clemmons	NC	27012	US	9/13/2022
Crystal Reid	Clemmons	NC	27012	US	9/13/2022
Jennifer Sanders	Clemmons	NC	27012	US	9/13/2022
David Spivey	Winston-Salem	NC	27103	US	9/13/2022
Helena Marshall	Clemmons	NC	27012	US	9/13/2022
Ralph Ricciardi	Clemmons	NC	27012	US	9/13/2022
Sharon Carter	Advance	NC	27006	US	9/13/2022
Stephanie Zananiri	Winston-Salem	NC	27103	US	9/13/2022
Jeanne Monnett	Clemmons	NC	27012	US	9/13/2022
Diane Hinzman	Clemmons	NC	27012	US	9/13/2022
Edgar Warren	Clemmons	NC	27012	US	9/13/2022
Joseph Odom	Clemmons	NC	27012	US	9/13/2022
Carol Mitchell	Clemmons	NC	27012	US	9/13/2022
Casey Crick	Clemmons	NC	27012	US	9/13/2022
SUJATA MEHTA-LOONEY	Clemmons	NC	27012	US	9/13/2022
James Bruton	Bermuda Run	NC	27006	US	9/13/2022
Mike Miller	Clemmons	NC	27012	US	9/13/2022
Kim Gleason	Clemmons	NC	27012	US	9/13/2022
George Clever	Clemmons	NC	27012	US	9/13/2022
Gina Gladstone	Clemmons		27012	US	9/13/2022
Ann Mccombs	Clemmons	NC	27012	US	9/13/2022
Joel Mccombs	Clemmons	NC	27012	US	9/13/2022
Michael Robbins	Clemmons	NC	27012	US	9/13/2022
Sherry Berry	Clemmons	NC	27012	US	9/14/2022
Richard Berry	Clemmons	NC	27012	US	9/14/2022
Carina Deguire	Clemmons	NC	27012	US	9/14/2022
Sam Patel	Clemmons	NC	27012	US	9/14/2022
Denise Moseley	Winston-Salem	NC	27106	US	9/14/2022
sarah anthony	clemmons	NC	27012	US	9/14/2022
Melissa Snapp	Clemmons	NC	27012	US	9/14/2022
Brenda Smith	CLEMMONS	NC	27012	US	9/14/2022
Abby Pendry	Lewisville	NC	27023	US	9/14/2022
Nicole Watson	Winston-Salem	NC	27103	US	9/14/2022
Sheila Evans	Charlotte	NC	28207	US	9/14/2022
Jennifer Perry	Clemmons	NC	27012	US	9/14/2022
Shannon Harper	Clemmons	NC	27012	US	9/14/2022
Charles Looney	Clemmons	NC	27012	US	9/14/2022
Kelly Cates	Clemmons	NC	27012	US	9/14/2022
kenneth dalton	Clemmons	NC	27012	US	9/14/2022
Michelle Sexton	Bermuda Run	NC	27028	US	9/14/2022
Cristian Hicks	Lewisville	NC	27023	US	9/14/2022

Rebecca Anderson Howorka	Charlotte	NC	28203	US	9/14/2022
Eleanore Mannuzza	Clemmons	NC	27012	US	9/14/2022
Sandra Swindle	Clemmons	NC	27012	US	9/14/2022
Donna Parker	Clemmons	NC	27012	US	9/14/2022
Kelly Brinkley	Clemmons	NC	27012	US	9/14/2022
Greg Roark	Clemmons	NC	27012	US	9/14/2022
Emily Anne Jones	Clemmons	NC	27013	US	9/14/2022
Emily Cox	Clemmons	NC	27012	US	9/14/2022
Chrystal Yates	Winston-Salem	NC	27106	US	9/14/2022
Linda Friedel	Clemmons	NC	27012	US	9/14/2022
Allyn Floyd	Clemmons	NC	27012	US	9/14/2022
Carla Parreott	Clemmons	NC	27012	US	9/14/2022
Greg Floyd	Clemmons	NC	27012	US	9/14/2022
Edith Holder	Clemmons	NC	27012	US	9/14/2022
Starr Stimmel	Clemmons		27012	US	9/14/2022
Tona Caudle	Clemmons	NC	27012	US	9/14/2022
Bryan Reilly	Clemmons	NC	27012	US	9/14/2022
Wendy Adams	Clemmons	NC	27012	US	9/14/2022
abby prince	Clemmons	NC	27012	US	9/14/2022
Scarlet Bennette	Clemmons	NC	27012	US	9/14/2022
Lisa Zacharias	Clemmons	NC	27012	US	9/14/2022
Peter Connor	Clemmons	NC	27012	US	9/14/2022
Sharon Adams	Clemmons	NC	27012	US	9/14/2022
Christine Mott	Clemmons	NC	27012	US	9/14/2022
Sandy Dalton	Clemmons	NC	27012	US	9/14/2022
Adam Kaluba	Burleson	TX	76028	US	9/14/2022
Robin Tomlinson	Advance	NC	27006	US	9/14/2022
Walker Yates	Clemmons	NC	27012	US	9/14/2022
Sue Ellen Wimbish	Clemmons	NC	27012	US	9/14/2022
Emily Rhyne	Clemmons	NC	27012	US	9/14/2022
Nathan Chrisawn	Clemmons	NC	27012	US	9/15/2022
Khaishoon Basrai	Clemmons	NC	27012	US	9/15/2022
Ginny Walton	United States	NC	27012	US	9/15/2022
Martha Lyerly	Clemmons	NC	27012	US	9/15/2022
Lura Wolfe	Clemmons	NC	27012	US	9/15/2022
Craig Brouillette	Clemmons	NC	27012	US	9/15/2022
Mary Thomas	Clemmons	NC	27012	US	9/15/2022
Sara Williard	Winston-Salem	NC	27104	US	9/15/2022
Sheila Rowland	Clemmons	NC	27012	US	9/15/2022
Julie Morton	Winston-Salem	NC	27103	US	9/15/2022
Laurie Harless	Clemmons	NC	27012	US	9/15/2022
Michael Byrd	Clemmons	NC	27012	US	9/15/2022
Gary S. Davis	Clemmons	NC	27012	US	9/15/2022
Ruth Anne Adams	Clemmons	NC	27012	US	9/15/2022
Beth Norman	Clemmons	NC	27012	US	9/15/2022

Carol Brothers	Winston-Salem	NC	27111	US	9/15/2022
Brenda Shoaf	Clemmons	NC	27012	US	9/15/2022
Chelsea Tolbert	Northville	MI	48167	US	9/15/2022
Phillip Scuderi	Clemmons	NC	27012	US	9/15/2022
Lynn Shoun	Lexington	SC	29072	US	9/15/2022
Alisha Rebman	Clemmons	NC	27012	US	9/15/2022
Elizabeth Taylor	Clemmons	NC	27012	US	9/15/2022
Rebecca Vanderklok	Advance	NC	27006	US	9/15/2022
Alefiyah Basrai	Clemmons	NC	27012	US	9/15/2022
Freedom Wyatt	Clemmons	NC	27012	US	9/15/2022
Mary Jane Tatro	Clemmons	NC	27012	US	9/15/2022
Kelly Reese	Clemmons	NC	27012	US	9/15/2022
Christine Willetts	Clemmons	NC	27012	US	9/15/2022
Erin White	Clemmons	NC	27012	US	9/15/2022
Liberty Wyatt	Clemmons	NC	27012	US	9/15/2022
Karla Torres	Leesburg		34788	US	9/15/2022
Max D	Williston Park		11596	US	9/15/2022
Eden Riegle	Stillwater		55082	US	9/15/2022
Lauretta Padgett	Sullivan		47882	US	9/15/2022
Lorena Leon	Encinitas		92024	US	9/15/2022
Joshua Curphey	Peterborough		PE7	US	9/15/2022
Cheryl Fink	Clemmons	NC	27012	US	9/15/2022
Janet Wall	Clemmons	NC	27012	US	9/16/2022
Maria Horeyseck	Clemmons	NC	27012	US	9/16/2022
Jason Patterson	Clemmons	NC	27012	US	9/16/2022
Alyssa Basen	Winston-Salem	NC	27106	US	9/16/2022
Danielle Wagoner	Clemmons	NC	27012	US	9/16/2022
Thomas Ingram	Clemmons	NC	27012	US	9/16/2022
James Andrews	Clemmons	NC	27012	US	9/16/2022
Mariseli Hernández	Clemmons	NC	27012	US	9/16/2022
Jean Ashley	Clemmons	NC	27012	US	9/16/2022
Gregg Harrington	Clemmons	NC	27012	US	9/16/2022
Donna Bissette	Clemmons	NC	27012	US	9/16/2022

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Date	Name	Address	E-mail please send response to meeting request
9/11	Helia Ward	2175 Cherrywood Dr.	helia.ward@gmail.com
9/11	Susan DeValdivielso	2169 CHERRYWOOD DR	Jose.diaz.marroquin@gmail.com
9/11	Anna Dollhopf	2120 Cherrywood Dr.	annadollfin@AOL.COM
9/12	JIM WARD	2175 CHERRYWOOD DR	JIMWARD1028@GMAIL.COM
9/14	Allyson & Patricia Morillo	2187 Cherrywood Dr. & 2900 Harper Rd.	amorillo.mami@outlook.com pmorillo@att.net
9/14	Anna Juarez Joe	2103 Cherrywood Dr.	JINAJUAREZ@comcast.net
9/14	GARY & CLEGG GROSS	2109 Cherrywood Dr. C	GARYE144@gmail.com

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Date	Name	Address	E-mail please send response to meeting request
9/14	Joshua Robinson	2181 Cherrwood Drive	JPROBINSON194@gmail
9/14	LOKESH RAVI	2192 CHERRYWOOD DR	ANILLOKI@GMAIL