



## REGULAR MEETING OF THE VILLAGE OF CLEMMONS COUNCIL March 27, 2023

The Village of Clemmons Council met on Monday, March 27, 2023, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Rogers, Council Members Barson, Cameron, Combest and Taylor. Attorney Al Benschhoff was also present. Council Member Wrights was absent.

### **Call to Order & Pledge of Allegiance**

Mayor Rogers called the meeting to order at 6:00 p.m. and Taran Surrey of Boy Scout Troop 731 led the Pledge of Allegiance.

### **Public Comments**

There were three citizens in attendance. There were no individuals that spoke during public comments.

### **Approval of the Minutes**

Council Member Cameron moved to approve the minutes of the March 13, 2023 regular meeting as presented. The motion was seconded by Council Member Taylor and unanimously approved.

### **Approval of the Agenda**

Council Member Cameron moved to approve the agenda as presented. The motion was seconded by Council Member Barson and unanimously approved.

### **Announcements**

All Village of Clemmons offices will be closed on Friday, April 7, 2023 in observance of Good Friday. Trash will run on a normal schedule.

### **Business – Action Items**

- A. *Call for Public Hearing – Zoning Text Amendment to amend multiple sections in Chapter Chapter B Zoning Ordinance of the Unified Development Ordinances (C-UDO-88).*

Council Member Cameron made a motion to Call for a Public Hearing for Zoning Docket C-UDO-88 to be held on Monday, April 10, 2023 at 6pm at Village Hall. The motion was seconded by Council Member Taylor and unanimously approved.

### **Business – Review and Items for Future Action**

- B. *Marketing & Communications Director's Report/Events Update.*
- Pedal and Metal Fest will be held Saturday, April 15<sup>th</sup> from 11:30am–2:00pm at Morgan Elementary
  - Coffee with a Cop will be held on Tuesday, April 18<sup>th</sup> from 9am-10am at Dog-Eared Coffee Co.
  - [E-Recycle](#) will take place at the Public Works facility on Saturday, April 22<sup>nd</sup> from 9:00am-3:00pm

- Opening Day of the Clemmons Farmers Market is Saturday, April 29<sup>th</sup> at Jerry Long YMCA from 8:30am-2pm coinciding with Clemmons Community Day

*Details are available on the Village website and Facebook page regarding all our events.*

C. Manager's Report.

1. *Sidewalk Projects Update* – Manager Gunnell provided Council with an update and tentative timeline of the current sidewalk projects for the Village of Clemmons (attached hereto as Exhibit A and incorporated as a part of the minutes).
2. *Beautification at Interchanges Update* – Manager Gunnell provided Council with an update stating we have been in contact with Division 9 about the plans for landscaping at Harper Road interchange. They responded in December that the plans have been sent to the landscape architect with a goal of end of February for completion. They have sent a follow up for an update and will let us know when they have a response.

D. Planner's Report.

1. *Transportation Plan Update* – Planner Moore updated Council on the plans that are being worked on. He stated there has been a steering committee pulled together for the Pedestrian Plan as well as a stakeholder group. The Safety Plan has been awarded and is awaiting grant funding while Planning is currently looking for match funding during the budget process. He said the Pedestrian Plan should be completed in about a year. A survey is being pulled together providing the opportunity for public input at a few of the Village's events.
2. *Net Density Update* – Planner Moore updated Council on the status of prior direction to reach out to UNC SOG regarding what other communities are doing as far as net density. The attempts have been unsuccessful in receiving a response to date. Attorney Benshoff has advised that several communities have been doing this so Planning will work to update the code language accordingly from gross density to net density.

E. Council Comments – Council Member Combest provided a statement regarding Net Density (attached hereto as Exhibit B and incorporated as a part of the minutes).


F. Closed Session for Personnel Matter in accordance with NCGS 143-318.11(a)(6) - Council Member Taylor moved to go into closed session for Personnel Matter in accordance with NCGS 143-318.11(a)(6) at 6:20 p.m. The motion was seconded by Council Member Cameron and unanimously approved.

At 7:00 p.m., Mayor Rogers stated that by unanimous vote Council chose to reconvene the open session with no action taken.

Council Member Barson made a motion to increase Manager Gunnell's salary by 5% effective July 1, 2023. The motion was seconded by Council Member Cameron and unanimously approved.

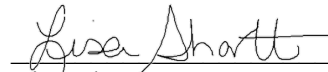
**Adjournment**

Council Member Taylor moved to adjourn the meeting at 7:00 p.m. The motion was seconded by Council Member Cameron and unanimously approved.



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Mike Rogers  
Mayor

ATTEST:



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Lisa Shortt, NCCMC  
Village Clerk

# **SIDEWALK PROJECTS TENTATIVE SCHEDULE**

**MARCH 27, 2023**

## **WEST FORSYTH SIDEWALK**

- **May 2023 - Construction Plans Complete/Right-of-Way and Easement Acquisition/Advertisement for Construction Bids.**
- **June 2023 – Award Contract/Begin Construction.**
- **August 2023 – End Construction**

## **HARPER ROAD SIDEWALK EB-5960 & EB-6040**

- **April 2023 – Begin Design**
- **August 2023 - Construction Plans Complete – Submittal to NCDOT for Approval**
- **October 2023 – Construction Plans Approved/Right-of-Way and Easement Acquisition/Utility Relocation Agreements.**
- **January 2024 – Request for Letters of Interest for Construction Inspection Engineering Services.**
- **February 2024 - Advertisement for Bids for Project Construction**
- **March 2024 – Receive Approval from NCDOT On Construction Engineering Inspection Services Selection.**
- **April 2024 – Award Contract/Begin Construction.**
- **November 2024 – End Construction**

## **Net Density Update Comments**

**The work the Village is doing on 'Net Density' .... Developing this standard for Planning and Zoning warrants highlighting and emphasizing.**

**This is very important work that moves us down the path to accomplish two critical objectives.**

**1. Developing and clearly articulating our 'Net Density' standards for Land Planning and Zoning decisions will provide needed guidance to ensure that we close any loop-holes that may currently exist in our density standards, and be used to press for approving developments that greatly exceed development densities in the Village--  
-Commercial and Residential.**

**2. It is an early and important step in our comprehensive endeavor to ensure that the systems and decision making standards and processes we use to shape and approve growth in the Village are up to date, and reflect current and projected realities. We are closing out the first quarter of the 21st Century. It is appropriate --- indeed imperative---that our systems and processes and standards meet today's needs. It's imperative that all legacy systems and standards we retain are done so deliberately and after careful study and consideration. That we don't keep anything just because it's how we did it when we first incorporated, or because we didn't apply the resources and energy required to ensure that we are using the right ---the best available--- tools and processes and systems to make the best possible decisions about growth for our residents and businesses.**

**This work 'Net Density' work does exactly that, and will help move us down the track to achieving "Best Possible Decisions".**