

**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS PLANNING BOARD  
January 15, 2019 Minutes**

The Village of Clemmons Planning Board met on Tuesday, January 15, 2019 at 7:00 p.m. at Village Hall, Clemmons, North Carolina. Members present were: Rob Cockrum, Brad Hunter, Martin Majorel, Casey Matuszak, David Orrell, Bobby Patterson and Chad Plass. Members Gail Pritchard and Edee Wilcox were absent.

**CALL TO ORDER**

The regular meeting was called to order at 7:00 p.m. by Vice Chair Martin Majorel.

**APPROVAL OF MINUTES**

Casey Matuszak made a motion to approve the December 18, 2018 minutes as written. David Orrell seconded the motion which was unanimously approved.

**ANNOUNCEMENTS**

Planner Ledbetter reminded the board members of the Dodgeball Challenge to be held at the YMCA on February 15, 2019 from 6:00-9:00 p.m. Board members were encouraged to join the team.

**PUBLIC COMMENTS**

There were no public comments and three citizens in attendance.

**BUSINESS**

- A. Public Hearing for Zoning Map Amendment** for Ollie Cherry from LO-S to PB-S (Restaurant without drive-through service) located at 3890 Littlebrook Drive consisting of 0.81 acres and shown as PIN 5882-89-9019 on a site plan located in the Village of Clemmons Planning Department (**Zoning Docket C-229**).

Planner Ledbetter explained the current zoning of LO-S on this property does not allow a restaurant without drive-through service. The petitioner only plans to have a take-out service for Cherrie Café. The footprint of the building will not change so the petitioner will only be required to screen the dumpster, pave the handicap parking space, and make sure the bufferyard in place meets the requirements set forth in the *Unified Development Ordinance*.

Staff recommends approval of the zoning request and site plan as presented for Zoning Docket C-229.

The Board held a brief discussion regarding the type of business.

Vice Chair Martin Majorel opened the public hearing.

The Petitioner Ollie Cherry and her daughter Karol Cherry McGill were available for any questions.

There being no proponents or opponents wishing to speak Vice Chair Martin Majorel closed the public hearing.

David Orrell made a motion to adopt the statement of conformity as stated in the Staff Report and recommend approval of the zoning request consistent with the statement for Zoning Docket C-229. (Attached hereto as Exhibit A and incorporated as a part of the minutes). Casey Matuszak seconded the motion which was unanimously approved.

Bobby Patterson made a motion to recommend approval of the site plan for Zoning Docket C-229 as presented. Brad Hunter seconded the motion which was unanimously approved.

### **Conditions for C-229**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

#### **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall install a dumpster enclosure of complimentary material on three sides of the proposed dumpster location with an opaque fence.
- b. Developer shall verify that the required plantings for the required Type II bufferyard standards are planted as well as the required 10' streetyard along the western property line.

#### **B. Comprehensive Plan Draft Final Review**

Mr. Jesse Day, Regional Planning Director for the Piedmont Triad Regional Council (PTRC) was on hand to review requested changes for the Comprehensive Plan draft. Requested changes have been made to the Vision Statement, Chapter 5 was split into two chapters to cover Transportation Mobility as Chapter 5 and Community Amenities and Character as Chapter 6. Chapter 3 will be updated to reflect present day values. The Ad-Hoc Transportation Committee is currently working on priority action items that will be incorporated into the final draft.

Brad Hunter requested that the Plan be consistent with the name of Clemmons Road for Highway 158/Stratford Road/Clemmons Road. Bobby Patterson questioned how we would designate Clemmons Road as the historic district with the majority of the historic homes disappearing.

Mr. Day advised that PTRC would have the final draft ready for distribution to the board members by the first week of February. Planner Ledbetter will call for a public hearing for the February 19, 2019 Planning Board Meeting if the board so agrees.

David Orrell made a motion to move forward with the public hearing on February 19, 2019. Bobby Patterson seconded the motion which was unanimously approved.

Planner Ledbetter explained the process for February 19, 2019:

6:00 Drop-in meeting for public to see the overview of the Plan with changes and future objectives.  
6:30 Planning Board Members on hand to help with any questions from the public  
7:00 Planning Board called to order with public hearing to answer any additions and/or comments from any proponents or opponents signed in to speak. At the end of the public hearing the board will have two options: (1) make a motion to recommend approval of the Plan as presented and prepare to present to Village Council in March or (2) ask for a continuance of the public hearing for further discussion at the March 19, 2019 Planning Board meeting.

Brad Hunter made a motion to prepare for presentation to Village Council at their March meeting. Chad Plass seconded the motion which was unanimously approved.

C. **Staff Report** – Next scheduled meeting on February 19, 2019.

The Public Hearing for the Comprehensive Plan will take place. No other business is pending.

**ADJOURNMENT**

Casey Matuszak made a motion to adjourn the meeting at 8:00 p.m. Bobby Patterson seconded the motion which was unanimously approved.

Respectfully submitted:

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Patricia A. Fife, Sr. Admin. Assistant

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Casimir Matuszak, Secretary