



Agenda
Village of Clemmons Planning Board
Regular Meeting

November 21, 2023

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
November 21, 2023 AGENDA**

The Meeting will begin at 6:00 pm.

I. CALL TO ORDER

II. APPROVAL OF MINUTES for October 17, 2023 meeting

III. CHANGES AND/OR APPROVAL OF AGENDA

IV. ANNOUNCEMENTS

V. PUBLIC COMMENTS

VI. BUSINESS

A. Zoning Map Amendment for Eric W. Morrison, P.A., Architecture for real property owned by Elliott International, LLC from RS-9 (Residential Single Family) and GB-S (General Business – Special) to GB-S (General Business - Special) for property addressed 6645 Holder Road, located on the northern side of Holder Road approximately 200’ east of Lewisville-Clemmons Road, PIN 5884-97-5655, consisting of 2.21± acres. The petition is on file at Village Hall and at the Village of Clemmons website. **(Zoning Docket C-256)**

B. Staff Report – Next scheduled meeting on December 19, 2023.

VII. FOR THE GOOD OF THE ORDER

VIII. ADJOURNMENT

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
October 17, 2023 MINUTES**

The Village of Clemmons Planning Board met on October 17, 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, Jimmy Smith, Dave Orrell, and Randy Wooden. Chairman Tom Mekis was absent. Village Manager Mike Gunnell, Assistant Manager Amy Flyte, Planning Director Doug Moore, and Planner Caroline Drake were also present.

I. CALL TO ORDER

Vice Chairman Kevin Farmer called the meeting to order at 6:00 p.m.

II. APPROVAL OF MINUTES for September 19, 2023 meeting

Randy Wooden made a **motion** to approve the minutes of the September 19, 2023 meeting as presented. Lanny Farmer seconded the motion which was unanimously approved.

III. CHANGES AND/OR APPROVAL OF AGENDA

Dave Orrell made a **motion** to approve the agenda as presented. Lanny 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 PMA I Holdings, LLC for real property owned by Jasper L. Harper, Sr. and Jasper L. Harper, Jr. from RS-30 (Residential Single Family) to RS-20 (Residential Single Family) for property addressed 0 Harper Rd, located east of Michelle Drive and north of Lismore Street and Dunmore Court, PINs 5883-39-7339 and 5883-49-6486, consisting of 26.76± acres. The petition is on file at Village Hall and at the Village of Clemmons website. **(Zoning Docket C-255)**

Planner Drake presented Zoning Docket C-255 to the board (attached hereto as Exhibit A and incorporated as part of the minutes). The proposal is to amend the zoning map from RS-30 to RS-20. Staff recommendation is approval.

Vice Chairman Farmer opened the public comments at 6:18 p.m.

There were two proponents:

- Milt Rhodes, 412 North Marshall St., Winston-Salem, NC 27101 – representing the petitioner. Mr. Rhodes said the proposed zoning district would bring a compatible lot size to the area; he stated he was available for questions.
- April Jacobs, 3508 Innisfail Ct., Clemmons, NC 27012 – representing the Waterford HOA; Ms. Jacobs stated she would not say the HOA is a proponent or opponent since she is representing 430 homes, however the sentiment of the neighborhood by and large is that the proposal was a better fit than a previous proposal from last year. She stated they have tree save area concerns, erosion control concerns, and traffic concerns that she hopes, if the rezoning is approved, could be considered in a subsequent subdivision plan.

There being no one else to speak, Vice Chairman Farmer closed the public comments at 6:24 p.m.

The Board discussed the transportation plan, road connections, and erosion control measures. Judy Cherry stated there does not seem to be much difference in the uses between the existing RS-30 district and the proposed RS-20 district. She stated most of the surrounding property is on 20,000 square foot lots as well.

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-255. Judy Cherry seconded the motion which was unanimously approved.

B. Staff Report – Next scheduled meeting on November 21, 2023.

Planner Drake stated there would likely be one business item for the November meeting. Director Moore updated the Board regarding the statuses of the requests for proposals (RFPs) of the Safe Streets for All Safety Action Plan, Transportation Plan, and Unified Development Ordinances rewrite.

VII. FOR THE GOOD OF THE ORDER

There were no items for the Good of the Order.

VIII. ADJOURNMENT

Lanny Farmer made a **motion** to adjourn at 6:39 p.m. Randy Wooden seconded the motion which was unanimously approved.

Respectfully submitted,

Caroline Drake, Planner

Doug Moore, Secretary

DRAFT

PURPOSE STATEMENT:
 THE PURPOSE OF THIS REZONING REQUEST IS TO MAKE THE ZONING UNIFORM ACROSS THE ENTIRE SITE, REMOVE PARKING ALONG THE STREET FRONT AND ADD ADDITIONAL PARKING ALONG THE EAST SIDE OF THE CURRENT BUILDING. THE REQUESTED ZONING CHANGE IS FROM A MULTIPLE ZONING OF RS-9 & GB-S TO ONE ZONING OF GB-S FOR THE COMBINED SITE.

TYPE IV BUFFER YARD PLANTING TABLE

MIN. BUFFERYARD WIDTH	MIN. PLANT MATERIAL PER ONE HUNDRED (100) LINEAR FT.
15 FEET	2 DECIDUOUS TREES; 18 PRIMARY EVERGREEN PLANTS; 20 SUPPLEMENTAL EVERGREEN SHRUBS
30 FEET	2 DECIDUOUS TREES; 18 PRIMARY EVERGREEN PLANTS; 10 SUPPLEMENTAL EVERGREEN SHRUBS
40 FEET	3 DECIDUOUS TREES; 18 PRIMARY EVERGREEN PLANTS;
50 FEET	3 DECIDUOUS TREES; 14 PRIMARY EVERGREEN PLANTS;
100 FEET	3 DECIDUOUS TREES; 10 PRIMARY EVERGREEN PLANTS;
200 FEET	3 DECIDUOUS TREES; 5 PRIMARY EVERGREEN PLANTS;

SITE DATA:
 OWNER: ELLIOTT INTERNATIONAL, LLC
 6645 HOLDER ROAD
 CLEMMONS, NC 27012
 CONTACT: SCOTT ELLIOTT
 (336) 714-0448
 APPLICANT & SITE PREPARER:
 ERIC W. MORRISON, P.A., ARCHITECTURE
 PO BOX 475
 YADKINVILLE, NC 27055
 CONTACT: ERIC MORRISON
 (336) 501-5301
 LOCAL JURISDICTION: THE VILLAGE OF CLEMMONS
 PLAT BOOK: BK. 77, PG. 199
 PIN ID#: 5884-97-5655
 ZONING: (CURRENT) GB-S & RS-9
 (PROPOSED) GB-S
 CURRENT USE: MANUFACTURING/WAREHOUSE
 GB-S PROPOSED USES:
 NON-STORE RETAILER; OFFICE,
 MISCELLANEOUS; OFFICE, PROFESSIONAL;
 MEDICAL OR DENTAL LABORATORY;
 MANUFACTURING A; MANUFACTURING B.
 TOTAL AREA: 2.213 ACRES ±
 BUILDING SETBACKS: FRONT: 20' MIN.
 REAR: N/A
 SIDE: N/A
 STREET: 20' MIN.

WATERSHED NOTICE:
 THIS PROPERTY IS NOT LOCATED IN A
 STORMWATER MANAGEMENT PROTECTION AREA
 AND/OR PUBLIC WATER SUPPLY WATERSHED.
 STORM WATER ORDINANCE DOES APPLY.

PREVIOUS IMPERVIOUS SURFACE 2014: 28,705 S.F.
 CURRENT IMPERVIOUS SURFACE: 31,500 S.F.
 NEW IMPERVIOUS SURFACE ADDED: + 1,516 S.F.
 EXIST. IMPERVIOUS SURFACE REMOVED: - 4,770 S.F.
 PROPOSED IMPERVIOUS SURFACE: 28,246 S.F.

% OF BLDG. COVERAGE TO LAND:
 BLDG. AREA: EXIST. TOTAL SQ. FOOTAGE = 9,594.7 S.F. = 9.95%
 96,398.28 S.F.

% OF PAVED/GRAVELED SURFACE TO LAND:
 PAVED/GRAVELED TOTAL SQ. FOOTAGE = 18,228.38 S.F. = 18.91%
 96,398.28 S.F.

% OF OPEN SPACE TO LAND:
 OPEN SPACE TOTAL SQ. FOOTAGE = 68,575.28 S.F. = 71.14%
 96,398.28 S.F.

% OF IMPERVIOUS SURFACE TO LAND:
 IMPERVIOUS SURFACE TOTAL SQ. FOOTAGE = 27,823 S.F. = 28.86%
 96,398.28 S.F.

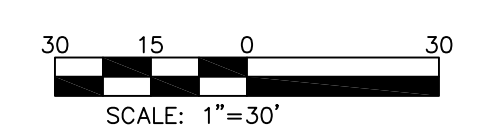
DISTURBED AREA: 5,590 S.F.

PARKING INFORMATION
 MANUFACTURING/WAREHOUSE:
 (#EMPLOYEES): 18/3=6 x 2 = 12 SPACES
 1 SPACE PER VEHICLE USED IN OPERATION = 1 SPACES
 TOTAL REQUIRED PARKING = 13 SPACES
 EXIST. PARKING = 9 SPACES
 NEW PARKING = 11 SPACES
 TOTAL PARKING (PROVIDED) = 20 SPACES

TREE PRESERVATION NOTE:
 ALL EXISTING TREES SHALL REMAIN.
 PROPOSED SITE WORK DOES NOT AFFECT
 EXISTING TREES ON SITE.

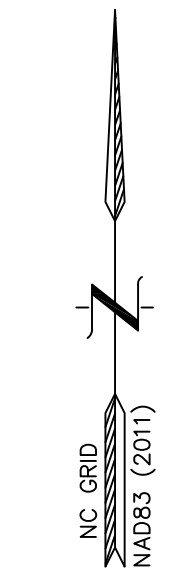
LEGEND

Line Surveyed	---
Line Not Surveyed (calculated)	- - - -
Iron Found	c
Iron Set	C
Point not monumented	O
Stream or Creek	---
Concrete monument	u
Power Pole	U
Sanitary Sewer Man Hole	⊙
Water Meter	⊙
Electric Overhead Line	---
Street Address	---
Sight Easement	---
Well	⊙



SITE BOUNDARY SURVEY COMPLETED BY:
 DUSTIN HILL LAND SURVEYING L-5137
 212 DANBURY BRIDGE RD.
 MADISON, NC 27025 (336) 239-4566
 SURVEY DATED 12 SEPT. 2023

"PRELIMINARY - NOT FOR CONSTRUCTION"



5884-97-2656
 HERNANDO QUIROZ REVOCABLE TRUST
 DB 3470 PG 1423
 ZONING: LB
 (LOW INTENSITY COMMERCIAL)

5884-97-3842
 J&L MYERS FAMILY
 LIMITED PARTNERSHIP
 DB 3665 PG 4151
 ZONING: HB-S
 (HIGH INTENSITY COMMERCIAL)

5884-98-7105
 IMMANUEL BAPTIST CHURCH
 DB 3158 PG 261
 DB 1274 PG 915
 ZONING: RS-9
 (SINGLE FAMILY RESIDENTIAL)

5884-97-8890
 SCOTT ELLIOTT PROPERTIES, LLC
 DB 3759 PG 1798
 ZONING: RS-9
 (SINGLE FAMILY RESIDENTIAL)

5884-97-8529
 SCOTT ELLIOTT PROPERTIES, LLC
 DB 3759 PG 1801
 ZONING: RS-9
 (SINGLE FAMILY RESIDENTIAL)

5884-96-6957
 CHARLIE GRAY HOLDER
 DB 1577 PG 989
 ZONING: HB-S

5884-96-7997
 CHARLIE GRAY HOLDER
 DB 2688 PG 2619
 ZONING: RS-9

5884-96-5968
 CHARLIE GRAY HOLDER
 DB 1037 PG 1167
 ZONING: RS-9

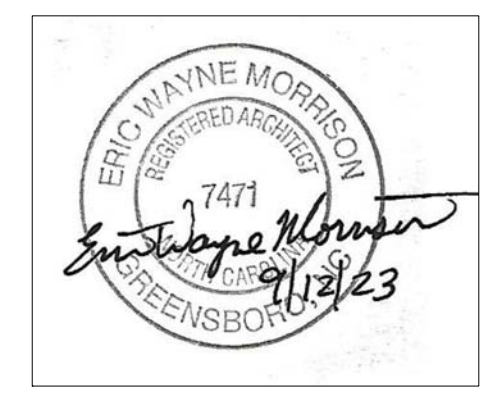
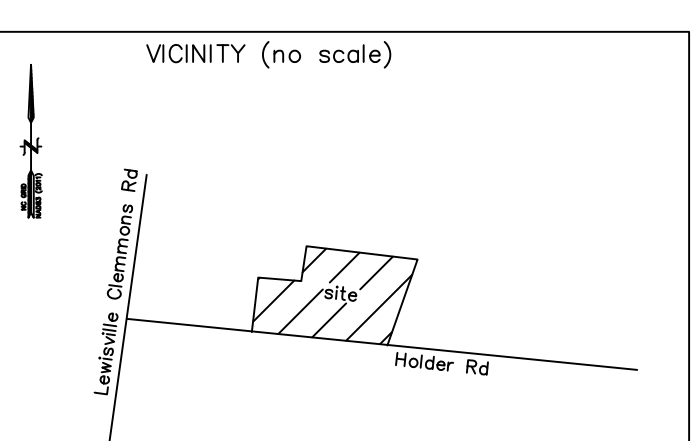
5884-97-4356
 MARK EDWARD ALEXANDER
 DB 3485 PG 834
 ZONING: RS-9

5884-97-2487
 MARK EDWARD ALEXANDER
 DB 2041 PG 1313
 ZONING: HB

STREET YARD
 TREES: PROVIDE (1) SMALL VARIETY TREE DUE TO BEING WITHIN 25' OF OVERHEAD UTILITY LINE (CREPE MYRTLE).
 SHRUBS: STREERYARD SHRUBS MUST BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION, WITH A MIN. HEIGHT OF THIRTY-SIX (36) INCHES WITHIN THREE (3) YRS. AFTER INSTALLATION. SHRUBS MUST BE A LOCALLY ADAPTED SPECIES WHICH RETAIN FOLIAGE TO WITHIN SIX (6) INCHES ABOVE GROUND LEVEL. SAID SHRUBS SHALL BE SPACED NO MORE THAN EIGHTEEN (18) INCHES, EDGE TO EDGE. NO MORE THAN THIRTY PERCENT (30%) OF STREERYARD SHRUBS SHALL BE DECIDUOUS.

NOTE:
 ANY MODIFICATION TO DRIVEWAY WILL REQUIRE A PERMIT FROM THE VILLAGE OF CLEMMONS AND NCDOT

ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.



ERIC MORRISON, AIA
ARCHITECTURE

507 HERITAGE PL.
 GREENSBORO, NC 27405
 PHONE: (336) 273-9828
 FAX: (336) 273-9946

REZONING AND PARKING EXPANSION
BATTERY WATERING TECHNOLOGIES
 6645 HOLDER RD.
 CLEMMONS, NC 27012

SITE PLAN

REVISIONS

- 10/30/23 PER TRC REVIEW
- 11/14/23 FOR PLANNING BD.

SCALE

1" = 30'

DATE: 9/12/23

DWN BY

CHECKED BY

PROJECT NO

EM2313

DRAWING NO

SP-1

OF -

PETITION INFORMATION	
Docket #	C-256
Staff	Caroline Drake
Petitioner(s)	Eric W. Morrison, P.A., Architecture o/b/o Elliott International, LLC
Owner(s)	Elliott International, LLC
Address/PIN	6645 Holder Road PIN 5884-97-5655
Type of Request	Special Use Zoning District – Zoning Map Amendment
Proposal	<p>The petitioner is requesting an amendment to the Official Zoning Map for the subject properties from RS-9 (Residential, Single-Family) and GB-S (General Business – Special Use District) to GB-S (General Business – Special Use District).</p> <p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Non-store retailer • Offices, miscellaneous • Professional offices • Medical or dental laboratory • Manufacturing A/B
Neighborhood Meeting	Attachment A includes a summary of the applicant’s outreach efforts.
Zoning District (Purpose Statement)	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	<p>B.6-2.1(Q)(1) Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes – the requested uses include office and manufacturing, and the proposed site plan modifies the layout of an existing non-store retailer. The site is located in GMA 3.</p>

GENERAL SITE INFORMATION	
General Location	<p>The site addressed 6645 Holder Road is located on the northern side of Holder Road, approximately 200’ east from the intersection of Holder Road and Lewisville-Clemmons Road</p> <p>See Attachment B for a location map</p>
Jurisdiction	Village of Clemmons
Site Acreage	2.21± acres or 96,268± square feet
Physical Characteristics	The subject site is developed with relatively flat topography.
Proximity to Water & Sewer	Public water and sewer available onsite
Stormwater/Drainage	Stormwater exempt permit required
Watershed & Overlay Districts	N/A
Historic, Natural Heritage,	N/A

and/or Farmland Inventories			
Current Land Use	Light manufacturing		
Surrounding Property Zoning & Use	Direction	Zoning District	Use
	North	HB-S RS-9	Motor vehicle repair & maintenance; Church or religious institution, neighborhood scale; Single-family residential
	East	RS-9	Single-family residential
	South	HB-S RS-9	Kennel, indoor; Single-family residential
	West	LB	Electronic sweepstakes operation
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	<p>B.6-2.1(Q)(2) Is/are the uses permitted under the proposed classification compatible with uses permitted on other property in the vicinity?</p> <p>Yes – most of the requested uses are light industrial, commercial, and office uses which can be found on properties to the west along Lewisville-Clemmons Road. These uses are also what have been permitted on the site itself since a 2016 rezoning (Zoning Docket C-215).</p>		
Analysis of General Site Information	No additional development is proposed on the eastern side closer to the adjacent residentially zoned RS-9 properties.		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Holder Road	Collector	427'±	Data not available	Data not available
Proposed Access Point(s)	Two (2) points of access on Holder Road			
Planned Road & Improvements	No proposed roads or improvements.			
Trip Generation – Existing/Proposed	Trip generation should not change since there are no building expansions			
Sidewalks	Right-of-way dedication proposed on site plan for future sidewalk construction along Holder Road			
Transit	No proposed transit			
Traffic Impact Study	Not required			
Concurrency Model	The 2019 concurrency model does not contain data regarding Holder Road.			
Analysis of Site Access & Transportation Information	<p>There are currently three (3) existing access points on the site. The site plan proposes removing existing parking from the front and western sides of the building and instead moving additional parking to the eastern side of the building. By removing the parking areas that are closer to the street and the intersection of Lewisville-Clemmons Road and planting new streetyards, the access points become consolidated down to two points. No building expansions are proposed so trip generation should stay the same. Sidewalk is not being required since there are no building expansions, but the site plan does propose dedication of right-of-way for future construction of a sidewalk on Holder Road.</p>			

CONFORMITY TO PLANS AND PLANNING ISSUES	
Forsyth Legacy GMA	Growth Management Area 3 (Suburban Neighborhoods)
Pertinent Legacy Recommendations	GMA 3 (Suburban Neighborhoods) consists of neighborhoods built after World War II, and is where most development has occurred in

	<p>recent decades. The area has a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges, featuring curvilinear streets that often lack connectivity.</p> <p>Recommendations for GMA 3:</p> <ul style="list-style-type: none"> • Encourage mixed-use development • Consider program to improve and retrofit aging shopping centers or greyfields • Create industrial site preservation program • Construct additional sidewalks • Retrofit roads to meet demands, include bike lanes • Create new parks and greenways as development spreads • Extend transit as appropriate
Clemmons Community Compass (2040)	<p><i>Clemmons Community Compass</i> designates the future land use for this site as Mixed-Use Residential. Mixed-use residential areas should provide self-supporting neighborhoods that contain a mix of housing types, including single-family detached, single-family attached, and multi-family uses. Secondary uses include small neighborhood serving commercial uses such as corner markets, personal service shops, small offices, and civic uses. More intense commercial and residential areas should be located at the center of the development organized around a park, open space, civic use, or small community plaza.</p> <p>The site is also located within the Lewisville-Clemmons Road Corridor (North) strategic planning area. The future land use intent for this strategic planning area makes the following relevant recommendations:</p> <ul style="list-style-type: none"> • Reduce pace of commercial and higher-intensity development along Lewisville-Clemmons Road Corridor • Future land uses within the corridor should respect existing developed areas that are likely to remain stable over time, such as churches or institutional uses, through transitional design features, aligning off-set intersecting streets and site planning
Clemmons Transportation Plan (2009)	Holder Road is identified as a collector street in the Village Transportation Plan. There are no recommended improvements for the street; there is a recommendation for an intersection improvement at Holder Road and Lewisville-Clemmons Road.
Greenway Plan Information	N/A
Other Applicable Plans & Planning Issues	N/A
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	B.6-2.1(Q)(3) Have changing conditions substantially affected the area included in the petition?
	No
	B.6-2.1(Q)(4) Is the requested action in conformance with Community Compass & Legacy?
	Yes
Analysis of Conformity to Plans & Planning Issues	The subject site meets the intent of the <i>Clemmons Community Compass</i> “mixed-use residential” future land use designation. It does not propose redevelopment for a different commercial district or use. This request

	<p>respects the existing land uses of manufacturing, office, and retailer that have existed on the site for several years, and the main building closest to Lewisville-Clemmons Road has existed since the late 1980s. The site plan is not proposing additions that encroach further east towards the residential uses. Rather, it is proposed to correct an error in the legal description from the previous Zoning Docket C-215 that intended to rezone the entire property to GB-S. The legal description left a gap, preserving the RS-9 district in the middle of the property. <i>The purpose of this rezoning request is to implement GB-S zoning across the entire parcel.</i> The proposed uses are what were approved for the rest of the GB-S district from Zoning Docket C-215 which will provide consistent zoning across the parcel.</p> <p>This rezoning also accounts for changes in the site plan since Zoning Docket C-215. The proposed site plan changes are intended to improve traffic flow on-site and provide more greenery along the streetscape and roadway.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-215	LB & RS-9 to GB-S	Approved 06/13/2016	Site	2.22	Approval	Approval
C-198	LB to HB-S	Approved 10/10/2013	Northwest	1.52	Approval	Approval
C-194	RS-9 to HB-S	Approved 09/10/2012	South	0.86	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage	Placement on Site	
	Main building: 7,200 sf Accessory building: 1,796 sf	Main building adjacent to road frontage Accessory building to the rear in northwest corner of lot	
Parking	Required	Proposed	Layout
	13 spaces	20 spaces	Side
Building Height	Maximum	Proposed	
	60'	23'	
Impervious Coverage	Maximum	Proposed	
	None	28.86%	
UDO Sections Relevant to Subject Property	Chapter B, Zoning Ordinances Chapter C, Environmental Ordinances		
Compliance with Chapter B Article VII, Section 7-5.3	(A) Legacy Policies	Yes	
	(B) Environmental Ordinance	Yes	
	(C) Subdivision Regulations	N/A	
	(D) Other Relevant Standards	Yes	
Analysis of Site Plan Compliance with UDO Requirements	The site satisfies applicable UDO requirements.		

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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 GRADING PERMITS:

- a. Developer shall obtain a stormwater exempt permit from the Village of Clemmons Stormwater Administrator.
- b. Developer shall obtain driveway permits from NCDOT and the Village of Clemmons Public Works Department if any driveway modifications are needed.

PRIOR TO THE ISSUANCE OF ZONING PERMITS:

- a. Developer shall obtain a Grading/Erosion Control permit if more than 10,000 square feet of land disturbance is proposed.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the Village of Clemmons Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

ATTACHMENT A

Neighborhood Meeting

Date: August 22, 2023 Time: 5:00 pm

Location: 6645 Holder Rd., Clemmons, NC 27012

Date of Notification Mailing: August 8, 2023

(Attach a list of those persons and organizations that were sent notice about the Neighborhood Meeting)

Number of Attendees: 3

(Attach a copy of the signed attendance list that includes names and addresses of those in attendance)

Summary of Issues

One person was in attendance representing the property across Holder Road at the corner of Holder Road and Lewisville-Clemmons Rd. Eric Morrison, Architect addressed the purpose of the meeting to notify the property owners in proximity of parcels 5884-97-4633 & 5884-97-5732 of the property owner's intent to rezone the referenced parcels from RS-9 to GB-S. The rezoning will bring the referenced properties in line with the current zoning of the properties along the east and west boundaries. Scott Elliott, the owner gave a brief history of the property and indicated that he had no plans to expand his current building or business on the property.

The representative stated his support for the rezoning and offered to speak on behalf of the rezoning before the zoning board if that would be helpful. No concerns were expressed. One property owner did call and expressed support for the rezoning.

(Attach additional sheets as needed)

Changes made to the Petition by the Petitioner as a result of the meeting:

No issues of concerns were expressed. No changes to the rezoning request is being made as a result of the neighborhood meeting.

(Attach additional sheets as needed)

Note: If the petitioner makes substantive change(s) to the application following the neighborhood meeting on topics which were not discussed at the neighborhood meeting, that fact may be noted in the staff report. Substantive change(s) to the application on topics which were not discussed at the neighborhood meeting shall require that the petitioner renotify neighboring property owners through physical or electronic mail.

Neighborhood Meeting Report prepared by:

Preparer's Name: Eric Wayne Morrison Date: 08/23/2023

ATTACHMENT B

