

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
SEPTEMBER 19, 2023 AGENDA**

The Meeting will begin at 6:00 pm.

I. CALL TO ORDER

II. APPROVAL OF MINUTES for July 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 October 17, 2023.

VII. FOR THE GOOD OF THE ORDER

VIII. ADJOURNMENT

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

The Village of Clemmons Planning Board met on July 18, 2023 at 6:00 p.m. The meeting was held at Village Hall, Clemmons, North Carolina. The following members were present: Judy Cherry, Kevin Farmer, Lanny Farmer, Tom Mekis, Dave Orrell, Jimmy Smith, and Randy Wooden. No members were absent. Assistant Manager Amy Flyte, Planning Director Doug Moore, and Planner Caroline Drake were also present.

I. CALL TO ORDER

Chairman Tom Mekis called the meeting to order at 6:02 p.m.

II. APPROVAL OF MINUTES for June 20, 2023 meeting

Dave Orrell made a **motion** to approve minutes of the June 20, 2023 meeting as presented. Randy Wooden seconded the motion which was unanimously approved.

III. CHANGES AND/OR APPROVAL OF AGENDA

Kevin Farmer made a **motion** to approve the agenda as presented. Lanny Farmer seconded the motion which was unanimously approved.

IV. ANNOUNCEMENTS

Chairman Mekis welcomed new members Judy Cherry and Jimmy Smith to the board.

V. PUBLIC COMMENTS

There were no public comments.

VI. BUSINESS

A. Election of Planning Board Officers for 2023-2024

Kevin Farmer made a **motion** to nominate Tom Mekis as Chair of the Planning Board. Lanny Farmer seconded the motion which was unanimously approved.

Lanny Farmer made a **motion** to nominate Kevin Farmer as Vice Chair of the Planning Board. Randy Wooden seconded the motion which was unanimously approved.

Dave Orrell made a **motion** to nominate Planning staff as Secretary of the Planning Board. Kevin Farmer seconded the motion which was unanimously approved.

- B. Zoning Map Amendment** for real property owned by Highland Azure, LLC from HB-S (Highway Business – Special) to GB-S (General Business – Special) for property addressed 4725 Commercial Park Court, PIN 5893-25-8411, consisting of 1.76± 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-254)**

Planner Drake presented Zoning Docket C-254 to the board (attached hereto as Exhibit A and incorporated as part of the minutes). The proposal is to amend the zoning map from HB-S to GB-S and add additional parking and outdoor display retail for the existing Honda of Winston-Salem powersports and motorsports vehicle dealership located adjacent to the west. The site plan proposes a volunteered 15' Type II bufferyard on the eastern side of the site near existing offices. The site plan also proposes fencing and swing gates. The future land use plan designates the site as an Employment Area. Staff recommendation is APPROVAL.

Chairman Mekis opened the public comments at 6:21 pm.

There was one proponent:

- Mark Chapell, 6209 Ramada Dr, Clemmons, NC 2012 – son of petitioner thanked the board for their time and stated the Chappells are a local family, they are looking to expand their business and feel that this proposal will be great addition to the employment area because they can employ more people with the expansion

There being no one else to speak, Chairman Mekis closed the public comments at 6:23 p.m.

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 the zoning map amendment for Zoning Docket C-254. Dave Orrell seconded the motion which was unanimously approved.

- C. Staff Report** – Next scheduled meeting on August 15, 2023.

Chairman Mekis explained that there were no business items for consideration at the August 15th meeting. He stated the board, moving forward during this new term, is trying to meet for training sessions when there is no new business, but staff has scheduling conflicts in August.

Dave Orrell made a **motion** to cancel the August 15, 2023 meeting. Randy Wooden seconded the motion which was unanimously approved.

VII. FOR THE GOOD OF THE ORDER

Planning Director Moore stated he would provide informational binders about Planning Board's role and land use decisions to the new board members at the next meeting held.

VIII. ADJOURNMENT

Lanny Farmer made a **motion** to adjourn at 6:30 p.m. Randy Wooden seconded the motion which was unanimously approved.

Respectfully submitted,

Caroline Drake, Planner

Doug Moore, Secretary

DRAFT