THE VILLAGE AT KINNAMON

Make yourself a home here...

To: Nasser Rahimzadeh
Planning Director
Clemmons, NC 27012

Re: The Village at Kinnamon Community Meetings Report

Please find attached a petition in support of the upcoming rezoning request and development plan for 6.86 acres located behind 3462 Clemmons Road from HB-S and RS-20 to RM-12-S (C-234) The petition is signed by the owners agent of the Kinnamon Village Shopping Center, several businesses located there, numerous prominent community leaders and business owners in Clemmons, a former Mayor and a former Planning Board member of Clemmons.

Two weeks ago I left my card with Clemmons Methodist Church and offered to meet with their members and/or board as they currently do not have a Senior Pastor. I have heard nothing back from my visit to date.

I met with several of the residents of the adjoining town home community at Stadium Ridge Court. They very politely declined signing our support petition and expressed their biggest concern was foot traffic through their community. I indicated that we were proposing a 6 foot fence along their property lines in addition to the required buffer plantings. They expressed concerns about privacy and I told them we would look into a fence offering privacy. We can add a privacy feature to that fence. I left my card with them and asked for it to be passed on to their HOA Board President and to please tell her that I was willing to meet with them at their convenience. I have not heard back from them to date.

I have spoken briefly with Kelly Kearns of 6057 Stadium Drive and David Moore of 6053 Stadium Drive leaving my contact information with them and giving them a brief overview of the project. I have not heard back from them to date.

I spoke with Mr. Gary Lee owner of 6041, 6045 and 6049 Stadium Drive on 3-10, and discussed the project details with him and the possible impacts on his property and his future plans for his property. He expressed no particular support or opposition to the proposed project.

I have spoken with Thomas McGuire owner of 3446 Clemmons Road and have been providing him with information on the project.

We look forward to presenting our proposed community to the Clemmons' Planning Board on March 17th and have enjoyed working with you on this project.

Please forward this letter and Petition to the Planning Board Members, Council Members, and Mayor Wait

Thank you,

Ron Davis
336-462-07705
arpllc@aol.com

THE VILLAGE AT KINNAMON

Petition to Rezone and Development Plan Approval

Petition Summary	**Rezoning and approval of The Village at Kinnamon Development Plan, Clemmons, NC**
Action Petitioned For	**We, the undersigned urge our leaders to rezone the property hereafter know as The Village at Kinnamon from LO-S and RS15 to RM-12S and approve the Development Plan.**

Printed Name	Signature	Address/E-Mail/Phone Number	Comment	Date
E. Lawson Brown, Jr.,		PO Box 2958,	Fully Support!!	3.3.20
Manager,		Burlington NC 27216		
Kinnamon Village, LLC				
		elb@vernonlaw.com		
		336.227.8851		

THE VILLAGE AT KINNAMON

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Printed Name	Signature	Address/E-Mail/Phone Number	Comment	Date
John E Stewart	John E Stewart	336 765 3521		3-4-2020

THE VILLAGE AT KINNAMON

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Action Petitioned For	**We, the undersigned urge our leaders to rezone the property hereafter know as The Village at Kinnamon from LO-S and RS15 to RM-12S and approve the Development Plan.**

Printed Name	Signature	Address/E-Mail/Phone Number	Comment	Date
SCOTT SPILLMAN		spillman@yahoo.com		2/5/2020
Michael Russell		824 Kinnamon Rd		2/5/2020
Darrell Reillo		336-639-1227		2/5/2020
Susan Joy		336-462-2759		2/5/2020
Craig DePew		6715 Amberley Lane		2/5/2020
David Mastie		7 Valley Park Ct		2/5/2020
Steve Lemons		5090 Styers Ferry Road		2/7/2020
John Golden		634 Meadowlark Dr		2/12/20
Charles Rowe		240 Broadmar Dr		2/12/20
John Rugely				2/12/20
Rick Sylvester		6000 GUN CLUB RD. CLEMMONS		2-12-20
PAUL M. JOHNSON		6445 VALLEY PARK DR		2-12-20
Alvin Howard		8525 Lismore St. Clemmons, NC		
Bruce Burings		336 918-0416 Clemmons, NC		2/12/20
Don Tomaselli		837 Tracy Rd Clemmons		2/18/20

THE VILLAGE AT KINNAMON

Petition to Rezone and Development Plan Approval

Petition Summary	**Rezoning and approval of The Village at Kinnamon Development Plan, Clemmons, NC**
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Printed Name	Signature	Address/E-Mail/Phone Number	Comment	Date
Andre Van Steeden		andre@healthyworld.com		2/18/20
Tara O'Brien		Tara@cancerservicesnwnc.org		
Chuck Housha		175 Nottingham Ct. Clemmons		2/18/2020
Wendy Taylor		7160 Lasley Forest Rd Wendy@wendywalkercity.com		2/19/2020
Teresa Linda		104 Stuart Oak		
Sarah Griffin	Sarah Griffin	smgriffin0316@gmail.com		2/26/20
Bill McClain	Bill McClain	410 Torey Pines Ct., WS 27105		2-26-20
Robert Wiley		robert@teamwiley.com	OWNER/PieGuysPizza	2-26-14
Kathy Kovack	Kathy Kovack	1071 Keswick Ln, Clemmons		2-27-20
John Kovack		1071 Keswick Ln Clemmons		2-27-20
Sue Wagoner	Sue Wagoner	2304 Ashford Dr. W/S 27103		2-27-20
RAYMOND MITCHELL		RAY@MADEFORYOUMEDIA.COM		2/28/20
Thomas Orr		orrwork@bellsouth.net		2/28/20
John R. Dost		mastescounsel@gmail.com		3/2/20
DAN SANTARELLI		DSANTA4815@AOL.com		3/4/2020

April 20, 2020

Village of Clemmons Planning Board

Re: Zoning Docket C-234

I am writing in support of the proposed rezoning request off Kinnamon Loop Circle. As a commercial property owner and land owner in the Village of Clemmons, I believe more residential multi-family housing is necessary to grow the economy in the Village business district.

I encourage you to approve this request.

Sincerely,

Craig Sheppard

336-816-3440

THE VILLAGE AT KINNAMON

Make yourself a home here....

To: Nasser Rahimzadeh
Planning Director
Clemmons, NC 27012

Re: Planning Case C-234

As petitioner for the rezoning case C-234 I would like to thank you and the entire Village staff for your efforts to provide the Clemmons Community with a functioning Government during these difficult times.

I would like to summarize why this project is an excellent fit for the Clemmons Community and the property upon which it is proposed. Additionally attached find a project compliance and evaluation report prepared by Mike Combest.

Housing needs:
Over 95% of the jobs in Clemmons are staffed by persons outside of Clemmons therefore less than 6% of Clemmons residents work within their own community. This is one of the largest contributors to the much debated traffic problem in Clemmons. Residents are leaving Clemmons as employees are entering Clemmons constantly to go and come to work. I have been told that little to none of the Fire Department, Sherriff's Department, hospital staff actually live in our Village. This places Clemmons in an extremely difficult situation in times like today. Our market study showed the greatest need we have ever seen.

Traffic generation:
The Village at Kinnamon places little to no additional strain on Clemmons congested traffic situation. Residents will be able to walk to neighboring shopping, restaurants, jobs, school, and houses of worship. They will enter and exit through an existing signaled intersection or can bypass downtown by using Kinnamon Road. Given that the residents will mostly be working in Clemmons they will reduce the current exchange that occurs when Village residents and employees are going and coming to work.

Economic Impact:
The Village at Kinnamon will have a positive economic impact on Clemmons. Review of the Petition of Support, previously delivered, shows that many of Clemmons business owners and community leaders understand the positive impact of the project on Clemmons. It will provide not only property tax revenue to Clemmons with a value of over 10 million dollars but sale tax revenue as residents spend their money shopping in local businesses. The owners of the adjacent Food Lion shopping center and a number of it's' tenants (see support petition) have been very supportive and recommend approval of the project.

Exceptional Team:
I assembled the best possible team to build, operate, and own the project. Local award winning builder Davie Construction, owned by Mr. Carl Carney, will be our General Contractor for the Project. Award winning and major Winston-Salem downtown redeveloper Landmark Development will own and operate the property. Attached are pages of local and regional awards they have won for their excellence in development and management of their properties.

336-462-07705 arpllc@aol.com

THE VILLAGE AT KINNAMON

Make yourself a home here...

They will own the property long term and renovate it at regular intervals to keep it updated and a positive asset to Clemmons.

Location:
The remaining portion of the parent property along NC 158 is currently small office and the remaining NC 158 frontage properties are investment properties awaiting a stimulus to make their conversion to small office or retail. Only one of the single family homes adjoining it along Stadium Drive is owner occupied with the rest converting to office (Dario's), institutional (Methodist Church) and the others for sale with commercial intent. The Project will be a major catalyst to making that much needed transformation occur and the property investors realizing their gains.
We have agreed to add additional fencing and screening to accommodate expressed concerns of some of the Stadium Ridge residents that briefly touch the property along Stadium Drive.
The Project will be barely visible from NC 158 due to the drop in elevation and the much greater than required tree save area. The horse shoe design with the activity center and playground located within the center will greatly shield the surrounding neighbors from the daily activities of the residents. The onsite community center and playground will further enhance the function of the project in association with Clemmons facilities.

Thank you for your time and dedication to The Village of Clemmons and feel free to contact me with any questions or concerns you may have.

With all this said I would like to request your vote of approval for Case C-234 The Village at Kinnamon.

Please forward this letter and attachments to the Planning Board Members, Council Members, and Mayor Wait.

Sincerely,

Ron Davis
Allegro Investment Properties, LLC

336-462-07705 arpllc@aol.com

Mike Combest
8013 Riverview Drive
Clemmons, NC 27012
336-251-3872 michaelcombest@yahoo.com

Ron Davis
2590 Harper Road
Clemmons, NC 27012

Dear Ron,

Here is my assessment of how project C-234, *The Village at Kinnamon*, complies with and supports Village of Clemmons *UDO (Unified Development Ordinances)* and *Comprehensive Plan/Community Compass* requirements.

Bottom Line Up Front: Project C-234, The Village at Kinnamon

(1) Complies with *Village of Clemmons UDO*, version Feb 2017 w/ changes
(2) Supports the *Village of Clemmons Comprehensive Plan, Community Compass*, posted September, 2019.

1. Unified Development Ordinance. The Village at Kinnamon complies with development ordinances and standards set for zoning district RM-12S, particularly those listed in Chapter B, Articles: II, III, and VII. (Note: The Technical Review Committee Report "Technical Review Committee Preliminary Comments And/Or Recommended Conditions" labels RM12-S as '*Limited Office (Special)*'. It should be labeled as '*Residential Multifamily – Special*')

Particularly note that C-234 complies with requirements for:

- Dimensions: Lot, Height, Impervious Surface, etc.
-Siting: Setback, Buffers, etc.
-Parking
-Fire Safety/Access
-Easement
-Environmental Factors:
Tree Save
Storm Water and Erosion Control
Lighting and Noise
-Traffic/Trip Generation
-Common Recreation Areas
-Water and Utilities

2. Village of Clemmons Comprehensive Plan/Community Compass -- overall. The Village at Kinnamon supports the plan's overarching goals and specific objectives. The *Community Compass* has 4 themes, 7 goals, and 65 specific objectives. *Project C-234/Village at Kinnamon* supports and is consistent with these as follows:
   a. 4 Themes: Directly supports 3 of the 4.
   b. 7 Goals: Directly supports 4 (1 thru 4) and indirectly supports goals 6 and 7.
   c. 65 Objectives: Directly supports 21 objectives and indirectly supports 13. Supported objectives = 34 Total: 1, 2, 3, 5, 6, 7, 14, 15, 18, 19, 20, 21 ,23 ,24, 25, 26*,27*,33,34,35,36,37,38,39,42,43,47,54,55,58,62,63,64,65.

*= Objectives explicitly related to the US-158 Corridor strategic planning area. See pages 49-51 *Comprehensive Plan/Community Compass*.

   d. Project is not inconsistent with any objectives.

3. *The Village at Kinnamon* is located on US Highway 158, so its impact must be evaluated using that corridor/planning area's specific themes, goals and objectives as well as Clemmons' overall themes, goals and objectives. The bottom line of this assessment is that the project supports and complies.

4. US-158 Corridor current status:

   "Current properties along this corridor are zoned a mix of uses: single-family residential, institutional and office, commercial, *multi-family residential*, and industrial use: Properties along this corridor are zoned a mix of uses: single-family residential, institutional and office, commercial, *multi-family residential*, and industrial.

   This corridor includes a mix of established uses: the Tanglewood Commons shopping center and other retail centers, a nursing home, places of worship, single and *multi-family residential*, warehouses, an elementary school, a public library, a fire station, and a post office." P.49

5. Future Land Use Intent for US-158 Corridor:

   "Redevelopment will occur along the corridor. New development should revitalize the area and make it a pedestrian-friendly civic, office, and small-scale retail corridor.

   Design recommendations included in the Village Transportation Plan should guide redevelopment to provide additional pedestrian and bicycle amenities and designated road improvements.

   The gateway at I-40, Harper Road, and Lasater Road is receiving pressure for commercial development. The area *west of Harper Road and north of Lasater*

is currently zoned as a highway business district which, if developed to its maximum potential, could change the character of the area and negatively impact adjacent residential neighborhoods. This area *should be protected from intensive development.*

A proposed gateway to the Village, located at the intersection of US-158 and Elm is in need of improvements. Ideas for improvements include intersection improvements, landscaping, public open space, signage and public art.

Traditional architectural designs and materials are encouraged in this corridor. Complete transportation study of busy intersections at Harper, Hampton, Stadium and Elsie/Middlebrook to improve safety and reduce congestion." P.49

6. Variance with Comprehensive Plan/Community Compass and UDO.
    a. UDO. There are no variances with the current Village of Clemmons UDO.
    b. Comprehensive Plan/Community Compass. Village of Clemmons staff report notes two inconsistencies with the Comprehensive Plan/Community Compass.
        1. that the The Village at Kinnamon is Village-Scale Office and Retail land use.
        2. That the project is more than two stories high.

Regarding Village-Scale Office and Retail land use, the project directly supports stated goals and objectives of supporting current and planned office and retail projects in the land use area. Also note the traffic reducing impact of locating multi-family housing near/adjacent to retail and business ventures directly supports the Plan's stated goals of reducing traffic congestion.

Regarding the variance of being more than two stories tall. Note the plan's intent for limiting building height to two stories is to preserve and promote a "green corridor" and village scale office and retail. Staff's correct observation that the proposed site is "tucked away" and the fact the main buildings are on a lower elevation than US 158 and surrounding terrain, keeps the project from towering. Also note the tallest building is well below the maximum height of 45 feet permitted in the current UDO. *(See page 33 of the Comprehensive Plan/Community Compass)*

7. Sources and Citations. The following is a condensed outlay of the most relevant sources and citations that establish the measuring standards used to assess *The Village at Kinnamon's* compliance and consistency with The Village of Clemmons' UDO and Comprehensive Plan/Community Compass.

Summary Analysis/Assessment Site Proposal 109-1029

-Comply With UDO? **Yes**

-Consistent With Comprehensive plan? **Yes**

-Positive or Negative Economic Impact? **Positive**

–Business Impact: **Positive**
–Neighboring Property Impact: **Positive**

-Traffic Impact? **Zero** (Case can be made it's positive if assumes RS-15 Developmen as alternative)

-Environmental Impact? **Positive**

-Demographic Impact? **Positive**

Are there any ordinance or Compplan disqualifiers? No.
Fire Safety = Complies

Does This Project Support Comprehensive Plan Vision and Goals ?

Yes

VISION

Goals have been developed to guide implementation of the following vision statement, ensuring a focus of our efforts on the opportunities and challenges that we have identified and the qualities of the Village that we value and seek to reinforce.

Vision Statement

The Village of Clemmons is a prosperous, welcoming, safe, vibrant, residential community that promotes a high quality of life for its citizens providing a thriving diverse business environment, protecting our natural resources and preserving governmental fiscal integrity. Clemmons' defining characteristic is a superior quality life for all.

Comprehensive Plan Key Themes and Plan Framework

Key Themes & Plan Framework

The Plan's Key Themes organize the feedback provided from our citizens during the course of Plan development. The themes summarize the input used to prepare the Plan Framework – the key elements of the Plan (vision, goals, objectives, and implementation actions).

The Plan Framework starts out by setting an overarching *vision for the community*. This vision is further developed by setting goals to achieve by 2040, objectives for reaching those goals, and specific implementation actions to achieve objectives.

Theme #1: Transportation and Parks

In keeping with the foundation of the original Clemmons Community Compass Comprehensive Plan, Transportation and Parks continue to be major issues for the community. Clemmons should provide its residents with a variety of recreational opportunities and also make sure that transportation networks meet the needs of all citizens. As a result, this plan update seeks to continue to encourage and innovatively fund the development of a wide variety of recreational opportunities including the development of gathering spaces for the community, greenways, passive parks, etc. Transportation within the Village must also be addressed, specifically as it relates to traffic congestion, safety and connectivity. This plan seeks to provide a mechanism in which the Village can tackle transportation challenges that are being confronted along its strategic corridors. The community needs to come together to tackle current and anticipated problems related to transportation and recreation in the Village.

Theme #2: Future Land Use

Clemmons Community Compass (2000, 2010) started a process in which Clemmons' sought to tackle a myriad of issues associated with the auto-dependent, single use, sprawling development patterns found throughout the Village. The community aspires to continue to utilize the framework developed under the original Community Compass Plan and create a new mold for development and redevelopment – one that activates the interconnectedness of the community by providing mixed-uses in key locations that service proximate neighborhoods and employment areas. The transportation network should be expanded to provide true multi-modal options throughout the Village. New development and redevelopment should be sustainable. It should efficiently use existing land, revitalize areas in need of reinvestment, employ green design techniques, and have a positive fiscal impact on our Village. Large employment centers, office or business park development in and around the Village should consider community impacts during planning stages.

Theme #3: Quality of Life

Improving the health and well-being of our residents and future citizens is a critical community goal over the next 20 years. Likewise, the Village would like to maintain healthy ecosystems for the plant and wildlife species that have habitat in the Village. Providing more opportunities for community members to recreate and enjoy nature within the Village can achieve both of these objectives. Providing amenities that result in new opportunities for physical activity are necessary for improving the quality of life in Clemmons. This plan suggests new opportunities, such as parks and recreation, safe pedestrian and bicycle routes that link points of interest with neighborhoods, greenways and trails, as well as improved environmental resources such as air quality and maintaining a clean water source. Citizens want cultural and educational events and programming in a community center with continual, community inspired events throughout the year. The provision of these amenities must be balanced with the need to maintain a healthy fiscal profile.

Theme # 4: Economic and Community Development

To support the advancement of Clemmons, a vibrant local economy is needed. Diverse employment opportunities should be expanded in the Village. New jobs will not only result in new employment opportunities for residents, but also new tax revenues that in turn create opportunities for enhanced community facilities and services. Demographics within the community are changing and there is need for 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.

VOC Comprehensive Plan Goals 1 thru 4 (of 7)

Goal 1: Managed Growth and Balanced Land Use

Our Village will develop using a more compact land use pattern that links the community through strategically located, village-scale mixed-use centers. Infill and redevelopment sites will be revitalized to provide a mix of uses that more efficiently serve the community and are the highest priority for future development. Land development will be balanced and include commercial, employment and residential uses to ensure the fiscal health of the Village. New development will not outpace infrastructure capacity and will efficiently use our existing services before requiring expansion. A continuum of development forms will be found in Clemmons – from rural, to suburban, to village core. Rural areas will be protected through open space-cluster development patterns and rural preservation.

Goal 2: Revitalized Commercial Corridors

Mature commercial corridors, Lewisville-Clemmons Road and US-158, will be redeveloped and revitalized. These redesigned corridors will reflect our Village character and create a lasting experience and sense of place for visitors and residents. Development will be designed to accommodate vehicles, bicyclists and pedestrians and will employ human-scale designs that improve and beautify our streetscapes and gateway areas.

Goal 3: Multi-Modal Transportation Options

The Village's transportation network will provide true multi-modal opportunities for travelers that link neighborhoods to points of interest and regional destinations. Transportation modes within the Village's network include driving, bicycling, walking, and transit (bus and future mass transit).

Goal 4: 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.

VOC Comprehensive Plan Goals 5 thru 7 (of 7)

Goal 5: A Vibrant Community Center

Clemmons and partners will develop a vibrant public gathering place to serve as a focal point of the community to support a sense of place that is walkable, accessible and available for events and community programming.

Goal 6: Environmental Stewardship

Clemmons will be a green community that provides ample parks, open spaces, and greenways. Trees will be preserved and planted to increase tree canopy in the Village. Significant emphasis on preserving stormwater infrastructure function, water quality and quantity will be essential for the protection of our neighborhoods. Landscaping and beautification efforts will improve the visual quality of our community. The Village will be sustainable in its operations and provide energy, water, and waste efficient municipal facilities and services. New commercial, industrial, and residential development will be designed using sustainable best practices. The Village's multi-modal transportation system will reduce the Village's impact on air quality, providing alternatives to single-occupancy automobile trips.

Goal 7: Diverse Employment Opportunities

New and innovative businesses will be established in Clemmons. They will expand job opportunities to meet a wide variety of employment needs for residents and broaden the Village's tax base.

Does This Project Support Comprehensive Plan Objectives?

Yes

PLAN OBJECTIVES

Throughout the plan, more than 60 objectives that define specific ways that these seven goals should be met are called out in the text and look like this:

Objective Number and Title
Description of objective

Many of these objectives are cross referenced with other related objectives throughout the plan in an effort to integrate related topics and identify objectives that serve multiple purposes. They form the framework for development of the implementation plan actions that are located in Chapter 8: Implementation.

- This project directly supports 19 of 65 stated objectives.
- It indirectly supports 7. (Indirectly Supports = Incidental Positive Impact).
- This project **does not conflict with** any of the 65 stated objectives.

Clemmons Community Compass Comprehensive Plan Objectives

Obj 1: Monitor Changing Demographics in Clemmons. ✓

Obj 2: Monitor Jobs-Housing Imbalance in Clemmons ✓

Obj 3: Focus Commercial Development within Activity Centers ✓

Obj 4: Ensure Future Industrial Sites Have Adequate Facilities

Obj 5: Promote Development of Transit Service to Clemmons and Provide Needed Amenities to Support Service ✓

Obj 6: Protect Critical Environmental Assets ✓

Obj 7: Use Environmental Assets ✓

Obj 8: Coordinate Utilities Planning with Forsyth County

Obj 9: Develop a 'Clemmons Schools' Task Force

Obj 10: Joint-Use of School Parks and Ballfields

Obj 11: Expansion of Linear Parks-Trail Plans

Obj 12: Prohibit Private Sewage Package Plants in Rural Areas

Obj 13: Identify Infill Opportunities for Parks

Obj 14: Develop Overlay Zoning District for US-158 Corridor ✓

Obj 15: Continue to Provide Incentives for Mixed Use Commercial Development ✓

Clemmons Community Compass Comprehensive Plan Objectives

Obj 16: Encourage Sidewalk Development on Lewisville-Clemmons Road

Obj 17: Amend the UDO to Encourage Master Plan Developments (partially complete)

Obj 18: Adopt Formal Policy Requiring Adequate Infrastructure ✓

Obj 19: In Future, Identify Mixed Use Center ✓

Obj 20: Amend the UDO to Encourage Master Plan Developments ✓

Obj 21: Amend the UDO ✓

Obj 22: Research Funding Options for Blanket Bottom Multi-Use Path

Obj 23: Work With Forsyth County and FUCC to Create a Joint Guide for Future Development ✓

Obj 24: Develop a US-158 Overlay Zoning District ✓

Obj 25: Consider Historic Designation for Portions of Corridor ✓

Obj 26: Develop Plans for Streetscape Restoration ✓

Obj 27: Provide Incentives for Greening of Parking Lots ✓

Objectives Listed for US-158 Corridor (pp.49-50)

Obj 28: Use Village Point Design Guidelines

Obj 29: Develop Formal Policy Requiring Infrastructure Before Employment Development

Obj 30: Encourage Very Low Density Development in Short Term, and More Intense Development When Infrastructure in in Place

Clemmons Community Compass Comprehensive Plan Objectives

Obj 31: Advocate for Regional Beltway (I40 Bypass)

Obj 32: Adopt Idols Road Design Guidelines as Overlay District

Obj 33: Create a Multi-Modal Transportation System ✓

Obj 34: Safe Operation of Existing Facilities ✓

Obj 35: Promote a Bicycle and Pedestrian-Friendly Environment ✓

Obj 36: Identify Financing Mechanisms for Improvements ✓

Obj 37: Facilities Should Uphold Community Character ✓

Obj 38: Build Community Consensus Through Planning ✓

Obj 39: Improve Environmental Quality Through Transportation Choices ✓

Obj 40: Develop a Transportation Planning Tool

Obj 41: Create a Transportation Advisory Committee

Obj 42: Establish Mechanisms to Account for External Growth ✓

Obj 43: Maintain and Improve Municipal Services ✓

Obj 44: Review Existing Historic Properties List and Identify Additional Steps for Preservation

Obj 45: Work with (Forsyth) County and MPO to seek Park Access Solutions

Clemmons Community Compass Comprehensive Plan Objectives

Obj 46: Work with Neighboring Jurisdictions to Create Access to the Yadkin River

Obj 47: Establish a Parks and Recreation Advisory Board ✓

Obj 48: Provide Incentives to Further Protect Riparian Buffers

Obj 49: Seek Public Easements for Greenways

Obj 50: Conduct a Feasibility Study for Muddy Creek and Blanket Bottom Creek Trail

Obj 51: Enhance Cultural Arts Events and Programming

Obj 52: Develop an Older Adult Resource Center

Obj 53: Evaluate Communications Strategy

Obj 54: Encourage Public Schools to Enhance Programs and Facilities ✓

Obj 55: Jointly Plan for New Schools ✓

Obj 56: Incorporate Village Branding into Future NCDOT Improvements

Obj 57: Utilize Newly Created Recreation Advisory Board to Guide the Design and Implementation of Planned Gateways

Obj 58: Implement the Village Transportation Plan ✓

Obj 59: Work with Concerned Citizens on Community Water Issues

Obj 60: Develop Framework for Citizens and Community Organizations to Partner with the Village of Clemmons on Water Resource Issues

Clemmons Community Compass Comprehensive Plan Objectives

Obj 61: Assist Citizens and Community Organizations in Obtaining External Grant Funding for Local Water-Related Projects

Obj 62: Incentivize LED and Sustainable Lighting ✓

Obj 63: Hold Additional Community Events to Increase Recycling and Reduce Waste Production ✓

Obj 64: Encourage the Expanded Protection of Natural Resources ✓

Obj 65: Protection of Open Space/Rural Areas ✓

(F) RS-15 Residential Single Family District.

RS-15

(1) Purpose. . . . The RS-15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

(2) General Dimensional Requirements - RS-15.

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
					Side [1]				
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	One Side (ft)	Combined (ft)	Street (ft)		
RS-15	15,000	85	25	25	7	20	20	—	40

RM-12

(1) Purpose. . . . The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for GMAs 1, 2, and 3, and may be suitable for GMA 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

(2) General Dimensional Requirements - RM-12.

Zoning District/ Use	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
					Side [1]				
	Area (sf)	Width (ft) [2]	Front (ft) [3]	Rear (ft)	One Side (ft)	Combined (ft)	Street (ft)		
RM-12	7,000	70	25	25	15	30	20	75	45

- GMA 1 - city/town center; high-density area
- GMA 2 - urban neighborhoods; older neighborhoods close to city/town centers
- GMA 3 - suburban neighborhoods; relatively new development where water and sewer facilities are available
- GMA 4 - future growth area; areas where water and sewer will be extended but not currently provided
- GMA 5 - rural area; areas that will remain undeveloped when including protected watershed areas and riparian buffers

Clemmons, NC

Search or jump to

NOTIFICATIONS SIGN IN HELP Select Language

Clemmons, North Carolina - Unified De... / Chapter B - Zoning Ordinance / Article III - Other Development Stand...

5 SHOW CHANGES MORE

VERSION: FEB 17, 2017 (CURRENT)

UNIFIED DEVELOPMENT ORDINANCES
VILLAGE OF CLEMMONS NORTH CAROLINA

List of Tables modified

SUPPLEMENT HISTORY TABLE modified

Chapter A - Definitions Ordinance

Chapter B - Zoning Ordinance

Chapter C - Environmental Ordinance

Chapter D - Subdivision Regulations

Appendix - Exhibits modified

CODE COMPARATIVE TABLE - ORDINANCES modified

Residential Districts General Dimensional Requirements [1,2,3]

RS-7	7,000	50	15	20	5	15	20	—	40
RSQ [5]	—/11,000	—/60	0/15	0/15	0/10	0/20	0/15	—	40
RM-5 [6]	—/11,000	—/60	0/15	0/15	0/10	0/20	0/15	—	40
RM-8 [8]	8,000	70	25	25	7	20	20	70	40
RM-12	7,000	70	25	25	15	30	20	75	45
RM-18	5,000	70	25	25	15	30	20	80	60
RM-U	5,000	70	10	10	10	10	10	85	—
MH	10,000	70	30	20	10	25	20	—	40

1. These dimensional requirements are subject to additional provisions in Section 8.3-1.2; Section 8.2-5;

‹Prev Hit Next Hit›

UNC

PLANNING AND ZONING LAW BULLETIN NO. 27 | NOVEMBER 2018

Plan-Consistency Statements

David W. Owens

In *Piney Mountain Neighborhood Ass'n v. Town of Chapel Hill,12 the court of appeals in 1983 explicitly held that a jurisdiction's plan is advisory only and does not control zoning decisions: We agree with the superior court's finding that "the Comprehensive Land Use Plan does not set forth mandatory zoning requirements, but consists of general goals, standards and guidelines for the implementation of policy." The Plan is, by its express terms, merely advisory. . . . A comprehensive plan "is a policy statement to be implemented by zoning regulations, and it is the latter that have the force of law." It "is generally deemed to be advisory, rather than controlling, and it may be changed at any time."13*

The concept that a zoning amendment effectively amends the plan was incorporated into the statutes some thirty-five years later. See S.L. 2017-10, discussed below.

12. 63 N.C. App. 244, 304 S.E.2d 251 (1983).

13. *Id. at 250–51, 304 S.E.2d at 255 (citations omitted).*

How Do Apartments Impact Neighboring Property?
Large majority = Positive Impact re Property Value, Quality of Life, Traffic Generation, Schools.

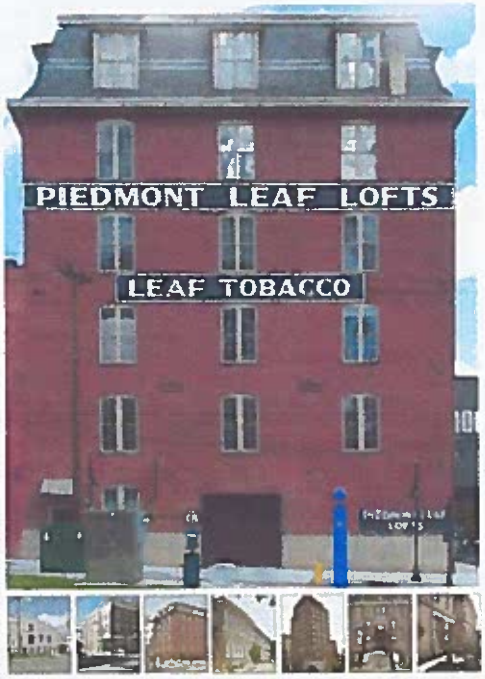
See: Overcoming Opposition to Multifamily Rental Housing Mark Obrinsky and Debra SteinMarch 2007 RR07-14

See: Examining the Impact of Mixed Use/Mixed IncomeHousing Developmentsin the Richmond Region

How Do Apartments Compare to Housing in Traffic Generation? Half

See: By Max Moreland, PE
at http://www.mikeontraffic.com/trip-generation-review-multifamily-housing-land-use/

Awards



"Timmy" Award, Excellence in Historic Rehabilitation
National Housing & Rehabilitation Association
Martinsville Lofts, 2012

Governor's Award
South Carolina Department of Archives & History and The Palmetto Trust for Historic Preservation
DeWayne H. Anderson, 2009

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Most Innovative Adaptive Reuse Award
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Nantucket Lofts, 2005

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Carolina Affordable Housing Equity Corp. (CAHEC)
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South Carolina Department of Archives & History and The Palmetto Trust for Historic Preservation
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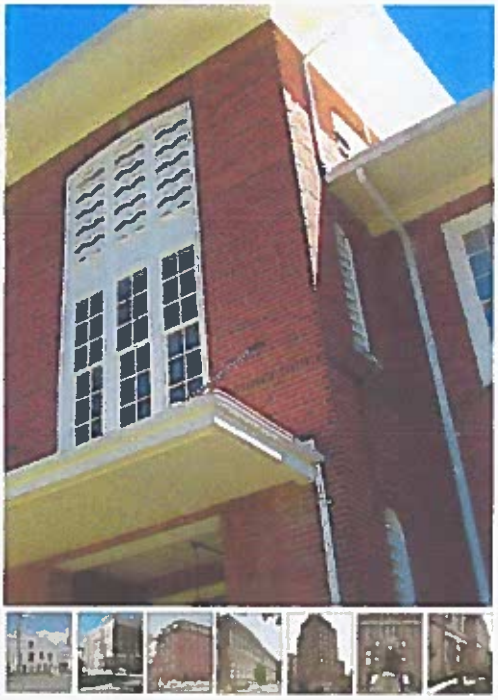
Drummers Home, 1991

Services



Layered financing, joint ventures, tax credits and risk-taking are the hallmarks of The Landmark Group.

WHAT DOES THE LANDMARK GROUP DO?

Advisory

- The Landmark Group helps guide communities down the path of smart growth, one project at a time. Working with public and private interests, The Landmark Group develops plans, most often with layered financing, for the construction, management and operational success of housing, commercial and mixed-use projects designed to suit the local character while meeting local needs.
- Frequently these projects ignite community plans to revive dormant downtowns or rundown neighborhoods; they range from the adaptive reuse of vacant "white elephant" structures to new, in-fill construction.
- With expertise in design, construction and property management, The Landmark Group is uniquely qualified to take a project from concept to completion.

Development

- The Landmark Group has developed over 80 adaptive reuse and new construction projects worth more than $425 million. These projects have awakened downtowns, revitalized inner city neighborhoods, restored rural communities, built local tax bases and generally helped to spur economic growth.
- The Landmark Group usually serves as the general partner for its projects, assuming the financial responsibility both during the building and operational phases.
- Federal and state tax-incentive programs have been a source of equity funding for many of The Landmark Group's projects. Property tax abatements, grants, community development funds, tax-exempt financing, credit enhancements, public works improvements, in-kind services and private syndication also have been important ingredients to financing.
- The Landmark Group keeps abreast of new funding opportunities. It was the first in South Carolina to take advantage of Mill Revitalization Tax Credits, which allowed the creation of much-needed senior housing, and the first in Southwestern Virginia to leverage New Market Tax Credits, for the creation of loft apartments and commercial space in downtown Lynchburg.

Property Management

- Landmark Property Management Co. was formed in 2001, and its portfolio includes more than 3,500 units among 74 projects in eight states.

- To ensure the long-term viability and quality of its completed projects, The Landmark Group assumes direct responsibility for operations. This downstream involvement helps to ensure that the needs and desires of tenants are considered during the planning phase and that project budgets include sufficient funds for preventive maintenance.

- With its experience in using multi-layered financing, Landmark can minimize the risk of running afoul of overlapping regulations. And through its day-to-day contact with end users, Landmark is able to maximize the potential benefit of the projects it manages.

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About Us

The Landmark Group can pull the right people at the right time to do the right thing. The bottom line is: You're going to love it.

Jerri Greene, Director, Spartanburg Development Council

THE LANDMARK GROUP OF COMPANIES IS:

- A second generation family-owned development, ownership and property management business.
- Based in Winston -Salem, North Carolina.
- Comprised of 25 home office staff members and two acquisition people.
- Housed in an historic tobacco prizery building which was built in the 1890's and converted to its current use in 2001.
- Proud of their history of providing one of a kind, award-winning residential communities that enhance the lives of their residents while make enduring contributions to the cities and towns where they are located.
- Developer of over 85 tax credit properties primarily in the southeastern region of the United States.
- Manager for over 3,500 of units from its own portfolio.
- 143 real estate property management professionals based at Landmark properties throughout the region.
- Driven by the vision of smart growth as a key to community well-being in the 21st century.
- A group which is holding true to its founder's vision and at the same time striving to be at the forefront in the quickly changing industry of building communities tenants are proud to call home.

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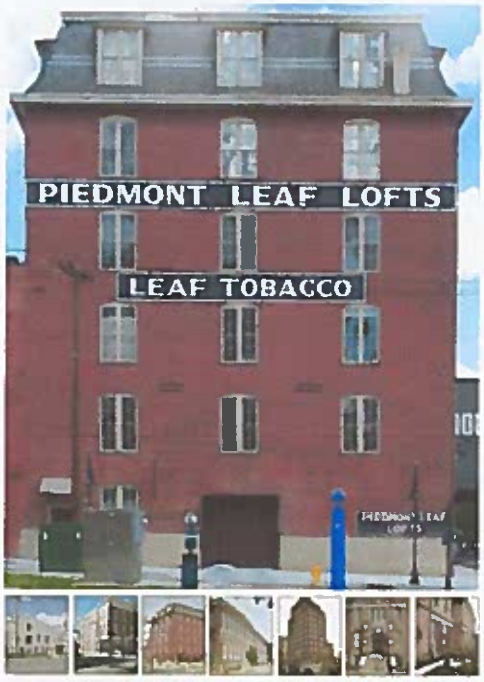
Awards



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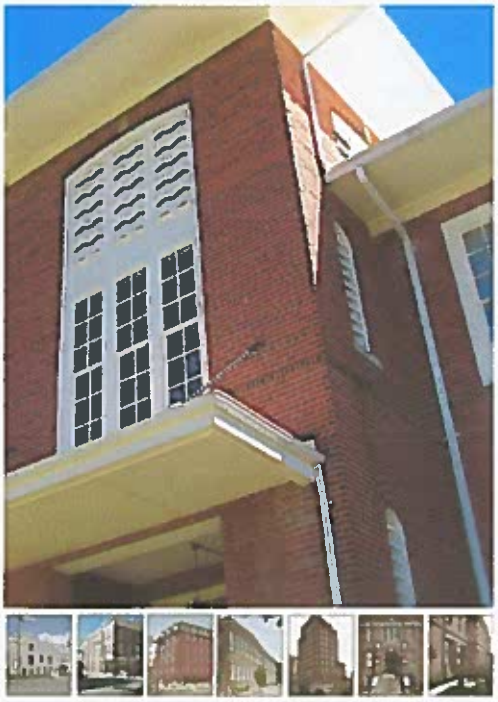

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THE VILLAGE AT KINNAMON

Make yourself a home here....

To: Nasser Rahimzadeh
Planning Director
Clemmons, NC 27012

Re: Village Council Rezoning Case C-234

As petitioner for the rezoning case C-234 I would like to thank you and the entire Village staff for your efforts to provide the Clemmons Community with a functioning Government during these difficult times.

You should have received a copy of my Community Meetings Report and our Planning Board petition for Rezoning, if not I have attached copies.
I would like to comment on the issues that were discussed at Planning Board and have also attached a copy of the Stadium Ridge HOA letter with red lettered responses to their concerns.

Planning Board Concerns:

1. **Sidewalks**
   There are sidewalks along NC 158 in front of the remaining Pereira property and the shopping center property. The gaps will get filled either when the remaining properties redevelop or when NC 158 is improved.
   There are no sidewalks on our side of Stadium Drive except in front of Stadium Ridge but surprisingly none within The Stadium Ridge community.
   There are sidewalks on both sides of Kinnamon Village Drive, both of which we are connecting to.
   Several planning Board members asked about walking to school. Extremely few people allow their elementary school children walk to school today for very good obvious reason. Busing is available.
2. **Landscaping and tree save.**
   Clemmons has very thorough buffer and tree planting requirements that we have met and our tree save area is much greater that required. The location and topography of the dense tree save area will limit visibility of the apartments along the NC 158 corridor.
3. **Fencing and walk thru traffic**
   We placed fencing along the property lines shared with Stadium Ridge and are adding fencing along Gary Lee and Chick-fil-A's property in response to Planning Board Members concerns about foot traffic. This has never been a problem with any of Landmarks properties or any other in Clemmons that I am aware of.
   We will have cameras and onsite management staff to address any problems that arise. The onsite amenities will provide opportunities for the residents to enjoy onsite.
4. **Traffic generation**
   The residents of this property will come from people already working here. Clemmons has the highest nonresident work force (greater than 95%) we have ever seen. Our Village depends on people who have to drive into Clemmons to work and our residents drive out of Clemmons to work. Having housing in Clemmons should reduce some of this morning and evening traffic. Apartment generate ½ the daily trips of single family residents.
   Some cities are looking at removing Single family zoning due to these issues. We can't do anything about the school, Church, and new Library traffic, it is here to stay and as the older homes along Stadium continue to convert to business it will only increase.

336-462-07705 arpllc@aol.com

THE VILLAGE AT KINNAMON

Make yourself a home here....

5. **Develop as single family residential, medical or office.**
   Brad Hunter said it well, "the land and infrastructure cost prohibit single family residential". If you built Clemmons spec streets and meet storm water requirements lots would literally be in the high hundreds of thousands of dollars and homes would have to be in the millions. Single family land must be under $40k per acre, attached like Stadium Ridge, under $50K, apartments start at $90K, and commercial even greater. Clemmons medical is all regional based depending on outside residents to function. Clemmons being a mostly retail based environment we don't have a lot of office space needs. We desperately need housing for the large workforce that drives in every day.
6. **Ignoring the Compass Plan.**
   I think this issue is well addressed in Mike Combest opinion of the site. These plans are advisory and we have elected and nonelected Boards to work with options as they present themselves. I looked back at the 2003 Village Point Plan and noticed that none of the expectations or suggestions came to pass. Other opportunities, like the school, apartments and medical presented themselves and past Boards wisely changed the plan resulting in our present day community. Single family residential was totally priced out.
   This project is extremely well placed and will be a catalyst to stability and completion of the shopping center, appropriate redevelopment of the NC 158 corridor, and the vacant properties on Stadium.

Other Comments:

I have attached a site map showing how the surrounding property is currently developed showing just how well this project fits within the current surrounding properties.

Green: Occupied and unoccupied investment rentals that will redevelop in the near future.

Blue: Currently commercial, retail, office, multi-family, institutional and industrial.

Red: Single family owner occupied and some rental (only one adjoins property)

Orange: High density single story multi-family with no common elements.

Also attached is the Stadium Ridge HOA "Concerns" and "Question" which I have made red worded responses to.

We would like to request that The Village Council call a special meeting prior to 5-15 for the purpose of meeting the new internet meeting requirements of written comment and have a final vote on the project. This is how other communities are addressing the rules change.

With all this said I would like to request your vote of approval for Case C-234 The Village at Kinnamon.

Please forward this letter and attachments to the Council Members and Mayor Wait.

Sincerely,

Ron Davis
Allegro Investment Properties, LLC

5-8-20

336-462-07705 arpllc@aol.com

Attachment

Planning and Development Viewer

Forsyth County, NC

commercial, retail, industrial multi family and institutional

All rights reserved

The village of Kinnanow Apts

Occupied and unoccupied rental for redevelopment

Single family mostly owner occupied.

multifamily high density

STADIUM RIDGE HOA

This will be read at the Clemmons Council Planning Meeting once it has been rescheduled.

CONCERNS:

The peacefulness and quiet of our private street could be jeopardized. If our private street (that we pay HOA fees to maintain) is used as a pass through for pedestrians to Stadium Drive there could be a liability to the association for property damage or if someone is injured. Also a concern, additional pedestrian traffic could create noise, litter and congestion on our very narrow street. Our neighborhood safety could be compromised with so many residents living in a small area with only one entrance and exit. The height of the buildings could block our view and possibly cause lights to shine on our properties and in windows. The closeness of the new apartment buildings could affect our property values. **I met with 2 board members early in the process and agreed to add a non-required 6 foot fence along the joint property line, which is in addition the their mature buffer and the new buffer we will be required to add. We agreed to extend that fence along the joint property line with Gary Lee at Planning Board. There should be no one trespassing on their property, littering or causing safety issues. We will have cameras on the buildings to monitor any unusual activity. The mature evergreen buffer they have now blocks most of their view of our property. The new investment in our property will exceed the values of theirs and greatly exceeds the value of the adjacent Stadium Drive properties. Property values as a whole will improve. We will breathe life into the adjacent shopping center and trigger the desired redevelopment along the NC158 much like the Apartments and school at Village Point triggered investment and growth around it.**

If apartments are built, there should be an 8-10 ft. privacy fence/wall installed with landscaping on the side of the current residents. The fence should extend behind the houses on Stadium Drive, not just behind Stadium Ridge. **We have agreed to extend the fence behind the adjoining Stadium Drive properties.**

QUESTIONS:

1. Where do people live that Signed the petition for building the complex (if one exists)? **They either live in Clemmons or own businesses here. They are all prominent well known individuals that have extensive histories of commitment to Clemmons' success and well-being. Plus a former Mayor, Planning Board Member and Council Member. I had to stop acquiring signatures due to the virus.**

2. Why not 2 story instead of 3 story? (eyesore to surrounding properties) **Economics, land and development cost force 3 floors. We are still under the maximum height allowance. Due to the topography the buildings will be nestled down in the property much lower than any of the surrounding properties. The much larger than required tree save area will greatly shield the buildings from view from NC 158. Keep in mind that there are 2 undeveloped out parcels in the shopping center on one side of the apartments.**

3. Who will be managing the apartments and for how long are they committed? **Award winning developer Landmark will own and operate the property indefinitely.**

4. What recourse do we have if tenants/kids trespass on Stadium Ridge property or other private property? **The same as you have now, except in our case you can contact the onsite manager, who will have camera recordings to assist if there is a problem.**

5. How will elementary students get to school? (Walk or Bus - limited sidewalks) **More than likely the bus. Walking to school is not common or advised today for obvious reasons.**

6. What will be done about traffic around Clemmons Elementary School especially in the afternoon between 1:45 until school is dismissed? Traffic is backed up on Stadium Drive to Ridge Crest and beyond. Also there is heavy traffic before school. Cars are parked in the street and drivers refuse to move over. Traffic is one way during this time and very dangerous for students walking to and from school. Residents are already frustrated trying to navigate this area during the school hours. **A question for another meeting.**

7. We can expect more traffic once the new library is open. Stadium Ridge is already a heavy traffic area with drivers traveling to and from Lewisville-Clemmons Road and Stratford Road.

8. There are already many apartment buildings in this area, why not rezone for business or medical offices?
95.5% of the people working in Clemmons do not live in Clemmons. Similarly people who live in Clemmons do not work in Clemmons. This is probably the most undiscussed reason for the extreme traffic situation in the mornings and evenings. The Sheriff's Deputies, most Firemen, medical workers, teachers, retailers.... do not live in Clemmons. Apartments generate ½ the traffic trips of single family homes. You normally have 1 apartment for every 3 jobs in a balanced community. Clemmons is off the charts in being out of balance for its retail versus residential densities thus our much debated traffic situation.
We have over built the medical with the 2 major players fighting it out for customers. I have a child with disabilities and we have many times been the only overnight patient at the Novant hospital on Harper. Both groups are now redirecting specialty services here that bring the vast majority of their patients here for day services and close at night.

The people that live in these apartments will come from people that already work here. They will do a lot of their shopping at Food Lion or locally, not driving in and leaving creating additional traffic.

From:	emresourcesnc@aol.com
To:	Nasser Rahimzadeh
Subject:	24 Hour Comment - Rezoning Case C-234
Date:	Tuesday, May 12, 2020 7:08:36 PM
Attachments:	Comments Summary Rezoning C-234.pdf

Dear Mr. Nasser,

These comments are being submitted as allowed during the 24 hours following the close of the Public Hearing for Rezoning Case C-234.

I am submitting these comments as a long term (23 years) resident of Clemmons.

I have reviewed the written records and viewed both the Planning Board and Village Council Public Hearing for Rezoning Case C-234. The project has been determined to meet ALL requirements of the UDO. Of the components of the Village of Clemmons Comprehensive Plan/ Community Compass (Community Compass) applicable to this project, there were only two (2) points with which the project was stated by Staff not to comply: a 2 two-story height limit for buildings and the aesthetic enhancement of 158 to maintain and improve on a historic design. The height of the buildings in the proposed project complies with the UDO. The buildings are set at an elevation lower than the streetscape of 158 and are not contiguous with 158. After review and consideration, the Planning Board recommended APPROVAL of the project. The Planning Director additionally provided explanatory document to the Council stating his recommendation for approval for the plan based on compliance with overall Community Compass goals as well as all UDO requirements.

I have summarized the comments presented during the Planning Board and Village Council Public Hearings in the attached tables. I have organized comments into those that that pertain to the UDO, the Community Compass Plan and Other subjects in order to consolidate the large amount of information into a more concise body of information.

The community opposition is primarily based on factors that are outside the scope of the UDO and Community Compass, such as unrequired fencing, lack of sidewalks to school, and no sidewalks on property that is not a part of nor contiguous to the project. It is interesting to note that Clemmons Elementary School was not included in the priority evaluation for Sidewalk Projects listed in the March 12, 2020 Retreat Minutes, yet Council would consider imposing such a sidewalk condition for this project. The community opposition also reflects presumed socioeconomic characteristics of the occupants of the proposed project, such as the rate the apartment will be charging for rent and crimes, drugs and violence at the apartment complex.

I respect that community members have the right to express their personal views during a public hearing. Council members, however, have a responsibility to make a decision based on applicable laws, regulations and standards.

The records submitted document compliance with both the Clemmons UDO and Community Compass. The Planning Board has recommended approval. I urge you to vote to approve Rezoning Case C-234.

Brenda J. Smith, MS PG LEED AP CAIH(ret)

ENVIRONMENTAL MANAGEMENT RESOURCES, LLC
353 Jonestown Road # 198
Winston-Salem, NC 27104
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.

Village of Clemmons Rezoning Case C-234 The Village at Kinnamon

Public Hearing Comments Summary

Planning Board

UDO	Compass	Other - not UDO or Compass
topography - access		extend fencing
connectivity to Clemmons Rd. storm water ponds	clarify between UDO and Forsyth Co. Legacy	make a way to walk to elementary school by 158
access roads, storm water ponds	economic sense and vitality aspect of projects consideration	sidewalks across other people's property
site elevations and topography	right on the edge of single family , need to think through density	onsite Manager
topography, fire safety, storm water	why design 3 story when Compass Plan says 2 story required	walking to Stadium drive by sidewalk on 158
UDO compliance , traffic	housing needs, community needs, walkability	children cutting through - can there be a sidewalk over to the church
adding cars/ traffic impact	walking to shopping	
traffic - Ridgecrest Road/Cinnamon Road	catalyst for community improvement/vitality	
landscaping		
contiguous to 158?		
buffers		

Opponents

UDO	Compass	Other - not UDO or Compass
building height	3 story building - already a lot of apartments	who will be managing the apartments
noise		how will students travel to school
traffic		tenants and children will trespass
		foot traffic
		how long will they be maintained
		negative impact on property value
		how will they get to school if there are no sidewalks
		where are these people going to work.
		from what I have been told at the rate the apartment will be charging for rent it can't possibly bring in enough cash flow to maintain the facility and they will deteriorate
		safety will be compromised due to crimes, drugs, violence at this apartment complex

Village Council

UDO	Compass	Other - not UDO or Compass
TIA trips generated compared to single family	any research regarding projects sparking redevelopment in surrounding area?	walking to Stadium drive by sidewalk on 158
trees and tree save area		school system impact - they are overcrowded
		provide connectivity for employees to walk to work because there is not a bus line.
		ask what kind of cameras - security cameras

Opponents

UDO	Compass	Other - not UDO or Compass
building height	3 story building - already a lot of apartments	who will be managing the apartments
noise	scale of the apartments	how will students travel to school
traffic		tenants and children will trespass
dumpster location		foot traffic
		how long will they be maintained
		negative impact on property value
		how will they get to school if there are no sidewalks
		where are these people going to work.
		from what I have been told at the rate the apartment will be charging for rent it can't possibly bring in enough cash flow to maintain the facility and they will deteriorate
		safety will be compromised due to crimes, drugs, violence at this apartment complex
		eyesore

THE VILLAGE AT KINNAMON

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Re: Village Council Rezoning Case C-234

Attached find my talking notes from the Council meeting last night for you review.

I would also like to address several of the issues discussed at last night's meeting.

1. **Security Cameras**
   We use security cameras for the safety of our residents. This is common today; we are all on camera at some point during our day.
2. **Sidewalks and Buses**
   I have attached pictures of the road shoulders from in front of the Church and along Stadium. There is no shoulder on which to place a sidewalk at this time and I don't think we should ask the Church to remove some of their parking to accommodate them. Our residents will not need "bus service" or have to walk to get to work, they will have vehicles just like us.
3. **Fencing**
   We are adding fences for several reasons such as our resident's safety and shielding from some of the unsightly conditions we are backing up to. We will also need fencing between us and the town homes since they have removed large sections of their required buffers, pictures attached.
4. **School Capacity**
   This is a Forsyth County matter and not really relevant. If this is now a concern Clemmons will need to stop all development until the matter is resolved. Several projects have just been approved and several are pending with no discussion of school capacity or these other people oriented matters.
5. **Redevelopment**
   I attached several pictures of the properties around the site showing their condition and commercial real estate signage in the front of them. This community will spark much needed redevelopment in this part of our Village.

We would like to request that The Village Council hold a vote at their meeting already scheduled for next Monday as was offered as an option by the Village Manager.

With all this said I would like to request your vote of approval for Case C-234 The Village at Kinnamon.

Sincerely,

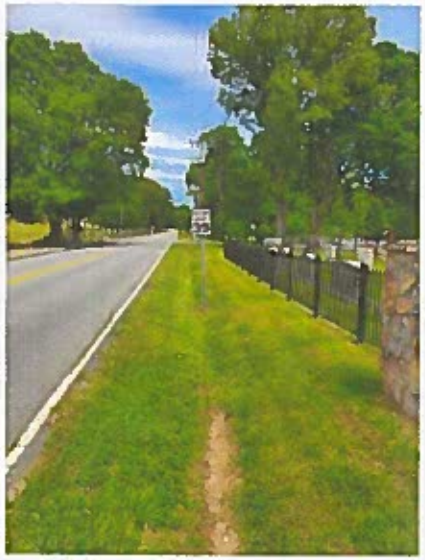
Ron Davis
Allegro Investment Properties, LLC
5-12-2020

336-462-07705 arpllc@aol.com

From: arpllc@aol.com,
To: arpllc@aol.com,
Date: Tue, May 12, 2020 2:18 pm
Attachments: 20200512_125024.jpg (7021K), 20200512_124858.jpg (6569K), 20200512_124622.jpg (3119K), 20200512_124554.jpg (3044K), 20200512_124502.jpg (3612K), 20200512_124313.jpg (2258K)

Sent from my Sprint Samsung Galaxy S10e.

6 Attached Images



← Church frontage →

church Frontage

commercial Broker

propaziies aZous NC 158

From: arpllc@aol.com,
To: arpllc@aol.com,
Date: Tue, May 12, 2020 3:40 pm
Attachments: 20200512_124718.jpg (3435K), 20200512_123102.jpg (5599K), 20200512_122855.jpg (5864K), 20200512_122845.jpg (5405K), 20200512_122448.jpg (5955K)

Sent from my Sprint Samsung Galaxy S10e.

5 Attached Images

church frontage — cutdown buffers

Adjacent properties

THE VILLAGE AT KINNAMON

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Talking Notes

Re: Village Council Rezoning Case C-234

I would like to thank you and the entire Village staff for your efforts to provide the Clemmons Community with a functioning Government during these difficult times.

You should have received a copy of

1. My Community Meetings Report with a petition for support, which was cut short by the Virus concerns.
2. Our Planning Board letter with an analysis of how the project meets all udo matters and is consistent with the major themes of Community Compass by Mike Combest and information on the owner/operators Landmark Developers.
3. My documents to you addressing the issues that were discussed at the Planning Board Meeting, a site plan showing surrounding development and my answers to Stadium Ridge HOA concerns.

Hopefully you have had a chance to read through these so I will just hit on the majors concerns of the project. Or please read through them during the new 24 waiting period prior to the vote.

1. **Appropriate location.** If you look at the colored site map in my package you will see that we are practically surrounded by Institutional, retail , and industrial in Blue. The green properties and some of the blue are looking to further fill the goals of Community Compass as commercial redevelopment and will further screen/buffer our property from view.. The orange is an older high density single story multifamily with no storm water, no sidewalks, no common areas and no means of turning even around in it. There is only 1 owner occupied single family home adjacent to the site. The only single family site across the street is for sale with a commercial realtor.
   This 11 Million dollar plus project will revitalize and trigger redevelopment of this much overlooked part of our Village. The shopping center next door has been a grave yard of dreams for close to a dozen small business owners and the Village has had to demolish several vacant homes in front of our site. Most of the other adjoining properties along NC 158 and on Stadium are either underutilized or vacant awaiting something to trigger redevelopment.
   The shopping center owner has expressed tremendous support for us and looks forward to us generating the possibility of new tenants.
   Our project fits the text book example of how to develop property with Retail , Institutional and office transitioning to multi story multi-family to single story multi-family and then to single family.
2. **Compliance with UDO and Compass.** If you read thru Mike Combest detailed analysis of our project you will see that we meet or exceed the UDO and meets or exceeds the objectives of Community Compass. The 3 story non'towering' recommendation is accomplish by the low elevation of the site plus the buildings do not exceed the 45 foot height recommendation. The buildings will not "tower" over surrounding properties.
3. **Traffic.** Apartments generate ½ the traffic of single family homes. Our residents will come from people already working here. 95.5 % of our Clemmons' jobs are staffed by outside residents and a similar number of Clemmons residents work outside Clemmons. This is one of the most undiscussed reasons for the extreme morning and evening to and from work traffic overlap. Our residents will work here, shop next door and play in the onsite

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THE VILLAGE AT KINNAMON

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facilities you see on the site plan. Some communities like Charlotte, are looking at banning future single family development for these reasons. This will help the values of current single family.

We would like to request that The Village Council call a special meeting prior to 5-15 for the purpose of meeting the new internet meeting requirements of written comment and have a final vote on the project. This is how other communities are addressing the rules change.

With all this said I would like to request your vote of approval for Case C-234 The Village at Kinnamon.

Sincerely,

Ron Davis
Allegro Investment Properties, LLC
5-11-2020

336-462-07705

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