

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
March 19, 2019 Minutes**

The Village of Clemmons Planning Board met on Tuesday, March 19, 2019 at 6:00 p.m. at Village Hall, Clemmons, North Carolina. Members present were: Brad Hunter, Martin Majorel, David Orrell, Bobby Patterson, Gail Pritchard and Edee Wilcox. Members Rob Cockrum and Chad Plass were absent.

CALL TO ORDER

The regular meeting was called to order at 6:00 p.m. by Chair Gail Pritchard.

APPROVAL OF MINUTES

Bobby Patterson made a motion to approve the February 19, 2019 minutes as written. Martin Majorel seconded the motion which was unanimously approved.

ANNOUNCEMENTS

There were no announcements.

PUBLIC COMMENTS

There were no public comments and five (5) citizens in attendance.

BUSINESS

- A. Site Plan Review of subdivision Hampton Place for Weidl Properties LLC for property located at 4379 Hampton Road consisting of 3.05 acres and showing as PIN #5892-45-7067 on a site plan located in the Village of Clemmons Planning Department. (Zoning Docket C-19-001).**

Planner Ledbetter advised the site plan for the Hampton Place Subdivision is proposing seven lots on approximately 3 acres of land located at 4379 Hampton Road. The Planner explained to the board that the site plan meets the necessary requirements set forth for a subdivision. Staff and the Technical Review Committee requested the petitioner stub the street to the southern property line adjacent to Laura View Trail. Petitioner agreed to the request and will provide a revised site plan to include the stub street.

There being no further discussion Brad Hunter made a motion to adopt the statement of conformity as stated in the Site Plan Review Record of C-19-001 (Attached hereto as Exhibit A and incorporated as a part of the minutes.) and recommend approval of the site plan with the addition of the stub street on the southern property line. David Orrell seconded the motion which was unanimously approved.

Conditions for Zoning Docket C-19-001:

These conditions are additional requirements for development. All other city or county code regulations still apply.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- a. The Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator. Developer shall obtain permission from Barrington Oaks for stormwater management or provide onsite management
- b. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards for the new large variety trees planted to meet the requirements of the ordinance.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. An Environmental Grading and Erosion Control permit will be required if more than 10,000 sq. ft. of area is disturbed during construction. An Erosion and Sedimentation Control Plan should be submitted for review at least 30 days prior to the intended start date of construction
- b. Developer shall obtain Village of Clemmons Driveway permits.
- c. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show proposed public streets rights-of-way, property lines, tentative building locations, and public access and maintenance easements for any sidewalks located along public streets which are outside of the public right-of-way as well as required payment in lieu calculations.
- d. Developer/Homeowners Association shall maintain the mail kiosk. A note shall be added to the final plat.
- e. Payment in lieu for recreation shall be paid prior to the recordation of the final plat.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
- b. Developer shall construct required sidewalks and install street trees as shown on the preliminary plat, all sidewalks shall be constructed within two years of site construction.

B. Continuation of Public Hearing to finalize the draft update to the Village of Clemmons Community Compass Plan.

The Planner reminded the Board of the presentation given by Mr. Stan Forester at the February Planning Board meeting. As requested, Mr. Forester presented his request in writing for revising the land use on the western side of Lewisville-Clemmons near River Center Drive that includes 14 tracts of land that total approximately 38 acres. Two and one-half acres of that land is located in the Village of Clemmons with the other 36.5 falling in the unincorporated area of Forsyth County. Mr. Forester is asking the Planning Board to change the land use from mixed residential to commercial/high density/multifamily on the updated comprehensive plan to allow his plan to development. Mr. Forester also noted that he was requesting de-annexation of the 2.5 acres located in Clemmons from the State legislature.

Ms. Ledbetter reviewed the four (4) land use plans possible for the property in question: Neighborhood Residential, Mixed Use Residential, Mixed Use Commercial and Highway Commercial. The first two land use categories are what are currently shown in the plan update. Mr. Forester is requesting Mixed Use Commercial and Highway Commercial.

Chair Gail Pritchard closed the public hearing.

After a brief discussion Martin Majorel recommended approval of the Draft Comprehensive Plan (Attached hereto as Exhibit B and incorporated into the minutes.) subject to modification of the land use requested in writing by Mr. Stan Forester for the 38 +/- acres. (Attached hereto as Exhibit C and incorporated into the minutes.) David Orrell seconded the motion which was unanimously approved.

C. Discussion of an ordinance amending the Unified Development Ordinances to revise the Electronic Sweepstakes operation use. (Docket C-UDO-81).

Planner Ledbetter advised the Board that the City of Winston-Salem has adopted an ordinance that no longer will allow electronic sweepstakes businesses. The businesses were given an amortization schedule of six months to remove the business. The Planner asked the Board if they would like to discuss holding a public hearing to develop an ordinance that would specially define not allowing electronic sweepstakes operations. The Board members expressed different opinions regarding the legality of banning electronic sweepstakes operation use versus the North Carolina State Educational Lottery.

Martin Majorel made a motion calling for a public hearing at the April 16, 2019 Planning Board Meeting. Edee Wilcox seconded the motion which was unanimously approved.

D. Staff Report – next scheduled meeting April 16, 2019

Planner Ledbetter mentioned there would be a public hearing on Text Amendment C-UDO-81 and also a public hearing on a proposed retail storage facility on Peace Haven Road.

Ms. Ledbetter also advised the Board that Casey Matuszak could no longer be a board member due to relocating outside the municipal boundaries of Clemmons. Brad Hunter volunteered to be interim secretary and Bobby Patterson volunteered to be the Stormwater Liaison until Mr. Matuszak's replacement is appointed by Village Council.

ADJOURNMENT

Chair Gail Pritchard adjourned the meeting at 7:15 p.m.

Respectfully submitted:

Patricia A. Fife, Sr. Admin. Assistant

Interim Secretary Brad Hunter