



**Agenda**  
**Village of Clemmons Planning Board**  
**Regular Meeting**

**May 16, 2023**

**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS PLANNING BOARD  
May 16, 2023 AGENDA**

**The Meeting will begin at 6:00 pm.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES for April 18, 2023 meeting**

**III. CHANGES AND/OR APPROVAL OF AGENDA**

**IV. ANNOUNCEMENTS**

**V. PUBLIC COMMENTS**

**VI. BUSINESS**

**A. Training Session** – The board will participate in an educational training session.

**B. Staff Report** – Next scheduled meeting on June 20, 2023.

**VII. FOR THE GOOD OF THE ORDER**

**VIII. ADJOURNMENT**

**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS PLANNING BOARD  
April 18, 2023 MINUTES**

The Village of Clemmons Planning Board met on April 18, 2023 at 6:00 p.m. The meeting was held at Village Hall, Clemmons, North Carolina. The following members were present: Kevin Farmer, Tressa Krenzer, Tom Mekis, and Randy Wooden. Members Rob Cockrum, Lanny Farmer, and Carolyn Miller were absent. Assistant Manager Amy Flyte, Planning Director Doug Moore, Planner Caroline Drake, and Attorney Al Benshoff were also present.

**I. CALL TO ORDER**

Chairman Tom Mekis called the meeting order at 6:00 p.m.

**II. APPROVAL OF MINUTES for March 21, 2023 meeting**

Kevin Farmer made a motion to approve the minutes as presented. Tressa Krenzer seconded the motion which was unanimously approved.

**III. CHANGES AND/OR APPROVAL OF AGENDA**

There were no changes to the agenda. Randy Wooden made a motion to approve the agenda as presented. Kevin Farmer seconded the motion which was unanimously approved.

**IV. ANNOUNCEMENTS**

There were no announcements.

**V. PUBLIC COMMENTS**

There were no public comments.

**VI. BUSINESS**

- A. Zoning Map Amendment** for real property owned by AAA Storage Management #28, LLC from GB-S (General Business – Special Use) to GB-S (General Business – Special Use) for property addressed 2225 Lewisville-Clemmons Road, PIN 58893-07-2544, consisting of 2.63± acres as shown on a site plan located in the Village of Clemmons Planning Department and on the Village of Clemmons website. **(Zoning Docket C-252)**

Planning Director Moore presented Zoning Docket C-252 to the Planning Board (attached hereto as Exhibit A and incorporated as part of the minutes). The request is to add “motor vehicle, rental and leasing” use to the list of permitted uses for the site. Additional parking spaces to accommodate the rental vehicles are proposed by using grass pavers next to the stormwater

device on the northern side of the site. Staff recommendation is denial due to the logistical difficulties of screening the proposed moving trucks from the adjacent RS-15 single-family residential neighborhood to the north.

There was discussion regarding what kind of impact the use would have on the adjacent residential and whether there was anything that could be done to minimize the impact.

Chairman Mekis opened the floor to public comments.

There was one proponent:

- Chad Hockaday, 7622 Bentley Road, Greensboro, NC 27409 – stated he was the developer for the project. He said the requested use would be a complement to the existing retail storage business and would be run out of the existing office on the site. He offered additional screening beyond the Type IV buffer in place.

Chairman Mekis closed public comments.

Chairman Mekis stated he is usually concerned about trip generation but he did not see the five trucks adding too many trips to Lewisville-Clemmons Road. Kevin Farmer inquired if there was any other option that could provide the proper screening and acknowledged he would not like to have to look out and see the trucks in his backyard either. Mr. Hockaday stated he would be willing to add a privacy fence where the trucks would be parked. There was discussion regarding fencing material that would be effective at visually screening the trucks. Kevin Farmer inquired if it would be possible to add a condition that the applicant would provide money to the adjacent property owner for additional vegetative screening in their yard. Attorney Benschoff advised that would likely not be a condition that the Village could enforce.

Tressa Krenzer made a motion to adopt the consistency statement as stated in the Planning Board Statement and recommend APPROVAL for the zoning map amendment for Zoning Docket C-252 with no modifications. Chairman Mekis seconded the motion. The motion failed with a vote of 2-2, with Tressa Krenzer and Tom Mekis voting in favor of the motion, and Randy Wooden and Kevin Farmer voting in opposition.

Kevin Farmer made a motion to adopt the inconsistency statement as stated in the Planning Board Statement and recommend DENIAL for the zoning map amendment for Zoning Docket C-252. Randy Wooden seconded the motion. The motion failed with a vote of 2-2, with Kevin Farmer and Randy Wooden voting in favor of the motion, and Tressa Krenzer and Tom Mekis voting in opposition.

Discussion followed regarding possible conditions to add.

Randy Wooden made a **motion** to adopt the consistency statement as stated in the Planning Board Statement (attached hereto as Exhibit B and incorporated as part of the minutes) and recommend APPROVAL for Zoning Docket C-252 with the modification to add a suitable barrier to satisfy both the Village and applicant. Chairman Mekis amended the motion by proposing a minimum fence height of 8'. Tressa Krenzer seconded the motion which was unanimously approved.

- B. Zoning Map Amendment** for real property owned by Bing-Merr Properties, LLC from LO-S (Limited Office – Special Use) to PB-S (Pedestrian Business –

Special) for property addressed 3725 Clemmons Road and 3729 Clemmons Road, PIN 5892-09-7380, consisting of 2.93± acres as shown on a site plan located in the Village of Clemmons Planning Department and on the Village of Clemmons website. **(Zoning Docket C-253)**

Planner Drake presented Zoning Docket C-253 to the Planning Board (attached hereto as Exhibit C and incorporated as part of the minutes). The request is to rezone from Limited Office – Special Use to Pedestrian Business – Special Use to expand the list of permitted uses and add more commercial uses. There are no proposed changes to the site design. Staff recommendation is approval, contingent on the provision of at least dedication of right-of-way for a sidewalk and elimination of some uses that are not compatible with the future land use plan designation of “Village-Scale Retail and Office”.

There was discussion regarding some of the requested uses.

Chairman Mekis opened the floor for public comments.

There was one proponent:

- Paul Fidishun, 1237 Winstead Place, Greensboro, NC 27408 – stated he was the civil engineer for the project. He stated the purpose of the request was to expand the scope of uses for which the property owner and petitioner, Tyler Merriman, could rent the buildings out. He stated that he and Mr. Merriman reviewed the uses called out in the staff report and were willing to drop “repair and maintenance”, “health services, miscellaneous”, and “non-store retailer”. Mr. Merriman wants to keep the use of “building contractors, general” in case he wanted to put his own offices there since the use typically does not involve outdoor storage. Mr. Fidishun stated they held a neighborhood meeting and talked to two neighbors who were mostly concerned about changes to the buildings and site design and were satisfied to hear that the site design and buildings would remain the same with this request.

There were two opponents:

- Steve Aultowski, 6740 Village Brook Trail, Clemmons, NC 27012 – stated he lives on the street located south of the property. He expressed concerns regarding traffic and noise.
- Glenda Aultowski, 6740 Village Brook Trail, Clemmons, NC 27012 – expressed concerns that the property is adjacent to residential zoning and that there is a long list of possible uses that could go there in the future and some of them may not be residential-friendly.

Chairman Mekis closed public comments.

Kevin Farmer asked if it was normal to have the quantity of uses requested that this amendment is requesting. Planner Drake advised that there is sometimes a long list of requested uses for

larger rezonings such as Village Point, but smaller developments have typically had a more limited list.

Chairman Mekis made a **motion** to adopt the consistency statement as stated in the Planning Board Statement (attached hereto as Exhibit D and incorporated as part of the minutes) and recommend **APPROVAL** of the zoning map amendment for Zoning Docket C-253 with the conditions that were previously presented by staff and the modification of removing the uses of “repair and maintenance”, “health services, miscellaneous”, and “non-store retailer” as agreed to by the petitioner. Kevin Farmer seconded the motion which was unanimously approved.

**C. Zoning Text Amendment to amend multiple sections in Chapter A Definitions and Chapter B Zoning Ordinance of the *Unified Development Ordinances*.  
(Zoning Docket C-UDO-89)**

Planning Director Moore presented Zoning Docket C-UDO-89 to the Planning Board (attached hereto as Exhibit E and incorporated as part of the minutes). The purpose of the text amendment is to add and revise definitions, particularly regarding signs, in Chapter A, to remove unnecessary references to signs in other parts of Chapter B, and to move the nonconforming part of the signs section to the nonconforming uses section of the UDO. Staff recommendation is approval.

Chairman Mekis opened the floor for public comments.

There was one opponent who spoke:

- Gil Davis, 2008 Muirfield Place, Clemmons, NC 27012 – stated he owns a billboard that has existed since before Clemmons was incorporated and does not want to feel like his off-premise sign is not legitimate by being considered non-conforming. He stated he wants a provision for a status within the I-40 view corridor that would let the billboards there be considered something other than non-conforming. He understands the intention of the text amendment is to keep the language regarding non-conforming signs the same and only move the location of the language, but he wants the language itself to change as well so that the billboards are no longer considered non-conforming.

Planning Director Moore advised that non-conforming signs are still allowed to be replaced within two years if they are damaged by uncontrollable circumstances such as a natural disaster.

- Melody Bays Davis, 6030 Gun Club Road, Winston-Salem, NC 27103 – stated her family owns a billboard along I-40 as well and inquired if the dates referenced in the non-conforming section will be updated. She inquired if the 50% threshold in the nonconforming language would also be changed.

Assistant Manager Flyte advised that there was no intention to change the dates, and the language would be moved from one section to the other with no change to the content itself. Planning Director Moore advised that 50% is a common threshold for allowing rebuilding and

repairing. Planning Board members confirmed with Planning Director Moore that the substance of the non-conforming language could be addressed at a later date.

Chairman Mekis closed public comments.

Kevin Farmer made a **motion** to adopt the consistency statement as stated in the Planning Board Statement (attached hereto as Exhibit F and incorporated as part of the minutes) and recommend **APPROVAL** of the zoning text amendment for Zoning Docket C-UDO-89. Randy Wooden seconded the motion which was unanimously approved.

**D. Zoning Text Amendment** to amend multiple sections in Chapter B Zoning Ordinance of the *Unified Development Ordinances*. **(Zoning Docket C-UDO-88)**

Planning Director Moore presented Zoning Docket C-UDO-88 to the Planning Board (attached hereto as Exhibit G and incorporated as part of the minutes). He advised that the Village Council had opened the public hearing for the docket on April 10<sup>th</sup> and continued it to May 8<sup>th</sup> to give the Planning Board time to review changes and update their recommendation. Staff recommendation is approval.

Randy Wooden made a **motion** to adopt the consistency statement as stated in the Planning Board Statement (attached hereto as Exhibit H and incorporated as part of the minutes) and recommend **APPROVAL** of the zoning text amendment for Zoning Docket C-UDO-88. Kevin Farmer seconded the motion which was unanimously approved.

**E. Staff Report** – Next scheduled meeting on May 16, 2023.

Planner Drake advised that there would likely be one business item, a preliminary subdivision plan, for consideration on the May 16<sup>th</sup> meeting.

**VII. FOR THE GOOD OF THE ORDER**

Kevin Farmer stated he is the President of the Lasater Lake Homeowners' Association which recently engaged the services of Steve Causey with Allied Engineering for erosion control plans. Staff advised that the disclosure will be taken into consideration for potential conflict of interest in the future if Mr. Causey were to appear before the board for a business item.

Chairman Mekis proposed returning to a nine-member board from the current seven members due to low turnout among members. He stated he is concerned by having so few members present and would like to have more input.

Staff and board members discussed a variety of measures to be considered to increase attendance.

Kevin Farmer advised to forego making an official motion proposing alternatives to Council until the following month's meeting to give more time to decide which measures would be most effective. Chairman Mekis agreed to table consideration until the May 16, 2023 meeting.

## VIII. ADJOURNMENT

Randy Wooden made a motion to adjourn at 7:47 p.m. Kevin Farmer seconded the motion which was unanimously approved.

Respectfully submitted,

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Caroline Drake, Planner

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Doug Moore, Secretary

DRAFT