

**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS PLANNING BOARD  
June 15, 2021**

The Village of Clemmons Planning Board met on Tuesday, June 15, 2021 at 6:00 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Rob Cockrum, Brad Hunter, Tressa Krenzer, Martin Majorel, Tom Mekis, Carolyn Miller, Dave Orrell, Bobby Patterson, and Edee Wilcox. No members were absent. Village Attorney Elliot Fus was also present.

**CALL TO ORDER**

Chairman Brad Hunter called the meeting to order at 6:00 p.m.

**APPROVAL OF MINUTES**

Carolyn Miller noted that the introduction paragraph of the May 18, 2021 minutes needed to say “Members Carolyn Miller and Edee Wilcox were absent.”

Carolyn Miller made a motion to approve the May 18, 2021 minutes as amended. Martin Majorel seconded the motion which was unanimously approved.

**PUBLIC COMMENTS**

There were no comments.

**BUSINESS**

- A. Preliminary Major Subdivision Review** for Griffendell Subdivision by Greg Garrett located on 9.78± acres zoned RS-9 to include 18 lots at 6773 Idols Road and shown as PIN 5892-12-6348 on a site plan map located in the Village of Clemmons Planning Department and on the Village of Clemmons website (**Zoning Docket C-21-001**).

Planner Rahimzadeh presented Zoning Docket C-21-001 and advised the board that there were two main outstanding issues with the preliminary subdivision plat:

- 1) The development’s only points of access come from the adjacent subdivision rather than including a connection to Idols Road or Middlebrook Drive.
- 2) The development would not be using curb and gutter while the two other subdivisions it connects to would have curb and gutter.

There were also eight more minor issues that had not been addressed before bringing the plan to council. For these reasons, staff recommends denial of the preliminary site plan as submitted.

Greg Garrett, 6420 Hampton Knoll Road, Clemmons, North Carolina 27012, the petitioner, was there to address questions for the board. He stated he was at an impasse with staff's requests due to the shape of the site and the right-of-way that a road through the subdivision's only parcel facing Idols Road would require. He noted that he has contacted adjacent property owners to explore alternatives but that there were no feasible alternatives he could find. He added that if he was able to connect to Idols Road, North Carolina Department of Transportation would become involved and require costly road improvements. He also pointed out that curb and gutter would further increase expenses for the development by requiring him to treat both quantity and quality of stormwater as opposed to only quantity.

George Wilson, 245 Sparks Road, Advance, North Carolina 27006, the listing agent for the site, was there to represent the property owners. He stated that the owners inherited the property and are eager to sell it, since they do not live there anymore.

The board held extensive discussion regarding:

- Alternatives for road access. Several alternatives were explored through adjoining parcels. Tressa Krenzer inquired about access through the Madison Hall apartment complex to the west, and Edee Wilcox inquired about the Haywood parcel to the north; both parcels faced issues that made them infeasible. Planner Rahimzadeh inquired whether the property to the south that is owned by the same property owners could also be acquired to create a road connection. Mr. Wilson stated that they will probably sell it in the future, but they are not looking to sell it right now.
- Alternatives for curb and gutter. Mr. Garrett indicated he had no interest in putting in curb and gutter due to the stormwater treatment costs it would incur. He mentioned that he has done low-density developments that used curb and gutter by creating outlets to swales intermittently.

Dave Orrell asked Mr. Garrett whether he would need more time to consider the intermittent swales concept, and Mr. Garrett replied that he would like a recommendation the same night due to time constraints.

Bobby Patterson suggested dedicated right-of-way to eventually create access to Idols Road if it is not possible to construct immediately. He stated he thinks curb and gutter should still be required.

Mr. Garrett replied that two stormwater ponds would create a maintenance and cost burden for a subdivision with only 18 lots.

Bobby Patterson made a **motion** to recommend APPROVAL for Griffendell Zoning Docket C-21-001 with the modifications that the site plan satisfies the eight minor outstanding issues on the Staff Memorandum (attached hereto as Exhibit A and incorporated as part of the minutes) and that there be a new plan acceptable to staff that creates current or future access from Loons Nest Court to Idols Road.

Edee Wilcox seconded the motion.

Tom Mekis asked who would be responsible for building the road. Bobby Patterson replied that it would probably be a future developer when the parcels to the south are up for sale to be subdivided. Code Administrator Jeff Vaughn clarified with Bobby Patterson whether the motion entails a stub street. Bobby Patterson replied that even something like dedicated right-of-way would be sufficient if it met staff approval. Mr. Vaughn noted that staff would need to discuss the possibility of dedicated right-of-way with the Village Engineer.

The motion for approval with modifications passed 6-3 with Dave Orrell, Carolyn Miller, and Martin Majorel voting against the motion.

**CONDITIONS FOR C-21-001:**

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 ANY PERMITS**

- a. Developer shall submit a letter indicating payment in lieu of the dedication of land along with preliminary plat.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. 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.

**PRIOR TO RECORDING FINAL PLAT:**

- a. Developer shall bond or provide some other acceptable performance guarantee for the required sidewalks. 100% of the sidewalks shall be installed within 2 years after the date of the first house building permit.
- b. Developer shall build roads to public street standards.
- c. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall include, among other requirements, proposed public streets rights-of-way, negative access easement for pertinent lots, property lines, approved addresses for each lot, tentative building locations, and public access and maintenance easements for any sidewalks located along public streets which are outside of the public right- of-way as well as all required payment in lieu calculations.

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

- a. The Developer shall submit water/sewer extensions plans to Utilities Plan Review for permitting/approval. Water meters purchased through City of Winston-Salem. Utility system development fees to be paid at the time of meter purchase.
- b. Village of Clemmons Driveway permits for the driveways.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
- b. Developer/Homeowners Association shall be created and be responsible for maintenance post-development of all common areas, including the grassed/landscaped island adjacent to the mail kiosk, the stormwater management controls, and the tree save areas. A note shall be added to the final plat.

**B. Staff Report** – Next scheduled meeting on July 20, 2021.

Planner Rahimzadeh advised that the next Planning Board meeting is scheduled for July 20, 2021 and the board will be considering approval for two rezonings (one multifamily and one commercial) and one major subdivision approval.

Planner Rahimzadeh recognized the meeting as Martin Majorel’s and Edee Wilcox’s last meeting and thanked them for their service on the board. Chairman Hunter thanked them for their service as well.

**ADJOURNMENT**

Martin Majorel made a motion to adjourn at 7:07 p.m. Edee Wilcox seconded the motion which was unanimously approved.

Respectfully submitted:

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Caroline Drake, Planning Technician

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Bobby Patterson, Secretary

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3715 Clemmons Road  
Clemmons, NC 27012

To: Planning Board and Village Council

From: Nasser Rahimzadeh, Village of Clemmons Planning Director

Date: June 7, 2021

Re: C-21-001 Griffindell Subdivision Staff Memorandum

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C-21-001 Griffindell Subdivision is a proposed 18 lot single-family detached development connected on Idols Road. During the Technical Review Committee review process, two items of concern were noted:

- The development's only point of access will be from the adjoining eastern (Idolwood) subdivision.
- The development will not be using curb and gutter even though all other subdivisions leading into it will

After discussions with the engineering firm, the resubmittal still fails to address the access to Idols Road and has no curb and gutter. In addition to the aforementioned items, the subdivision still has the following minor issues:

- Sidewalk fails to connect with the cul-de-sac and Quail Forest Drive.
- No bufferyards are not provided fronting Idols Road (partial is achievable)
- Missing site distance triangles
- Failed to include Watershed notes onto the plat
- Mail Kiosk is not encapsuled by an easement
- Fails to show drainage easement
- Current schematic does not show adequate shoulder width per NCDOT Subdivision design manual
- Failed to add note indicating that signage shall comply with Manual on Uniform Traffic Control Devices

At this time, staff recommends denial.