

**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS PLANNING BOARD  
February 16, 2021 AGENDA**

The Village of Clemmons Planning Board met on Tuesday, February 16, 2021 at 6:00 p.m. via Zoom as members shelter on place due to COVID-19. Members present were: Brad Hunter, Tressa Krenzer, Martin Majorel, Carolyn Miller, Tom Mekis, and Dave Orrell. Members Rob Cockrum, Bobby Patterson, and Edee Wilcox were absent.

**I. CALL TO ORDER**

The regular meeting was called to order at 6:08 p.m. by Chair Brad Hunter via Zoom.

**II. APPROVAL OF MINUTES**

Carolyn Miller made a motion to approve the January 19, 2021 minutes as written. Tressa Krenzer seconded the motion which was unanimously approved.

**III. ANNOUNCEMENTS**

There were no announcements.

**IV. PUBLIC COMMENTS**

There were no comments.

**V. BUSINESS**

- A. Site Plan Amendment** of real property owned by Bing-Merr Properties, LLC and known as Tyler Merriman Property located at 3711 Clemmons Road and described by the Forsyth County Register as PIN 5892-19-0394. Said property contains a total of 0.4959± acres and is zoned LO-S. The site plan is on file at the Village of Clemmons website (**Zoning Docket C-SPA-20-002**).

Planner Rahimzadeh reviewed the request of the petitioner as a site plan amendment for an existing site that was approved by Forsyth County in 1977. The addition will consist of nine (9) parking spaces and a wheelchair ramp that meets the requirements of the Americans with Disability Act (ADA). The proposed changes meet all the requirements of the Unified Development Ordinance. Staff had requested the consolidation of driveways off U.S. 158, but it was not a condition of approval and the change was not made.

Paul Fidishun, 6514 Dornoch Drive, Greensboro, NC 27410 representing the petitioner Tyler Merriman, was available to answer questions. Mr. Fidishun reiterated that Mr. Merriman wanted to update the property and bring it into code compliance which required the site plan amendment. He noted that their site plan intends to let the property remain stormwater exempt and preserve

its residential look. He also confirmed that the driveways will not be consolidated but they will be one-way only.

Discussions took place regarding sign compliance and driveway consolidation.

Planner Rahimzadeh confirmed with Chair Brad Hunter that driveway consolidation was never initially included as a condition of approval.

Tom Mekis made a motion to recommend **APPROVAL** of the site plan amendment for the Tyler Merriman property as presented in C-SPA-20-002. (Attached hereto as Exhibit A and incorporated as part of the minutes.) Vice Chair Martin Majorel seconded the motion which was unanimously approved.

#### **CONDITIONS FOR C-SPA-20-002 TYLER MERRIMAN PROPERTY:**

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. The developer shall submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval, if the proposed project creates more than 10,000 square feet of land disturbance.
- b. The developer shall obtain an exempt stormwater management permit from the Village of Clemmons.
- c. The developer shall obtain an NCDOT and Clemmons driveway permit.

#### **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. The developer shall obtain an encroachment agreement from NCDOT if any utility ties are required within US 158 right-of-way.

#### **OTHER CONDITIONS:**

- a. The developer shall comply with tree protection standards during construction per B.3-4 Landscaping and Tree Preservation Standards.
- b. The developer shall dedicate a specified amount of public right of way along entire frontage of Clemmons Rd per NCDOT comment of 'Future Proposed 80' ROW per 2012 CTP.

#### **B. Staff Report** – Next scheduled meeting on March 16, 2021.

Planner Rahimzadeh advised of a zoning map amendment request that will likely be brought forth for the March meeting.

Chair Brad Hunter followed up regarding the status of C-238 Clouds Harbor Landing before Village Council. He inquired whether there had been discussion about returning to in-person meetings for Planning Board in the near future. He voiced concerns regarding residents' ability

to fully participate through a virtual platform. Planner Rahimzadeh noted that he would send a poll to board members to gauge their comfort levels concerning a return to in-person meetings.

**VI. ADJOURNMENT**

Carolyn Miller made a motion to adjourn the meeting at 6:37 p.m. Tressa Krenzer seconded the motion which was unanimously approved.

Respectfully submitted:

Caroline Drake, Planning Technician

Bobby Patterson, Secretary