

1. Agenda Packet

Documents:

[02-11-2019 AGENDA PACKET \(DRAFT\).PDF](#)

2. Meeting Materials

- [02-11-2019 MINUTES \(1\) \(WAV\)](#)
- [02-11-2019 MINUTES \(2\) \(WAV\)](#)



**Agenda Packet - DRAFT
Village of Clemmons Council
Regular Meeting**

February 11, 2019

**AGENDA
REGULAR MEETING OF THE
VILLAGE OF CLEMMONS COUNCIL
FEBRUARY 11, 2019 at 6:00 p.m.**

- I. Call to Order & Pledge of Allegiance – Mayor Pro Tempore Barson
- II. Public Comments
- III. Minutes - Approval of Minutes – January 28, 2019 Regular Meeting
- IV. Changes and/or Approval of the Agenda
- V. Announcements
 - A. Unsealing of Closed Session Minutes related to Attorney-Client Privilege in accordance with NCGS 143-318.11(a)(3) relating to Conciliation Agreement signed January 28, 2019
- VI. **Business – Information/Review Items for Future Action**
 - A. Marketing & Communications Director's Report
 - B. Manager's Report
 - 1. Library Update
 - 2. Tanglewood Business Park
 - 3. Student Crossing at West Forsyth High School
 - C. Attorney's Report
 - D. Planner's Report
 - 1. Internet Sweepstakes Discussion
 - Business – Action Items**
 - E. Public Hearing
 - 1. Zoning Map Amendment of Ollie Cherry from LO-S to PB-S (restaurant without drive-through service) at address 3890 Littlebrook Drive – Zoning Docket C-229
 - F. Council Comments
- VII. Adjournment of Regular Meeting
- VIII. Retreat Objectives Discussion with Chris Aycock, Facilitator



DRAFT

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
January 28, 2019**

The Village of Clemmons Council met on Monday, January 28, 2019, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Wait, Council Members Barson, Binkley, Combest, Lofland, and Wrights. Attorneys Warren and David Kasper were also present.

Call to Order & Pledge of Allegiance

Mayor Wait called the meeting to order at 6 p.m. and Boy Scout Troop 731 led the Pledge of Allegiance.

Public Comments

There were approximately 25 citizens in attendance. There was one individual signed in to speak:

-Jack Brandt, 100 Village Haven Circle, Clemmons, NC – expressed his concerns regarding the piles of dirt at the YMCA that will be used to fill in the basement area of the house located on the property.

Approval of the Minutes

Council Member Lofland moved to approve the minutes of the January 14, 2019 regular meeting as presented. The motion was seconded by Council Member Barson and unanimously approved.

Approval of the Agenda

Mayor Wait requested the addition of Item B.4. “Tanglewood Business Park Update” under Manager’s Report. He also requested the addition of Item G. “Conciliation Agreement” as Manager Buffkin requested the removal of “Bid Proposals for Harper Valley (Stormwater CIP Number VOC 18-02)” at this time.

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

Announcements

There were none.

Business – Information/Review Items for Future Action

- A. *Marketing and Communications Director’s Report* – Marketing and Communications Director Ford provided an update on the following items and events:
 - The month of February is “Neighbor Helping Neighbors” – a dodgeball tournament will be held February 15, 2019 to raise donations (food and monetary) for the Clemmons Food Pantry.

- March 1, 2019 will be March Madness in Clemmons with a Lip Sync Battle competition between various participants. Admission is free but tangible donations will be accepted for the Davie County Department of Social Services Foster Care.

B. Manager's Report.

1. *Financial Report for December 2018* – report was presented.
2. *Sheriff's Department Report for December 2018* – report was presented.
3. *Retreat Items Considerations* – Manager Buffkin advised Council that he will be sending out a draft list of retreat items for consideration later this week and will be requesting their input/feedback.
4. *Tanglewood Business Park Update* – Council Member Combest provided an update on the Tanglewood Business Park and a meeting of the Forsyth County Commissioners. He advised that there are two major issues on this endeavor for the Village to consider: how should the whole area be zoned and what type and how much of an investment should the Village of Clemmons make to help bring Phase I of the park (specifically Beaufurn Furniture) to fruition. He stated that the Village Staff along with the County Staff has designed a “Corporate Park Zoning District” which is very different than anything in the current UDO. He advised this is a very good piece of work and if properly developed, this will have a very positive impact on the Village of Clemmons. It would go from general industrial to limited industrial and the uses would be reduced from 24 to 11. It is currently to the point of polishing up the differences. He made a recommendation to the Council to review this as quickly as possible and ask the Mayor to communicate with the County that the Village of Clemmons Council enthusiastically endorse and support that zoning. This zoning would create a negligible impact or possibly a positive impact on the Village of Clemmons. He stated Beaufurn Furniture would be a great addition to the Village (approximately 50 employees and \$8M/year revenue stream). The issue is how much investment the Village should participate in to make their move possible. He said the Council needs to lay out the potential benefit and potential cost to the Village in order to make a factual, evidence-based recommendation regarding the investment to the County Commissioners. He advised movement has been positive as the Commissioners have entertained fairly and objectively every concern that has been voiced and feels a resolution will take place within 45-60 days. Council Member Combest suggested drafting a letter to the Commissioners expressing the support of the Village of Clemmons regarding the Corporate Park Zoning.

Council consensus was to direct the Mayor to draft a letter to the Forsyth County Commissioners expressing the support of the Village of Clemmons regarding the Corporate Park Zoning. Mayor Wait will draft and send to Council for their review and for them to provide any feedback individually.

- C. Attorney's Report – Attorney David Kasper advised that they are continuing to secure easements for sidewalk and stormwater projects.
- D. Planner's Report.
 - 1. Minutes from the December 18, 2018 Planning Board Meeting – minutes were presented. Planner Ledbetter advised Council that the Planning Board voted to change their meeting start time to 6:00 p.m. effective March 2019. She stated that the February 19, 2019 meeting of the Planning Board will focus on the Comprehensive Plan Update with a walk-in Session at 6:00 p.m. followed by a formal presentation at 6:30 p.m. and the public hearing at 7:00 p.m.

Business – Action Items

- E. Public Hearing
 - 1. Zoning Text Amendment to the Unified Development Ordinance (UDO) to amend Chapter B, Article III, "Other Development Standards" Section II-Sign Regulations of Chapter B "Zoning" – C-UDO-80.

Mayor Wait declared the public hearing open. There were no Proponents or Opponents signed up to speak.

Mayor Wait closed the public hearing.

Council Member Barson moved to adopted the statement of conformity for Zoning Text Amendment to the Unified Development Ordinance (UDO) to amend Chapter B, Article III, "Other Development Standards" Section II-Sign Regulations of Chapter B "Zoning" – C-UDO-80. The amendment reads: (e) Political signs shall comply with North Carolina General Statute 136-32, Regulation of Signs, as amended from time to time. The motion was seconded by Council Member Lofland and unanimously approved.

- F. Call for Public Hearing.
 - 1. Zoning Map Amendment of Ollie Cherry from LO-S to PB-S (restaurant without drive-through service) at address 3890 Littlebrook Drive – Zoning Docket C-229.

Attorney Kasper advised Council that the Cherry family are clients of theirs; therefore, if Council sought any legal advice, he would recommend alternate counsel.

Council Member Lofland moved to call for public hearing on Zoning Map Amendment of Ollie Cherry from LO-S to PB-S (restaurant without drive-through service) at address 3890 Littlebrook Drive – Zoning Docket C-229 on Monday, February 11, 2019 at the Regular Village Council Meeting. The motion was seconded by Council Member Binkley and unanimously approved.

- G. Conciliation Agreement – Mayor Wait advised of a conciliation agreement between the Village of Clemmons, Sylvan Investment Partners, LLC and Allegro

Investment Properties, LLC. He stated this agreement would also be signed by NC Human Relations Commission and has already been signed by Allegro and Sylvan.

Council Member Combest moved to direct Mayor Wait to sign the agreement. The motion was seconded by Council Member Barson and unanimously approved.

Council consensus was to direct Mayor Wait to sign the agreement immediately.

- H. Council Comments – Council Member Combest confirmed that Manager Buffkin has authority to move forward in executing the Contracts Review Process Policy. Manager Buffkin clarified a scoring matrix will be developed and utilized when Requests for Qualifications are submitted.

Adjournment

Council Member Lofland moved to adjourn the meeting at 6:38 p.m. The motion was seconded by Council Member Barson and unanimously approved.

John Wait
Mayor

ATTEST:

Lisa Shortt, NCCMC
Village Clerk

**ORDINANCE AMENDING THE VILLAGE OF CLEMMONS ZONING ORDINANCE
OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) AND
ZONING MAP OF THE VILLAGE OF CLEMMONS, NORTH CAROLINA**

Zoning Petition of Ollie Cherry

Ordinance Number 2019-01

BE IT ORDAINED by the Village of Clemmons Council as follows:

Section 1. The Village of Clemmons Ordinance of the Unified Development Ordinance (UDO) and the Official Map of the Village of Clemmons are hereby amended by changing the zoning classification **from LO-S to PB-S (restaurant without drive-through service) (Zoning Docket C-229)**

Legal Description for Ollie Cherry

The property is described as 3890 Littlebrook Drive PIN number 5882-89-9019 BEGINNING at a bent 1.5” existing iron pipe, said pipe being located in the northwest corner of Onell Jessup Baker, Deed Book 2137, Page 1809 (Forsyth County Register of Deeds) and also being in the South line of Wek Rental Investments, LLC, Deed Book 2767, Page 276, and the northeast corner of the herein described tract, THENCE from said POINT OF BEGINNING South 12 degrees 50 minutes 00 seconds East for a distance of 370.56 feet to a point; THENCE South 73 degrees 08 minutes 00 seconds West for a distance of 29.04 feet to a point; THENCE North 72 degrees 16 minutes 15 seconds West for a distance of 86.49 feet to a point; THENCE North 11 degrees 13 minutes 20 seconds West for a distance of 325.20 feet to a point; THENCE North 75 degrees 00 minutes 30 seconds East for a distance of 5.67 feet to a ¾” existing iron pipe; THENCE North 75 degrees 00 minutes 30 seconds East for a distance of 88.70 feet to the POINT OF BEGINNING; Together with and subject to covenants, easements, and restrictions of record, if any. Said property contains 0.81 acres more or less. The above property is the same property as described in Deed Book 2618, Page 515 in the Forsyth County Register of Deeds. For further information see Map Number 12-453, 7669.dwg, dated 03/06/97, last revised 12/06/18, by Allied Land Surveying Co., P.A.

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

Adopted this the 11th day of February, 2019.

John Wait
Mayor

ATTEST:

Lisa Shortt
Village Clerk

