



REGULAR MEETING OF THE VILLAGE OF CLEMMONS COUNCIL April 10, 2023

The Village of Clemmons Council met on Monday, April 10, 2023, at 6 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Pro Tempore Barson, Council Members Cameron, Combest, Taylor and Wrights. Attorney Al Benshoff was also present. Mayor Rogers was absent.

Call to Order & Pledge of Allegiance

Mayor Pro Tempore Barson called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Public Comments

There were 11 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 27, 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 Taylor and unanimously approved.

Announcements

Mayor Pro Tempore Barson and Stormwater Tech II Harrison recognized the Clemmons Community Spring Cleanup T-shirt Design Winner, Miller Obyrne (5th grade student at Clemmons Elementary School) by presenting her with a certificate and a numbered Hattie Butner Stagecoach print. Her family along with her teacher and principal were in attendance.

Business – Action Items

- A. Public Hearing – Zoning Text Amendment to amend multiple sections in Chapter B Zoning Ordinance of the Unified Development Ordinances (C-UDO-88) - Planner Moore advised Council this text amendment is a revamping of the former sign ordinance with added graphics to make it easier to read and understand. He stated Planning Board heard this text amendment at their March meeting and recommended denial as there were some portions not included as far as the definitions (which will be presented in C-UDO-89 at Planning Board's upcoming April meeting).

Mayor Pro Tempore Barson opened the public hearing.

There were no Proponents or Opponents signed up to speak.

Council Member Taylor made a motion to Continue the Public Hearing on Zoning Text Amendment to amend multiple sections in Chapter B Zoning Ordinance of the *Unified Development Ordinances (C-UDO-88)* to Monday, May 8, 2023 at 6pm at Village Hall and remand it back to Planning Board for their April 18, 2023 meeting. The motion was seconded by Council Member Cameron 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 15th from 11:30am–2:00pm at Morgan Elementary
- [Coffee with a Cop](#) will be held on Tuesday, April 18th from 9am-10am at Dog-Eared Coffee Co.
- [E-Recycle](#) will take place at the Public Works facility on Saturday, April 22nd from 9am-3pm
- Opening Day of the [Clemmons Farmers Market](#) is Saturday, April 29th 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. *Upcoming Citizen Board Openings* – Clerk Shortt advised Council of the upcoming citizen board openings which include three seats on the Planning Board and one regular and one alternate seat on the Zoning Board of Adjustment (all with terms expiring June 30, 2026). She advised that advertising has begun with the deadline for applications being May 31, 2023.
2. *NCLM Voting Delegate – Board of Directors* – Clerk Shortt advised of a voting delegate needed to cast a vote for the 2023-2024 League Board of Directors in advance of their annual business meeting which will be held April 25-27, 2023.

Council Member Taylor made a motion to nominate Mayor Mike Rogers as the NCLM Voting Delegate for their Board of Directors. The motion was seconded by Council Member Cameron and unanimously approved.

3. *FCSO Contract Discussion* – Manager Gunnell presented an incomplete draft of the FCSO contract for Council to begin to review for initial budget prep. There are a few pieces of the contract we are awaiting, and the complete contract will be presented once received.

D. Attorney's Report.

1. *Resolution 2023-R-1 Opposing SB 317 Proposed Legislation Amending Village Control Over Certain Subdivisions Styled "Workforce Housing" Plan Update* – Attorney Benshoff presented a draft resolution opposing SB 317 to Council for their review and consideration. Council Member Combest read a statement (attached hereto as Exhibit A and incorporated as a part of the minutes). He recommended the resolution be more hard

hitting and strident with the language conveying intense opposition. Council Member Cameron stated this proposed legislation usurps all authority and it is not about what is going to happen but how it's going to happen. Council Member Taylor suggested sharing the resolution with other municipalities, public press, and media. Council Member Wrights agreed with what everyone stated.

Council consensus was to direct Attorney Benshoff draft another resolution and send it for review and consideration at the next meeting.

E. Council Comments – there were none.

F. Closed Session for Discussion of Property Acquisition in accordance with NCGS 143-318.11(a)(5) - Council Member Cameron moved to go into closed session for Discussion of Property Acquisition in accordance with NCGS 143-318.11(a)(5) at 6:35 p.m. The motion was seconded by Council Member Taylor and unanimously approved.

At 7:10 p.m., Mayor Pro Tempore Barson stated that by unanimous vote Council chose to reconvene the open session with no action taken.

Adjournment

Council Member Cameron moved to adjourn the meeting at 7:10 p.m. The motion was seconded by Council Member Taylor and unanimously approved.

Michelle N. Barson

Michelle Barson
Mayor Pro Tempore

ATTEST:

Lisa Shortt

Lisa Shortt, NCCMC
Village Clerk

Resolution Number **2023-R-01**

**RESOLUTION OPPOSING SB 317 PROPOSED LEGISLATION AMENDING
VILLAGE CONTROL OVER CERTAIN SUBDIVISIONS STYLED “WORKFORCE
HOUSING”**

WHEREAS, the legislation proposed in SB 317 is an attempt to usurp the planning and zoning activities of the Village of Clemmons and other municipalities within North Carolina; and

WHEREAS, the legislation is contrary to the growth philosophy of municipalities such as the Village of Clemmons and our efforts to manage our growth; and

WHEREAS, over the years the Village of Clemmons has made significant efforts to ensure that all types of housing can be constructed in our community; and

WHEREAS, the Village of Clemmons, in our efforts to preserve our small-town character, has a deliberate plan for growth in our community predicated on density, with the most-dense development, such as multi-family, occurring toward our town core area and less density as you move outward into our more rural areas; and

WHEREAS, this legislation will undermine all that we have worked for over the last 37 years to maintain our unique character; and

WHEREAS, this legislation permits single family subdivisions of any density in any zoning district provided that the development includes 20% of lots “to be conveyed for workforce housing”. However, the workforce housing lots are only guaranteed for one year. After one year the lots may be conveyed to anyone; and

WHEREAS, this legislation does not require that the lots be served by any public utility. Developers may provide “private systems.” There is no provision for ongoing maintenance and replacement of private systems; and

WHEREAS, the permitted workforce housing subdivisions are exempt from all standards including the provision of landscaping, street trees, sidewalks, setbacks, height limits, lot coverage and bulk or massing, except for a 20-foot-wide vegetated buffer around the perimeter, “unless geographically impossible”; and

WHEREAS, workforce housing subdivisions must be approved by the staff in 45 days, without review and input by the Planning Board and Village Council; and

WHEREAS, development would become uncontrolled and reckless with little to no regard for neighboring property owner’s rights, not to mention the added stress and demand on a municipality’s infrastructure which would eventually lead to declining property values; and

WHEREAS, Village officials were elected by their citizens for a reason – to protect and preserve the quality of life that they have come to enjoy; and

WHEREAS, residents could not enjoy a safe and secure, clean and well-kept environment with plenty of amenities offered, if it weren't for the efforts put forth by its elected officials and Village staff in utilizing effective and proven zoning processes that include community input; and

WHEREAS, this legislation is clearly designed to benefit special interest developer, builder and realtor groups with complete disregard for the planning and zoning efforts of cities and towns.

NOW, THEREFORE, BE IT RESOLVED that copies of this resolution are sent to our legislative delegation and to the leadership of the North Carolina General Assembly in an effort to stop SB 317/HB 401 from becoming law and to work together to find real ways to advance affordable housing opportunities.

Adopted this the ___ day of _____ 2023.

Michael Rogers, Mayor

ATTEST:

Lisa Shortt, Village Clerk

