



**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 (attached hereto as Exhibit A and incorporated as part of the minutes). 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

C-UDO – 80
AN ORDINANCE AMENDING
CHAPTER B, ARTICLE II AND CHAPTER B, ARTICLE III, Section II
OF THE UNIFIED DEVELOPMENT ORDINANCES

Be it ordained by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter B, Article III, "Other Development Standards" Section II-Sign Regulations of Chapter B "Zoning," is hereby rewritten to read as follows:

Chapter B – Zoning Ordinance
Article III – OTHER DEVELOPMENT STANDARDS
Section II-Sign Regulations

(B) Permitted Signs

(1) Signs Permitted in Any District. The following signs or uses of signs which meet the additional provisions of this Section are permitted in any zoning district, unless otherwise specified, with no permit required:

- (a) Entrance and Exit Signs. One entrance and one exit sign containing a maximum of six (6) square feet each and a maximum height of three (3) feet shall be permitted per driveway. Entrance and exit signs shall contain no commercial content other than a symbol, name or logo of the establishment it serves.
- (b) Emergency, Safety, Warning, or Traffic Signs. Emergency, safety, warning, or traffic signs installed by or at the direction of a governmental authority or with its approval shall be permitted without size limitations.
- (c) Local, State, and National Flags. Local, state, and national flags shall have no size limitations.
- (d) Real Estate Signs. In all RS and RM Districts, a real estate sign is limited to six (6) square feet. In all other districts, real estate signs shall not exceed eighteen (18) square feet. Lead-in (directional) signs are allowed from Friday noon to Monday noon.
- (e) Political Signs. ~~Political signs shall not exceed two (2) square feet in size.~~ Political signs shall comply with North Carolina General Statute 136-32, Regulation of Signs, as amended from time to time.
- (f) Religious Institution Bulletin Boards. On-premises bulletin boards for religious institutions shall not exceed fifty (50) square feet in size.
- (g) Religious Institution Directional Signs. Only two (2) directional signs are permitted for each religious institution, provided the signs shall not exceed six (6) square feet each and are located on the same street as the religious institution the signs identify. Lettering

- on the signs shall consist only of the name of the religious institution and a directional arrow.
- (h) Occupancy Signs. Occupancy signs shall be limited to one sign per dwelling unit or principal use, and no such sign shall exceed one square foot in area.
 - (i) Historical Markers. Historical markers shall be erected or placed by a bona fide historical association or by a governmental agency and shall not exceed twelve (12) square feet in area.
 - (j) Landmark Indicators. Landmark indicators including signs, banners or streamers displayed in the downtown, center city, or other limited areas, which promote special points of interest and events and do not exceed fourteen (14) square feet in area are permitted. Said signs shall be installed by the jurisdiction, its agents, or employees, at the direction of, or with the approval of, the Elected Body.
 - (k) Information, Direction, and Identification Signs. Information, direction, and identification signs installed by or at the direction of a governmental authority or with its approval and institutional use signs: On-premises ground and projecting signs not to exceed thirty-six (36) square feet. Signs shall be so located to not obstruct the vision of drivers of motor vehicles. Wall and roof signs shall also be permitted.
 - (l) Agricultural Signs. Up to two (2) off-premises directional signs are permitted for agricultural produce grown and sold on the premises. One twenty-four (24) square foot sign is permitted on-site for the off-premises sale of agricultural produce sold by the grower.
 - (m) Yard Sale Sign. An on-premises sign advertising a yard or garage sale shall not exceed two (2) square feet in size and shall be limited to one sign per lot. Such signs may be erected forty-eight (48) hours prior to the event and shall be removed within twenty-four (24) hours after the event. Lead-in (directional) off-premises yard sale signage shall not exceed two (2) square feet in size. Lead-in (directional) off-premises yard sale signs are permitted from Friday noon to Monday noon. Directional signage shall be located within one thousand (1,000) feet of the nearest intersection to the yard sale. Yard sale signage shall not be allowed in the public rights-of-way adjacent to an interchange.
 - (n) On-Premises Temporary Special Event Signs or Banners for Religious, Charitable, Civic, Educational, Fraternal, Governmental or Similar Non-Profit Organizations. Temporary signage for the previously stated groups is allowed provided:
 - (1) No more than one sign per street frontage shall be permitted per event.
 - (2) The sign/banner shall be located on the property on which the event will occur.
 - (3) The sign/banner shall be erected no sooner than seven (7) days before and removed twenty-four (24) hours after the event.
 - (4) A period of no fewer than seven (7) days shall exist between the removal of one sign/banner and the installation of another.
 - (5) The specific date or time period of the event being advertised shall be present on the sign/banner.
 - (6) The sign/banner shall not be any larger than thirty-two (32) square feet.

- (o) Construction, Development, and Lender Sign. Construction, developer and lender signs will be permitted one temporary on-premises sign per development under construction, not to exceed thirty-two (32) square feet in area and ten (10) feet in height for developments of five (5) acres or less and sixty-four (64) square feet for developments of more than five (5) acres. Developments of five (5) or more with five hundred (500) feet or more of linear frontage shall be permitted an additional on-premises sign of the same dimensions. Construction and development signs shall not be illuminated.

(2)Application of Table of Permitted Districts for Signs. The following signs shall be permitted in the zoning districts as indicated in Table B.3.6, and shall comply with all regulations of the applicable district unless otherwise regulated by specific regulations of this section.

Section 3. This ordinance shall be effective upon adoption.

Approved this 28th day of January 2019.



John L. Wait, Mayor

Attest:



Lisa Shortt