

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
April 20, 2021**

The Village of Clemmons Planning Board met on Tuesday, April 20, 2021 at 6:00 p.m. via Zoom as members shelter in place due to COVID-19. Members present were: Rob Cockrum, Brad Hunter, Tressa Krenzer, Martin Majorel, Tom Mekis, Carolyn Miller, Bobby Patterson, and Edee Wilcox. Member Dave Orrell was absent.

I. CALL TO ORDER

The regular meeting was called to order at 6:04 p.m. by Chair Brad Hunter via Zoom.

II. APPROVAL OF MINUTES

Carolyn Miller made a motion to approve the March 16, 2021 minute 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. Proposed Rules of Procedure

Tom Mekis made a motion to approve the proposed rules of procedure as written. Edee Wilcox seconded the motion. Chair Brad Hunter requested that the board delay making a decision until the following month to have more time to look through the draft. Martin Majorel agreed that it would be beneficial to have more time to look over it. Tom Mekis withdrew his motion to approve.

B. 160D Text Amendment - Draft Review

Planner Rahimzadeh presented a draft of text amendments to the Unified Development Ordinances that would bring it into compliance with changes required by the new Chapter 160D of the North Carolina General Statutes before July 1, 2021. He highlighted the addition of detail required by 160D regarding permit choice, vested rights, and conflicts of interest. He also noted that Village Council would have authority to make modifications regarding special use zoning districts such as reducing bufferyard requirements, parking lot requirements, or setback requirements in order to make infill development and redevelopment easier. The proposed

amendments would also prevent the advisory body of Planning Board and the legislative body of Village Council from making quasi-judicial decisions which are typically reserved for the Board of Adjustment. The changes rectify clerical mistakes and references as well.

Chair Brad Hunter confirmed with Planner Rahimzadeh that no decision from Planning Board was needed yet and that the changes were being presented early enough to make a recommendation at a following meeting.

C. Staff Report

Planner Rahimzadeh noted that the next scheduled Planning Board meeting is on May 18, 2021.

VI. ADJOURNMENT

Bobby Patterson made a motion to adjourn at 6:37 p.m. Martin Majorel seconded the motion which was unanimously approved.

Respectfully submitted:

Caroline Drake, Planning Technician

Bobby Patterson, Secretary