

## **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.

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.

### **QUESTIONS:**

1. Where do people live that signed the petition for building the complex (if one exists)?
2. Why not 2 story instead of 3 story? (eyesore to surrounding properties)
3. Who will be managing the apartments and for how long are they committed?
4. What recourse do we have if tenants/kids trespass on Stadium Ridge property or other private property?
5. How will elementary students get to school? (Walk or Bus - limited sidewalks)
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.
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?

March 16, 2020

Dear Stadium Drive Neighbors,

There will be a Clemmons Planning Board Meeting (TBD) to discuss the new proposed apartment buildings (The Village at Kinnamon) to be built in Kinnamon Village near the Food Lion shopping center. This multi-family housing site will be built on the property that adjoins the Stadium Ridge HOA property and other property owners on Stadium Drive.

As residents of Stadium Ridge Court we have concerns regarding the building of this huge complex so close to our homes. We feel that everyone affected should have the right to voice their concerns and/or attend the planning meeting. Anyone can speak about the proposal during the meeting but will have to sign in upon arrival to be added to the agenda. It would be helpful to have as many residents as possible attend the meeting. The meeting will be held at the Clemmons Village Hall, 3715 Clemmons Road.

This is what we know so far:

- Three 3-story buildings for 1, 2 & 3 bedroom units (mostly 2 & 3 bedroom)
- Total = 78 Units
- Will include a common building, play area and picnic area
- Two detention ponds
- 140 parking spaces
- Only one entrance and exit (Kinnamon Village Drive)

The Stadium Ridge board members and some of the other residences will be attending the meeting but will have only one spokesperson. The spokesperson will have three minutes to speak in front of the council.

These are our 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 private 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 have lights shining on our properties and in our windows. The closeness of the new apartment buildings could affect our property values.

If you have any questions or would like to add your comments/concerns please feel free to call me at 336.575.3599. We also have a petition AGAINST the building of these apartments if you would like to sign it.

Sincerely,  
Nancy H. Lang  
HOA President  
Stadium Ridge Court

Residents AGAINST the building of The Village at Kinnamon Apartments

	NAME	SIGNATURE	ADDRESS
1	Nancy H. Lang	Nancy H. Lang	6172 Stadium Ridge Court
2	Cherry C. Horn	Cherry C. Horn	6166 Stadium Ridge Court
3	Sarah Jettor	Sarah Jettor	6171 Stadium Ridge Ct.
4	Mary Anne Utley	Mary Anne Utley	6183 Stadium Ridge Ct.
5	LARRY MATTHEWS	<del>Larry Matthews</del>	6125 STADIUM DR.
6	Rebecca Matthews	Rebecca Matthews	6125 STADIUM DR.
7	Amanda Allen	Amanda Allen	103 Ridgecrest Place Ct.
8	Pam Tatum	Pam Tatum	2016 Ridgecrest Pl Ct W 5th NC
9	Ann Pack	Ann Pack	204 Ridgecrest Pl. Ct, W5 NC 27103
10	Gay Diamond		4322 Kinnamon Rd.
11	Aleatha Gwynn	Aleatha Gwynn	6120 Stadium Dr.
12	Brian Gwynn	Brian Gwynn	6210 Brewer Ave.
13	REGINA GRADY	Regina Grady	4230 BREWER AVE
14	Charlene Frisby	Charlene Frisby	6190 stadium ridge ct
15	Russ FRISBY	Russ Frisby	6190 STADIUM RIDGE CT
16	Catherine Coats	Catherine Coats	6184 stadium Ridge Ct.
17	Joni Hanna	Joni Hanna	6196 Stadium Ridge Ct.
18	Rhoda Casper	Rhoda Casper	6223 Birmingham Ave
19	Odessa Stutts	Odessa Stutts	6054 James St
20	Billie Ann Gomez	Billie Ann Gomez	6305 Birmingham Ave. Clemmons, NC 27012
21	R. E. Morn	R. E. Morn	6111 James St Clemmons
22	Chris Oldham	Chris V. Oldham	<del>6210</del> 3460 Clemmons Rd
23	Mitchell Kyle	Mitchell Kyle	6138 stadium dr.
24	Dean Matlock	DEAN MATLOCK	6146 STADIUM DR.
25	Stephen B Harper	Stephen B. Harper	6266 Stadium Dr., Clemmons

Residents AGAINST the building of The Village at Kinnamon Apartments

	NAME	SIGNATURE	ADDRESS
1	Boyd Robbins	Boyd Robbins	6317 Bingham Ave
2	Ernestine Borer		4451 Lincoln Rd. Clemmons, N.C.
3	Ruby Watson		M. J. Lebeck Dr
4	Audrey Campbell		725 L. Clemmons Rd.
5	Jaye Craddock		464 Meadows Edge Ct, Clemmons
6	Richard Borer		4451 Lincoln Rd. Clemmons NC
7	Rhoda Shufflett		6850 Greenbrook Dr.
8	Sharon Rogers	Sharon Rogers	1745 Joshie Dr.
9	Debbie Larry		6159 Stadium Ridge Ct. Clemmons
10	Robin Probst		6142 Stadium Ridge Ct., Clemmons, NC
11	Juditha Benton	Juditha Benton	6148 Stadium Ridge Court
12	Joann Smart	Joann Smart	6141 Stadium Ridge Court
13	Tammy Benton	<del>Tammy Benton</del>	6148 Stadium Ridge Court
14	Molly Bohn	Molly Bohn	6160 Stadium Ridge Court
15	Jessy A. Crowell	Jessy A. Crowell	6147 Stadium Ridge Ct.
16	Jennie Beckner	Jennie Beckner	6195 Stadium Ridge St. Clemmons, N.C.
17	Que Casey	Que Casey	6165 Stadium Ridge Ct. Clemmons NC
18	Tamela Bowen	Tamela Bowen	6136 Stadium Ridge Ct. Clemmons, NC
19	Larry Bowen		6136 Stadium Ridge Ct. Clemmons, NC
20	Willie Cunningham	Willie Cunningham	6135 Stadium Ridge Ct Clemmons NC
21	Phyllis Sapp	Phyllis Sapp	133 Stadium Oaks Dr. Clemmons NC
22	Kim Scott	Kim Scott	133 Stadium Oaks Dr. Clemmons NC
23	Suzanne Smith	S. Smith	135 Stadium Oaks Clemmons NC
24			
25			

Residents AGAINST the building of The Village at Kinnamon Apartments

	NAME	SIGNATURE	ADDRESS
26	DAVID CHEEK	<i>[Signature]</i>	6328 BINGHAM Ave
27	Gayle / Nancy Hahn	<i>[Signature]</i>	6188 Aden Dr.
28	Nancy Saffley	<i>[Signature]</i>	6048 James St.
29	Carl Saffley	<i>[Signature]</i>	
30	Cynthia B. Nance	<i>[Signature]</i>	6219 Bingham Ave
31	Ted Nance	<i>[Signature]</i>	
32	Shane Parker	<i>[Signature]</i>	6310 Bingham Ave
33	Harry Lee	<i>[Signature]</i>	6041 Stadium Dr.

Residents AGAINST the building of The Village at Kinnamon Apartments

	NAME	SIGNATURE	ADDRESS
26	Lynn Price	<i>[Signature]</i>	6200 Stadium Drive
27	Dan Monroe	<i>[Signature]</i>	6211 Stadium Drive
28			
29			
30			

**From:** [Patty Fife](#)  
**To:** [Nasser Rahimzadeh](#)  
**Subject:** Comment for PB Meeting  
**Date:** Monday, April 20, 2020 2:05:19 PM

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Sarah Jetton (rhymes with baton so pronounced Jaton) lives at 6171 Stadium Ridge. Can be reached at 336-422-4229 if you need to call her. Is very opposed to the site. Main concerns:

1. Location of dumpster will be right at their development. Would like it moved to a different location on the site.
2. Stadium Drive cannot handle the additional traffic. Traffic already backs up morning and afternoons due to school.
3. Clemmons Elementary already overcrowded.

Wants her comments noted at the meeting.

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

**From:** [Patty Fife](#)  
**To:** [Nasser Rahimzadeh](#)  
**Subject:** Comments for C-234 Allegro  
**Date:** Monday, April 20, 2020 3:28:29 PM

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Molly Bahn, 336-722-0548, 6160 Stadium Ridge Court – opponent

1. Traffic on Stadium Drive
2. Need a fence at least 8 foot tall around property so kids will not cut through others property to get to school
3. Would like for their to be less units so not so crowded.

Mary Utley, 336-778-9018, 6183 Stadium Ridge Court – opponent

1. Traffic on Stadium Drive
2. School will be overcrowded.
3. What direction will kids have to walk to get to school
4. Too many apartments
5. Location of dumpsters should be moved.

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**From:** [Patty Fife](#)  
**To:** [Nasser Rahimzadeh](#)  
**Subject:** Comment on C-234  
**Date:** Monday, April 20, 2020 4:24:39 PM

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Cherry Horn, 910-617-8122, 6166 Stadium Ridge Court – opponent

1. Density too much – why does it have to be 3 stories
2. Traffic on Stadium will increase along with new library being built
3. Clemmons is overbuilding, not leaving any green space
4. Schools overcrowded already
5. Dumpsters need moved to another location.

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**From:** [Russell Frisby](#)  
**To:** [Nasser Rahimzadeh](#)  
**Subject:** Zoning Docket C-234.....Against rezoning request  
**Date:** Monday, April 20, 2020 7:36:59 PM

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To the Village of Clemmons Planning Board

From Russell C Frisby and Charlene M Frisby, 6190 Stadium Ridge Ct, Clemmons, NC 27012.

My wife and I would like to offer our opinions on the request for rezoning on Zoning Docket C-234. We are against approving the request.

Our home at 6190 Stadium Ridge Ct is directly between the proposed apartments and Clemmons Elementary School. Stadium Ridge Ct is a private road--it is not owned or maintained by the city of Clemmons or by Forsyth County. People wanting to walk from the proposed apartments to Clemmons Elementary are not going to walk all the way out to Hwy 158, turn right to Stadium, and turn right again to get to the school with playground. They are going to cut through our property to get there. Last time the petitioner proposed a 6' fence to eliminate that possibility. That would not be an adequate remedy for us or for the single family homeowners that live on Stadium Drive between Stadium Ridge Ct and Hwy 158.

Clemmons does not more apartments. Our ratio of apartments to single family homes is proportional to norms. We need to use that property for exactly what it is currently zoned for--single family homes and/or Limited Office-Special Use. For the reasons above and other reasons, we strongly oppose the rezoning request and hope the board agrees.

Russell C Frisby  
Charlene M Frisby

Thank you.

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**From:** [Patty Fife](#)  
**To:** [Bobby Patterson](#); [Brad Hunter](#); [Carolyn Miller](#); [David Orrell](#); [Edee Wilcox](#); [Elliot Fus](#); [Greg Conlon](#); [Martin Majorel](#); [Rob Cockrum](#); [Thomas Mekis](#)  
**Cc:** [Nasser Rahimzadeh](#)  
**Subject:** C-234 Comment  
**Date:** Tuesday, April 21, 2020 3:50:23 PM

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Larry Bowen, 336-899-6136, 6136 Stadium Ridge Ct - opponent

1. Traffic on Stadium
2. Foot traffic through Stadium Ridge
3. Decreased property values

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**From:** [Scott Buffkin](#)  
**To:** [Nasser Rahimzadeh](#)  
**Subject:** FW: Clemmons Planning Board Meeting  
**Date:** Tuesday, April 21, 2020 8:51:35 AM

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FYI

Scott Buffkin, MPA  
Village Manager  
Village of Clemmons  
336-766-7511  
[www.Clemmons.org](http://www.Clemmons.org)

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**From:** Joni Hanna [mailto:[hannajmusic@yahoo.com](mailto:hannajmusic@yahoo.com)]  
**Sent:** Monday, April 20, 2020 5:51 PM  
**To:** Scott Buffkin <[sbuffkin@clemmons.org](mailto:sbuffkin@clemmons.org)>  
**Subject:** Clemmons Planning Board Meeting

Hi Mr. Buffkin,

First of all, I would like to say thank you for all you do for Clemmons. I moved here five and a half years ago from Winston-Salem and I absolutely love it. I'm proud to be a resident.

I live at 6196 Stadium Ridge Court and I wanted to make you aware of my feelings regarding the multi-family apartments that are being proposed to be built behind our development. My main concern is that it would affect our property value in a negative way.

I respectfully would like to say I am against this construction and wanted to make my voice heard to you. I will not be able to attend the meeting on Tuesday evening due to the fact that I teach piano and voice lessons during that time (now online).

Thank you for your consideration and I hope you and your family are staying safe and well.

Best regards,  
Joni Hanna

[Sent from Yahoo Mail on Android](#)

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4/21/20

Attn: Planning Board Members:

I am opposed to the building of the Residential Multi-Family Apt. Complex being built on Kinnamon Circle "Village @ Kinnamon".

1. Project will de-value my property.
2. I will have a constant problem with people from the complex trespassing thru my property.
3. It will be putting more traffic on Stadium Dr. which is already a very bad situation.

TO: [plife@clennons.org](mailto:plife@clennons.org) FROM: GARY LEE

~~PLIFE@CLENNONS.ORG~~

Planning & Community Development  
3715 Clemmons Road  
Clemmons, NC 27012



Telephone 336-766-7511  
Fax 336-766-7536  
Nasser@clemmons.org

To: Village Council

From: Nasser Rahimzadeh, Village of Clemmons Planning Director

Date: April 28, 2020

Re: Citizen Comment against zoning docket # C-234 after Planning Board

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Chris (owner of Bait and Tackle) has serious reservations about the apartment complex. He does not agree with the proposed rezoning. The following is a summary of the phone conversation:

- Concerns of trespassing
- Concerns of theft
- Would like his portion to be fenced as well
- Concerned with the health of trees
- Reduction in property value

May 7, 2020

Clemmons Village Council  
3715 Clemmons Road  
Clemmons, NC 27012

Dear Council Members,

The residents of Stadium Ridge Court and surrounding areas have already expressed our concerns with the building of the 78 apartments in the Kinnamon Village. Our area is already inundated with apartment buildings and we are not sure why there needs to be more, especially on such a large scale. We have already collected 58 signatures opposing the rezoning with more local residents expressing their desire to sign but due to the pandemic it is not feasible to have them sign at this time.

Traffic is already an issue on Stadium Drive with drivers using it as a cut through from Hwy 158 to Lewisville-Clemmons Road. That is in addition to the traffic from the school and the new library opening soon.

We do not have an issue with developing the land but why not consider medical or business offices or at least consider an apartment complex on a smaller scale. Three story buildings will be an eyesore to the area not to mention so many people in such a small area. At least limit the structure to two stories. Noise, lighting and congestion is also a concern especially since Stadium Ridge is located so close to the building site.

We were disappointed with the decision of the planning board and hope you'll at least consider our concerns and suggestions. Clemmons is a great village and that is why we chose to live there. We would not want the Village of Clemmons to turn into another massive city.

Thank you,

Nancy Lang  
HOA President  
Stadium Ridge Court

**From:** [Russell Frisby](#)  
**To:** [Nasser Rahimzadeh](#)  
**Subject:** Zoning docket C-234...STRONGLY Against Approval  
**Date:** Friday, May 8, 2020 11:43:45 AM

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To the Village of Clemmons Planning Board

From Russell C Frisby and Charlene M Frisby, 6190 Stadium Ridge Ct, Clemmons, NC 27012.

We thought this had been voted on in April but we received another Meeting Notice in the mail that said it was on the agenda for Monday, May 11. My wife and I would like to offer our opinions on the request for rezoning on Zoning Docket C-234. We are STRONGLY against approving the request.

Our home at 6190 Stadium Ridge Ct is directly between the proposed apartments and Clemmons Elementary School. Stadium Ridge Ct is a private road--it is not owned or maintained by the city of Clemmons or by Forsyth County. People wanting to walk from the proposed apartments to Clemmons Elementary are not going to walk all the way out to Hwy 158, turn right to Stadium, and turn right again to get to the school with playground. They are going to cut through our property to get there. The unwanted and uninvited pedestrian and/or bicycle traffic unfairly increases our liability exposure. Last time the petitioner proposed a 6' fence to eliminate that possibility. That would not be an adequate remedy for us or for the single family homeowners that live on Stadium Drive between Stadium Ridge Ct and Hwy 158.

**CLEMMONS DOES NOT NEED MORE APARTMENTS!** Our ratio of apartments to single family homes is proportional to norms. We need to use that property for exactly what it is currently zoned for--single family homes and/or Limited Office-Special Use. For the reasons above and other reasons, we strongly oppose the rezoning request and hope the board agrees.

Russell C Frisby  
Charlene M Frisby

Thank you.

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**From:** [Lisa Shortt](#)  
**To:** [John Wait](#); [Chris Wrights](#); [Michelle Barson](#); [Mary Cameron](#); [Mike Rogers](#); [Scott Binkley](#)  
**Cc:** [Scott Buffkin](#); [Nasser Rahimzadeh](#); [Elliot A. Fus](#)  
**Subject:** Fwd: Strongly against C-234 rezoning  
**Date:** Tuesday, May 12, 2020 11:02:06 AM

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Begin forwarded message:

**From:** Russell Frisby <russ.frisby@gmail.com>  
**Date:** May 12, 2020 at 10:52:27 AM EDT  
**To:** Lisa Shortt <lshortt@clemmons.org>  
**Subject: Strongly against C-234 rezoning**

To the Village of Clemmons Planning Board

From Russell C Frisby and Charlene M Frisby, 6190 Stadium Ridge Ct,  
Clemmons, NC 27012.

We thought this had been voted on in April but we received another Meeting Notice in the mail that said it was on the agenda for Monday, May 11. My wife and I would like to offer our opinions on the request for rezoning on Zoning Docket C-234. We are **STRONGLY** against approving the request.

Our home at 6190 Stadium Ridge Ct is directly between the proposed apartments and Clemmons Elementary School. Stadium Ridge Ct is a private road--it is not owned or maintained by the city of Clemmons or by Forsyth County. People wanting to walk from the proposed apartments to Clemmons Elementary are not going to walk all the way out to Hwy 158, turn right to Stadium, and turn right again to get to the school with playground. They are going to cut through our property to get there. The unwanted and uninvited pedestrian and/or bicycle traffic unfairly increases our liability exposure. Last time the petitioner proposed a 6' fence to eliminate that possibility. That would not be an adequate remedy for us or for the single family homeowners that live on Stadium Drive between Stadium Ridge Ct and Hwy 158.

Added to that is the increase traffic on Stadium in general. It is already an overused speedway cut through. When the new library opens and something reopens in the old Kmart location it will be worse. If you add these apartments, it will be unmanageable, especially at the corner of Stadium and Lewisville-Clemmons.

**CLEMMONS DOES NOT NEED MORE APARTMENTS!** Our ratio of apartments to single family homes is proportional to norms. We need to use that property for exactly what it is currently zoned for--single family homes and/or Limited Office-Special Use. For the reasons above and other reasons,

we strongly oppose the rezoning request and hope the board agrees.

Russell C Frisby  
Charlene M Frisby

Thank you.

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**From:** [Lisa Shortt](#)  
**To:** [John Wait](#); [Chris Wrights](#); [Michelle Barson](#); [Mary Cameron](#); [Mike Rogers](#); [Scott Binkley](#)  
**Cc:** [Scott Buffkin](#); [Nasser Rahimzadeh](#); [Elliot A. Fus](#)  
**Subject:** Fwd: Council Letter from Ms. Mary Anne Utley  
**Date:** Tuesday, May 12, 2020 11:06:27 AM  
**Attachments:** [Mary Anne Utley Opposition Letter to Proposed Kinnamon Village.docx](#)  
[ATT00001.htm](#)

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Begin forwarded message:

**From:** Nancy Lang <nancy.lang@inmar.com>  
**Date:** May 12, 2020 at 11:04:24 AM EDT  
**To:** Lisa Shortt <lshortt@clemmons.org>  
**Subject:** Council Letter from Ms. Mary Anne Utley

Attached is a letter from Ms. Mary Anne Utley. She watched last night's council meeting with me and asked if I would send her letter since she does not have a laptop or other electronic device.

Her phone number is on the letter if anyone wants to give her a call.

Thank you.

Nancy Lang  
HOA President  
Stadium Ridge Court  
Cell: 336-575-3599

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May 11, 2020

Clemmons Village Council  
3715 Clemmons Road  
Clemmons, NC 27012

Dear Council Members,

I'm a resident of Stadium Ridge Court and I am opposed to the building of the apartment complex in Kinnamon Village. As a former teacher, I'm concerned with the safety of the children attending Clemmons Elementary School because of the traffic and the lack of sidewalks to and from the development.

I also have concerns about the impact of our neighborhood with the addition of so many more people. There will be more traffic, noise and congestion to the surrounding areas. I'm afraid it will also impact the value of our property.

Thank you,

Mary Anne Utley  
6183 Stadium Ridge Court  
Clemmons, NC 27012  
336-778-9018

**From:** [Lisa Shortt](#)  
**To:** [John Wait](#); [Chris Wrights](#); [Michelle Barson](#); [Mary Cameron](#); [Mike Rogers](#); [Scott Binkley](#)  
**Cc:** [Scott Buffkin](#); [Nasser Rahimzadeh](#); [Elliot A. Fus](#)  
**Subject:** Fwd: Rezoning request before the Council  
**Date:** Tuesday, May 12, 2020 12:01:48 PM

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Begin forwarded message:

**From:** Cherry Horn <cchorn621@gmail.com>  
**Date:** May 12, 2020 at 11:51:25 AM EDT  
**To:** Lisa Shortt <lshortt@clemmons.org>  
**Subject: Rezoning request before the Council**

It seems a simple question, an up or down vote on rezoning land for an apartment complex. Developers want money, and the Village of Clemmons wants an expanded tax base. But at what cost?

I think the deeper question is this: "What kind of place do we want Clemmons to be going forward?"

Do you want expanded tax base at the expense of quality of life in Clemmons?

Do you want Clemmons to become just a stacked-to-the-sky bedroom community for Winston-Salem?

Do you want to pave over all available land, even lower-lying areas such as this property, that currently serve as drainage for the surrounding paved-over properties?

Do you currently have the resources to expand and improve the infrastructure (roads, sewers, fire and safety, etc.) to accommodate higher and higher density communities within the Village of Clemmons? If you currently have these resources, why hasn't the existing traffic congestion already been addressed?

I moved to Clemmons in 2017 from Wilmington, NC where I grew up and watched this same scenario play out at an accelerating rate over the last 20 years.

I've seen the devastation to quality of life that happens when development has a blank check. For this reason I am very much opposed to rezoning this property for the proposed Village At Kinnamon.

Cherry C. Horn

6166 Stadium Ridge Ct.

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**From:** [Lisa Shortt](#)  
**To:** [John Wait](#); [Chris Wrights](#); [Michelle Barson](#); [Mary Cameron](#); [Mike Rogers](#); [Scott Binkley](#)  
**Cc:** [Scott Buffkin](#); [Nasser Rahimzadeh](#); [Elliot A. Fus](#)  
**Subject:** Fwd: Concerns About Kinnamon Village Apartments  
**Date:** Tuesday, May 12, 2020 1:49:52 PM

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Begin forwarded message:

**From:** Joann Smart <[jsmart4@triad.rr.com](mailto:jsmart4@triad.rr.com)>  
**Date:** May 12, 2020 at 1:29:11 PM EDT  
**To:** Lisa Shortt <[lshortt@clemmons.org](mailto:lshortt@clemmons.org)>  
**Subject: Concerns About Kinnamon Village Apartments**

As a long time resident of Stadium Ridge Court, I would like to voice some of my concerns about the proposed Kinnamon Village Apartments:

1. There will be addition traffic during school/ rush hours especially on Stadium Drive, which is already busy during this time.
2. There are inadequate sidewalks for children walking to and from school.
3. Some buildings will be three stories with no elevators.
4. There will be limited/inadequate parking for 78 units and additional guests.
5. The "dumpsters" will be very near our property line.
6. There will be numerous security cameras which might be intrusive.
7. The height and type of fence and tree barrier are not clearly stated.

Thank you for considering my concerns.

Joann Smart  
6141 Stadium Ridge Court  
Clemmons ,NC 27012

Sent from [Mail](#) for Windows 10

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**From:** [Nancy Lang](#)  
**To:** [Lisa Shortt](#)  
**Cc:** [Nasser Rahimzadeh](#)  
**Subject:** Clemmons Village Council Rezoning Opposition Letter  
**Date:** Tuesday, May 12, 2020 5:33:20 PM  
**Attachments:** [Clemmons Village Council Rezoning Opposition Letter 5.12.20.docx](#)

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Hi Lisa,

Enclosed is a letter for the council members and mayor in regards to the rezoning.

Thank you for your help.

Nancy Lang  
HOA President  
Stadium Ridge Court  
336-575-3599

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May 12, 2020

Clemmons Village Council  
3715 Clemmons Road  
Clemmons, NC 27012

Dear Council Members and Mayor Waite,

I'm writing to once again express my displeasure for the proposed building of the Kinnamon Village. For the life of me I can't understand what the need is for more apartment buildings in this area. And I'm still not convinced there are enough jobs to support that many new residents. We have very little industry and most of the current Clemmons residents drive elsewhere for their jobs. I strongly believe that this is not an appropriate location for such a development.

The proposed 78 apartment complex would include two 3-story buildings as well as one 2-story and several other buildings on the site. If it is built, hopefully the council would recommend that any new multifamily development be kept to a smaller scale and the buildings be limited to 2-stories so that the village could preserve its existing character.

Our quiet peaceful community will surely be affected by the increase of noise, lighting and more congestion to the area. While we appreciate the adding of the fence and security cameras, that will not be enough to contain the noise and possible stench from the trash dumpsters the site plans show will be located next to our property.

I'm not sure how building an apartment complex can increase our property value as Mr. Davis has stated. It would only devalue our otherwise peaceful neighborhood. Clemmons is a wonderful town and I hope that the council would consider the value of the residents quality of life over developers making a profit.

Thank you for your time.

Nancy Lang  
HOA President  
Stadium Ridge Court  
336-575-3599

Photo below of Stadium Ridge Court

This is our view now. Peace and quiet. Not sure what it would be like if the complex is built. The site would be right past the trees.



**From:** [Lisa Shortt](#)  
**To:** [John Wait](#); [Chris Wrights](#); [Michelle Barson](#); [Mary Cameron](#); [Mike Rogers](#); [Scott Binkley](#)  
**Cc:** [Scott Buffkin](#); [Nasser Rahimzadeh](#); [Elliot A. Fus](#)  
**Subject:** Fwd: Rezoning matter/Kinnamon Village  
**Date:** Tuesday, May 12, 2020 6:19:39 PM

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Begin forwarded message:

**From:** Molly Bohn <mollybohn@triad.rr.com>  
**Date:** May 12, 2020 at 6:15:08 PM EDT  
**To:** Lisa Shortt <lshortt@clemmons.org>  
**Subject:** Rezoning matter/Kinnamon Village

Clemmons Village Council  
3715 Clemmons Road  
Clemmons, NC 27012

First and foremost, I am taking this opportunity to voice my apprehensions about the development of the Kinnamon Village community due to my concerns for the safety and well-being of the children who would be living in this community.

I reside on Stadium Ridge Court which is between the proposed community the elementary school that the children, in all likelihood, would be attending. With the children in mind, I would like to make several requests of all Council members.

I would like for each member to take a drive, starting with the short, private street where I live. You cannot imagine our parking problems with two (2) places per residence. We do not have street parking for more than three (3) hours at a time and, then, only between the houses. There is no overnight parking. This includes parking for both homeowners and their visitors. It is hard for me to believe that enough parking spaces will be provided for 78 apartments when our 36 spaces for 18 residences (all w/only two (2) bedrooms) are not enough at times. There will surely be at least two (2) vehicles for each unit if only for the resident and a visitor and possibly more for some of the larger apartments plus visitors.

Also, if any of you would like to gain first-hand knowledge, I would suggest that you park just inside our street early in the morning until 8:30 or so. You will

witness cars zipping around Clemmons Road onto Stadium Drive, immediately beginning to race down Stadium Drive to quickly get to Lewisville/Clemmons Road. Traffic has been slower because of the virus pandemic but the road is well traveled all day, all year long, and in particular, when school is in session. It definitely is not safe for elementary age children to be walking to and from school.

While touring this area you should include a drive down Clemmons Road, making note that there is no sidewalk, and turn left into Kinnamon Village where you will immediately see the entrance for the proposed new community. Mr. Davis said that most parents drive their children to school or they ride a school bus. I am not sure what distance you have to live from a school for a bus stop but I am certain that there is no feasible way to walk to the school or to many of the places Mr. Davis mentioned in one of his earlier letters to Nasser. He said that residents will be able to walk to neighborhood shopping, restaurants, jobs, schools and churches. You will find very few of any of these places with a safe way to walk.

Thank you for your attention throughout this long meeting. If this project is approved, I would like it to be built on a smaller scale.

Sincerely,

Molly Bohn  
6160 Stadium Ridge Court



Virus-free. [www.avast.com](http://www.avast.com)

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**From:** [Lisa Shortt](#)  
**To:** [John Wait](#); [Chris Wrights](#); [Michelle Barson](#); [Mary Cameron](#); [Mike Rogers](#); [Scott Binkley](#)  
**Cc:** [Scott Buffkin](#); [Nasser Rahimzadeh](#); [Elliot A. Fus](#)  
**Subject:** Fwd: Opposition Letter for Apts at Kinnamon Village  
**Date:** Tuesday, May 12, 2020 7:10:50 PM

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Begin forwarded message:

**From:** "sjetton@triad.rr.com" <sjetton@triad.rr.com>  
**Date:** May 12, 2020 at 7:09:32 PM EDT  
**To:** Lisa Shortt <lshortt@clemmons.org>  
**Subject: Opposition Letter for Apts at Kinnamon Village**  
**Reply-To:** <sjetton@triad.rr.com>

Clemmons Village Council

Dear Council Members & Mayor Waite,

I am opposed to the proposed apartments at Kinnamon Village. It is a very small track of land to handle 78 apartments. Each apartment should have at the very least 2 parking spaces available. On our street each house has 2 parking spaces and often that is not enough.

Traffic is a great concern. After two o'clock on school days, we are unable to get out of our neighborhood. Since there is not a place to pull off on the side of Stadium Drive, the cars park on the street. Recently, before school was closed, I was returning home from a walk. As I was crossing Stadium Drive at the corner of Bingham, I checked the traffic and only parked cars were there and they were stopped. Just as I half way across, a driver decided to quickly pass all of the cars waiting on Stadium Drive. He came within inches of hitting me. As Mr. Davis stated at the meeting last night, many of the parents at the proposed apt site would be driving their children to school. This will create even more traffic.

Mr. Davis also stated more apartments were needed in this area. Within walking distance of this proposed site there are a few hundred apartments. There are apartment buildings on Cook, James, and Brewer. There are the Clemmons Village Apartments (located behind Clemmons Kitchen), Arden Manor (located close to the post Office), Hillsboro Apts (located on Kinnamon across from the entrance to Food Lion), Hawk Ridge and Clemmons Station (located on Hwy 158

across from the proposed apartments). The last 2 mentioned apartments, between the two of them have at least 300 – 400 apartments. There are possibly more. These are the ones within walking distance.

I can not even estimate how many apartments are at Clemmons Town Center located behind Kentucky Fried Chicken. The Village of Clemmons has a great number of apartments. I do not see the need for 78 more.

Hopefully, this proposal will not be approved. However, should it be approved, please consider approving less apartments and the apartments being no more than 2 stories high.

Thank you,

Sarah Jetton

6171 Stadium Ridge Court

Clemmons, NC 27012

336-768-8812

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