

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
JULY 19, 2022 MINUTES**

No official meeting took place on July 19, 2022 due to a lack of quorum. A summary of the unofficial meeting is attached.

**REGULAR MEETING OF
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July 19, 2022 MINUTES**

The Village of Clemmons Planning Board met on Tuesday, July 19, 2022 at 6:00 p.m. The meeting was held at Village Hall, Clemmons, North Carolina. The following members were present: Rob Cockrum, Lanny Farmer, Tressa Krenzer and Carolyn Miller. Members Brad Hunter, Kevin Farmer and Tom Mekis were absent. Planner Nasser Rahimzadeh, Attorney Elliot Fus, Assistant Manager Amy Flyte, and Village Clerk Lisa Shortt were also present.

I. CALL TO ORDER

With no Chairman or Vice-Chairman present, Planner Rahimzadeh, as Secretary, called the meeting to order at 6:05 p.m. There was not a quorum of the Planning Board in attendance so no action could be taken at this meeting.

II. APPROVAL OF MINUTES for June 21, 2022 meeting

Will be placed on the next Planning Board meeting agenda as no action can be taken.

III. CHANGES AND/OR APPROVAL OF AGENDA

No changes to or approval of the agenda as no action can be taken.

IV. ANNOUNCEMENTS

There were no announcements.

V. PUBLIC COMMENTS

There were no public comments.

VI. BUSINESS

A. Election of Planning Board Officers for 2022-2023

Will be placed on the next Planning Board meeting agenda as no action can be taken.

B. For Discussion of Zoning Map Amendment for real property owned by Jasper L. Harper, Sr. and Jasper L. Harper, Jr. from RS-40 (Residential, Single-Family) to RS-30-S (Residential, Single-Family – Special), located east of Michelle Drive and north of Dunmore Lane and described by the Forsyth County Tax Offices as PIN numbers 5883-39-7339 and 5883-49-6486 consisting of 26.76 acres± as

shown on a site plan located in the Village of Clemmons Planning Department and on the Village of Clemmons website (**Zoning Docket C-247**).

Note: No action can be taken on this item as no quorum present. This is discussion only.

Planner Rahimzadeh presented a revised site plan for Zoning Docket C-247. The Village Council remanded the rezoning request back to Planning Board for a recommendation at their June 27, 2022 meeting due to the significant changes to the site plan from when it was originally presented to Planning Board. He provided an update on the revised site plan pointed out the changes from the original request which include:

- rezoning request from RS-15 to RS-30-S (less dense)
- number of units down from 77 to 38
- larger lot sizes from under 5,000 sq ft to approximately 11,000 sq ft and expanded to 80'
- pointed out the pocket park is considered active open space and the rest is considered passive open space (over 40% is the requirement)
- reduced connections from three (Dunmore Court, Lismore Street, Michelle Drive) to two (Lismore Street and Michelle Drive)
- original traffic study required a turn lane – this would still be a condition
- moved the clubhouse and pool area from the northern portion to the southern portion which includes 14 parking spaces and can be utilized for the mail kiosk area
- advised density is calculated off total acreage not usable acreage
- clarified that stormwater flow onsite must mimic current flow
- clarified that the plan meets Appendix D in the Fire Code
- provided a comparison breakdown for members to see the differences in the two plans and surrounding area neighborhoods
- advised he will provide Staff Reports in work sessions and Staff Recommendation and Consistency Statements for consideration prior to Public Hearings

C. Public Hearing of Zoning Map Amendment for real property owned by 30S Equity, LLC from GB-S (General Business – Special) to GB-S (General Business – Special) for property addressed 0 Gentry Lane, PIN 5893-04-0489, consisting of 1.35± acres as shown on a site plan located in the Village of Clemmons Planning Department and on the Village of Clemmons website (**Zoning Docket C-249**).

Note: Petitioner failed to provide neighborhood meeting written summary. Subject rezoning request is automatically continued to the next scheduled Planning Board public hearing meeting per Unified Development Ordinances Section B.6-1.2(E) Automatic Continuance.

D. Rules for Public Hearings

Will be placed on the next Planning Board meeting agenda.

E. Staff Report – Next scheduled meeting is August 16, 2022. After a brief discussion, Tressa Krenzer advised she would not be in attendance for that meeting as she will be out of town. Carolyn Miller will also be out of town. Planner Rahimzadeh polled the four members in attendance and all would be available for a special called meeting for Public Hearings to be held on Thursday, August 4, 2022 at 6:00pm. He will follow up with the other members and the Petitioners for Zoning Docket C-247 and Zoning Docket C-249. Planner Rahimzadeh advised there will be a Planning Board work session on August 1, 2022.

VII. ADJOURNMENT

Planner Rahimzadeh adjourned the meeting.

Respectfully submitted,

Lisa Shortt, Village Clerk

Nasser Rahimzadeh, Secretary