

**REGULAR MEETING OF  
THE VILLAGE OF CLEMMONS PLANNING BOARD  
August 17, 2021**

The Village of Clemmons Planning Board met on Tuesday, August 17, 2021 at 6:00 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Rob Cockrum, Kevin Farmer, Lanny Farmer, Brad Hunter, Tom Mekis, Carolyn Miller, and Dave Orrell. Members Tressa Krenzer and Bobby Patterson were absent. Planner Rahimzadeh, Planning Technician Drake, and Village Attorney Elliot Fus were also present.

**I. CALL TO ORDER**

Chairman Brad Hunter called the meeting to order at 6:07 p.m.

**II. APPROVAL OF MINUTES**

Vice Chairman Dave Orrell made a motion to approve the July 20, 2021 minutes as presented. Lanny Farmer seconded the motion which was unanimously approved.

**III. CHANGES AND/OR APPROVAL OF THE AGENDA**

Planner Rahimzadeh requested that the board remove items VI(B) and VI(D) from the agenda and postpone the public hearings for Zoning Dockets C-242 and C-245 until a special meeting to be held on September 7, 2021 at 6:00 p.m.

Planning Technician Drake noted that the change in date for the following meeting would be reflected in the minutes under the staff report located as item VI(F).

Tom Mekis made a motion to postpone items VI(B) and VI(D) to a special meeting on September 7, 2021. Carolyn Miller seconded the motion which was unanimously approved.

**IV. ANNOUNCEMENTS**

Attorney Fus reminded the board that their decisions must be based on land use only and no other factors (i.e., ethnicity, income, character of residents, ownership status, and identity).

**V. PUBLIC COMMENTS**

Planning Technician Drake advised that there were three sets of public comments included in the agenda packets distributed to Planning Board members (attached hereto as Exhibit A and incorporated into the minutes).

**VI. BUSINESS**

- A. Public Hearing of Zoning Map Amendment** for real property owned by Gateway West Apartments, LLC from RS-40 (Residential Single Family) to RM-12-S (Residential Multifamily – Special) for property addressed 2070 Lewisville-Clemmons Road, PIN 5883-99-1851, consisting of 5.88± 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-240**).

Chairman Hunter acknowledged that he and other board members received several emails, phone calls, letters, and a petition. He detailed the time limits and rules regarding public hearings.

Planner Rahimzadeh presented Zoning Docket C-240 to the board. The request is for RM-12-S, for two three-story apartment buildings totaling 70 units at a density of 11.9 units per acre. To the north is multi-family RM-12 zoning, to the east across Lewisville-Clemmons Road is RM-12 zoning, and to the south is RM-8 and RM-12 zoning containing one-story townhomes and three-story condominium buildings. To the west, in Forsyth County, is RS-40 zoning. The application initially requested RM-18-S which was revised to RM-12-S after the neighborhood meeting was held. The future land use designated for the property in the Clemmons Community Compass is for mixed-use residential. The property is also located in the Lewisville-Clemmons North strategic planning area. The topography is significantly variable. Planner Rahimzadeh reviewed the site plan which indicated parking to the side of and behind the buildings.

Planner Rahimzadeh reviewed the Traffic Impact Analysis and recommendations from Kimley Horn's analysis of the study. Traffic generation is estimated at 488 trips per day. The intersection at Hanesbrook Circle and Lewisville-Clemmons Road would experience a degradation in level of service (LOS) from LOS D to LOS E in peak am hour for the Eastbound (approach) 2023 build scenario. Recommendations from Kimley Horn included upfits to Culler Road per NCDOT standards extended to the western access point. Kimley Horn also recommended a southbound right-turn lane installed at the intersection of Culler Road and Lewisville-Clemmons Road.

Staff recommends APPROVAL with the conditions that the developer upfit the entirety of Culler Road adjoining the parcel with sidewalks and curb and gutter per NCDOT standards; that the developer provide mitigation for the drop in level of service at Hanesbrook Circle and Lewisville-Clemmons Road; and that the developer adhere to building elevations showing the modification to three stories.

Chairman Hunter opened the public hearing at 6:33 p.m.

The following proponents spoke:

Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103, stated that he was the engineer for the project and that he was available for questions from the board. David Carr, 9334 Eden Grove Court, Lewisville, NC 27023 was also available for questions.

The following opponents spoke:

Marcus Felton, 2104 Weststone Road, Clemmons, NC 27012, stated that the parcel was not located on a major thoroughfare since there is no proposed access to Lewisville-Clemmons Road and that the proposal is not compatible with the RM-8 West Meadows neighborhood to the south. He stated that the sidewalk requested by the Village on Lewisville-Clemmons Road would increase pedestrian traffic through the West Meadows neighborhood. He is concerned with when the Traffic Impact Analysis was conducted since it did not take into account school traffic. He is also concerned with disturbances to nearby properties, including his own, in order to connect the site to sewer.

Ian Schneider, 6945 Culler Road, Clemmons, NC 27012, stated that he was concerned about existing traffic that could worsen with the development as well as the conditions studied in the Traffic Impact Analysis. He cited environmental concerns including adverse impacts to a neighboring wildlife habitat and the potential for loose trash and polluted stormwater.

Kimberly Kramer, 6842 Wellsley Court, Clemmons, NC 27012, stated concerns with increased traffic and traffic flow through West Meadows, especially people trying to make left turns from Hanesbrook Circle onto Lewisville-Clemmons Road. She is concerned with road width in West Meadows, parking issues, and impacts on quality of life in the West Meadows neighborhood.

Nancy Vander Lugt, 6901 Hanesbrook Circle, Clemmons NC, 27012, stated she has no issue with multifamily development but that the proposed density is concerning. Current parking issues and road width are already an issue for Hanesbrook Circle.

There were no rebuttals from proponents.

The following opponents spoke during the rebuttal period:

William Nussbaum, 2150 Weststone Road, Clemmons NC, 27012, stated that he is president of the Homeowners' Association for 51 townhouses in West Meadows, and he recalled a similar proposal that was denied in 2007. He stated concerns with traffic and said he believes that the current fast rate of development may be stretching Clemmons' resources. He stated that there is a need for more single-family starter homes, not multifamily units.

Marcus Felton spoke again to discuss overflow parking onto Culler Road and his street. He stated the developers should be required to explicitly address changing circumstances that justify the rezoning and why it is in the public interest, the proposal's compatibility with the future land use plan, and the benefits and detriments as well as their magnitude that the proposal brings to all stakeholders.

There being no one else to speak, Chairman Hunter closed the public hearing at 6:57 p.m. There were approximately 30 people present.

Discussion followed regarding school traffic, capacity for public services, NCDOT's refusal of a median cut at Culler Road, core samples tested by the developers before purchase of the property, potentially disconnecting the development from West Meadows with a fire gate or private streets, and adjustments to the zoning request.

Steve Causey confirmed that the developer would accept the conditions proposed by staff.

Kevin Farmer made a **motion** to recommend DENIAL of Zoning Docket C-240. Lanny Farmer seconded the motion. Chairman Hunter stated that he would be open to recommending approval with a condition that cut connectivity off between Culler Road and Weststone Road. The vote on the motion for a recommendation for denial resumed and was unanimously approved.

### **CONDITIONS FOR C-240**

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 GRADING PERMITS:**

- a. Developer shall obtain driveway permit from NCDOT and comply with all related requests made by NCDOT.
- b. Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- c. Developer shall obtain a driveway permit from the Village of Clemmons Public Works.
- d. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards of the ordinance.
- e. 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.
- f. Developer shall upfit entirety of Culler Road adjoining the parcel with sidewalks and curb/gutter per NCDOT standards.
- g. Developer shall provide mitigation for LOS drops at Hanesbrook Circle and Lewisville-Clemmons Road.

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

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator.
- b. Developer shall upfit the portion of Culler Road that is currently one lane to two lane with sidewalks and curb/gutter.
- c. Developer shall adhere to building elevations with the modification from four stories to three stories.

#### **OTHER CONDITIONS:**

- a. All service utility areas shall be sufficiently screened.
- b. All internal sidewalks shall be ADA compliant and provide curb cuts with tactile paving at proposed internal crossings along with handicap parking area.
- c. Developer shall screen any external dumpsters. Material shall be the same as the building.

**B. Public Hearing of Zoning Map Amendment and Preliminary Major Subdivision Review** for real property owned by Pennston Corp. from RS-9 (Residential Single-Family) to RM-5-S (Residential Multifamily - Special) located on 54.86± acres to include 22 lots at 6100 Springfield Farm Road, PIN 5894-22-6196, as shown on a site plan map located in the Village of Clemmons Planning Department and on the Village of Clemmons website (**Zoning Docket C-242**).

The public hearing is postponed to a special meeting on September 7, 2021.

**C. Public Hearing of Zoning Map Amendment** for real property owned by 2020 MOJO, LLC from PB-S (Pedestrian Business - Special) to PB-S (Pedestrian Business – Special) for property addressed 6110 Towncenter Drive, PIN 5883-95-5532, 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-243**).

Planner Rahimzadeh presented Zoning Docket C-243 to the board. The request is for the use of medical and surgical offices in the existing PB-S district. The parcel is located in the Village Point area and is surrounded on all sides by PB-S zoning. The future land use designated for the property in the Clemmons Community Compass is mixed-use commercial. The property is also located in the Village Point Strategic Planning Area and is governed by the Village Point Small Area Plan which contains design guidelines for the planning area. Current elevations propose a white-on-white with black trim color scheme for the façade, although design guidelines indicate that buildings should have similar architectural features and use white as an accent color. The site has little variation in topography except near a culvert that is near the western property line.

Staff recommends APPROVAL with the condition that the developer submit an off-white color to Planning Staff for approval and that the selected color is the same tone as one of the adjacent building colors.

Discussion followed regarding confirmation of proper dumpster screening, consideration of proposed uses in addition to only medical and surgical office, and stormwater comments from Technical Review Committee.

Chairman Hunter opened the public hearing at 7:47 p.m.

Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103, was present to answer questions. He confirmed that he has been working with Engineer Kimbrell to satisfy stormwater requirements. He stated that he will work with the petitioners to review a list of additional uses.

John Fuller, Fuller Architecture, 68 Court Square, Mocksville, NC 27028, was present to answer architectural questions. He stated that they changed some of the building materials to conform with the Village Point Area design guidelines, but the petitioners ultimately still prefer the all-white base with dark trim façade.

There being no opponents, Chairman Hunter closed the public hearing at 7:55 p.m.

Carolyn Miller made a **motion** to adopt the statement of plan consistency (attached hereto as Exhibit B and incorporated as part of the minutes) and recommend APPROVAL for Zoning Docket C-243 with the conditions recommended by staff. Vice Chairman Dave Orrell seconded the motion which was unanimously approved.

**CONDITIONS FOR C-243**

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 GRADING PERMITS:**

- a. Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. Developer shall obtain a driveway permit from the Village of Clemmons Public Works
- c. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards of the ordinance.
- d. 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 THE ISSUANCE OF BUILDING PERMITS:**

- a. Developer shall submit selected off-white color to Village of Clemmons Planning Staff for approval. Off-white color shall be the same tone as one of the adjacent building colors.

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

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

**OTHER CONDITIONS:**

- a. Mechanical equipment and dumpster enclosure will use same materials as the building for screening.

**D. Public Hearing of Zoning Map Amendment** for real property owned by Robert and William Vogler, Impulse Energy II, LLC, and Milo White Investments, LLC from RS-30 (Residential Single-Family) and LB-S (Limited Business – Special) to RM-12-S (Residential Multifamily – Special) and GB-S (General Business – Special) for property addressed 1544-1614 Lewisville-Clemmons Road, PINs 5884-87-3358, 5884-87-2577, 5884-87-2893, 5884-97-0932, 5884-98-0002, 5884-98-0192, 5884-88-8007, and 5884-88-6079, consisting of 35.20± 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-245**).

The public hearing is postponed to a special meeting on September 7, 2021.

- E. Zoning Text Amendment** to amend multiple sections in Chapter C Environmental Ordinance of the Unified Development Ordinances to strengthen stormwater requirements for public health, welfare, and safety. The Text Amendment is on file in the Village of Clemmons Planning Department and on the Village of Clemmons website (**Zoning Docket C-UDO-85**).

Planner Rahimzadeh advised of a revision to the language recently passed in Text Amendment C-UDO-84. The intent of Text Amendment C-UDO-85 is to further clarify the definition of low-density projects in the Environmental Ordinances.

Carolyn Miller asked Planner Rahimzadeh what kind of projects the board has seen lately that would classify as low-density. Planner Rahimzadeh replied that most projects have been high-density. Chairman Hunter expressed concern that developers will pass costs of increased stormwater regulations onto homebuyers who are not aware of long-term costs and upkeep. Kevin Farmer stated that not sufficiently addressing stormwater upfront creates expensive repair projects down the road.

Vice Chairman Dave Orrell made a **motion** to recommend APPROVAL for C-UDO-85. Carolyn Miller seconded the motion. The motion passed 6-1. Those voting in favor of the motion: Dave Orrell, Carolyn Miller, Tom Mekis, Rob Cockrum, Lanny Farmer, and Kevin Farmer. Those voting against the motion: Brad Hunter.

**F. Staff Report** – Next meeting will be a special meeting on September 7, 2021. The regular meeting scheduled for September 21, 2021 will be cancelled.

## **VII. ADJOURNMENT**

Vice Chairman Dave Orrell made a motion to adjourn at 8:18 p.m. Kevin Farmer seconded the motion which was unanimously approved.



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Caroline Drake, Planning Technician



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Nasser Rahimzadeh, Secretary

**From:** [Lisa Shortt](#)  
**To:** [pg32350@gmail.com](mailto:pg32350@gmail.com)  
**Cc:** [Nasser Rahimzadeh](#); [Caroline Drake](#)  
**Subject:** RE: Comments for upcoming planning board meeting docket C-240  
**Date:** Thursday, July 15, 2021 3:00:08 PM

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I wanted to confirm receipt of your written comments.

Thank you,

*Lisa Shortt*, NCCMC  
Clerk/Personnel Officer  
Village of Clemmons  
336.766.7511 – press option 3 then 1  
[www.clemmons.org](http://www.clemmons.org)

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**From:** pg32350@gmail.com <pg32350@gmail.com>  
**Sent:** Thursday, July 15, 2021 2:33 PM  
**To:** Lisa Shortt <lshortt@clemmons.org>  
**Cc:** Nasser Rahimzadeh <nasser@clemmons.org>  
**Subject:** Comments for upcoming planning board meeting docket C-240

Hi Lisa,

Please let me know if I need to send this to anyone else. Thank you.

To the Village of Clemmons Planning Board Comments from property owners of 6876 Culler Rd Clemmons, Richard and Margaret Gallagher re: C-240 Our concerns are below.

Infrastructure in this area will not support such a development:

1. Traffic in the West Meadows neighborhood of elderly people will be increased by ~300 trips a day. (There are many dog walkers in this area.) Has DOT studied how new incoming traffic will impact this area?
2. Four story apartment buildings are mostly unprecedented and unacceptable in this area. The number of apartments in such a small area would seem to create an overcrowded situation.
3. Landscape and service trucks reduce Weststone Rd down to one lane several days a week which create traffic issues currently. More traffic to access the new apartments is untenable and dangerous.
4. Culler Rd past the Village of Clemmons line narrows considerably. What's the plan for the gravel road?
5. There is no bus service and no sidewalk on the southbound side of Lewisville Clemmons Rd, and crossing traffic over to the sidewalk on the northbound side is nearly impossible most times of the day.

The rural aspects of Culler Road and the wildlife will be significantly impacted:

## EXHIBIT A

1. The location of second driveway into the apartments is unacceptable unless major changes are done to the narrow gravel road. Removing 100 year old oak trees would show a lack of care for the environment and impact the wildlife habitat. Property records online state that part of this area is in Lewisville Township, not the Village of Clemmons. Has this changed? When? (There is abundant wildlife in this area of including bird life, gray fox, deer, wild turkeys and this year a family of woodchucks that cross Culler Rd near the proposed second drive.)
2. A drive needs to be created off of Lewisville Clemmons or the median changed to allow direct access to the apartments. This would help preserve the rural and wildlife environments near the second driveway. Again, has the DOT evaluated the traffic situation along Lewisville Clemmons Rd in respect to this project?

The eight families that live outside the Village of Clemmons on Culler Road provide their own services and prefer the quiet, rural aspects of living in the county.

Please take the time to drive down rural Culler Road before you decide to approve this plan without requiring changes that would help mitigate the impact it will have.

Richard and Margaret Gallagher

6876 Culler Road Clemmons 27012

PS The planning and work that has been done near the Publix Shopping Center down to the apartments behind KFC is excellent. The area is easily accessed and provides an alternative to the busy Lewisville Clemmons strip. Please keep up the great work!

Sent from my iPhone

Marcus D. Felton, Jr, PE

2104 Weststone Rd.

Clemmons, NC 27012

August 10, 2021

To the Planning Board Members of the Village of Clemmons

I am a resident of 2104 Weststone Rd. in the West Meadows Townhomes located in Clemmons on Lewisville-Clemmons Rd. I would like to let you know that I oppose the proposed rezoning of the 5.88 acre parcel that is planned for an 80 unit apartment project on Culler Rd., at 2070 Lewisville-Clemmons Rd., for the following reasons:

1. Increased traffic caused by such a large number of apartments will have a significant impact to our neighborhood and to Lewisville-Clemmons Rd. The Transportation Impact Analysis (TIA) prepared by the developer's consultant indicates that the average daily traffic will increase by 564 vehicles per day, a majority of which will ingress and egress through West Meadows. The proposed site plan includes 2 entrances on Culler Rd and no entrance on Lewisville-Clemmons Rd. This scenario will significantly increase traffic in West Meadows on Weststone Rd and Hanesbrook Circle. In order for traffic to head north on Lewisville-Clemmons Rd., there will be 2 options – 1 that will require a U-turn in front of Hanesbrook Circle (Agape Faith Church) and 1 that will require traffic to go south on Weststone, left on Hanesbrook and then left onto Lewisville-Clemmons. Both of these options will increase traffic backups into West Meadows because traffic heading north out of Hanesbrook Circle will have to wait for the south bound turn lane to clear before a left turn can be made. Additionally, an increase of northbound traffic on Lewisville-Clemmons Rd will necessitate a left turn onto Hanesbrook Circle. Traffic wishing to head north on Lewisville-Clemmons from Hanesbrook Circle will have to wait for the turn lane to clear before exiting. So 2 turn lanes will need to clear before traffic is able to exit Hanesbrook. This will create significantly more delay times and congestion than already exist, especially when school lets out at West Forsyth HS. The problem will get even worse when other developments like Belmont are built.
2. Table 4 of the TIA indicates that a Level of Service (LOS) will increase from C to E for eastbound AM Peak Hour and is already at LOS F for PM Peak Hour. Eastbound approach traffic will nearly double due to this project and will therefore exacerbate the backups and delays that already exist.
3. The TIA states that the intersections of the 2 driveways on Culler Rd were not analyzed due to low volumes. All traffic entering and exiting the apartment complex will travel through the intersection of Culler and Weststone and therefore, in my opinion, should be considered.
4. Weststone Rd is only 20 ft. wide and is not designed for thru traffic from adjoining properties, especially from a high density complex. When parking on the street occurs, only 1 vehicle can pass. Roads in West Meadows are not designed for thru traffic and will be significantly impacted in a negative way.
5. Construction vehicles going through West Meadows will deteriorate roads, create hazardous conditions and safety issues and will disrupt the quiet nature of the neighborhood. Our roads are already showing signs of wear with cracks and will become worse with this project.

6. There will be significantly more people and pets walking the streets of West Meadows which will change the ambience of our neighborhood.
7. The property is currently zoned RS40. West Meadows is zoned RM8 and the property on the north side of the project is zoned RM12. I do not believe that an RM18 zone or even an RM12 in between would enhance the neighborhoods in this area. This seems to be a very dense development next to a relatively light density neighborhood and next to a single-family residential area along Culler Rd.
8. There are no 4-story buildings in this region of Clemmons. Four stories will have a significant visual impact to West Meadows, to the traveling public along Lewisville-Clemmons Rd and to this region of the Village.
9. The site plan shows an encroachment into the 50 ft. right-of-way buffer. I believe that no design or amount of vegetative buffer will adequately screen apartments from neighboring properties or the highway; nor will special treatment of a building façade adequately mitigate visual impact.
10. Although lighting is required to be shielded, it has been my experience that it is unlikely that shielding will prevent lights from being seen from adjacent properties, especially from 3 or 4-story buildings.
11. Noise that will be generated by outdoor activities, trash vehicles, personal vehicles and motorcycles will be detrimental to the quality of life of residents of West Meadows and Culler Rd.
12. The sewer line that will service this project is planned to go in my front yard and tie into a manhole next to my driveway. Construction will destroy a 30 ft. tall tree and will necessitate the lowering of the sewer line going under my driveway and the driveways of my 2 neighbors. We are concerned that the tree, the yards and driveways will not be properly replaced or reconstructed to original conditions.
13. I am concerned that there will be insufficient parking in the complex and that people will park illegally along Culler and Weststone Roads thereby creating difficulties for emergency vehicles, safety hazards and inconvenience for West Meadows residents.
14. The latest Application For Zoning Map Amendment requires the petitioner to consider at least 6 items. Although I am told by the Planning Director that this application was instituted after this particular project applied for rezoning and will be applied to all future rezoning requests, I believe the petitioner should be required to consider the items in that application which includes addressing:
  - a. Changing conditions or circumstances to justify the zoning map amendment request
  - b. Why it is in the public interest
  - c. Zoning compatibility with The Future Land Use Plan and other relevant long-range plans of the Village
  - d. Consider the benefits and detriments of the map amendment and the relevant magnitude said benefits and detriments would have on all stakeholders
  - e. Specifications related to the proposed criteria of the Special Use District in relation to the petition (if applicable).
15. Attached are sections of the Zoning Ordinance that indicate that residential districts are designed and intended to provide a comfortable, healthy, safe and pleasant environment in which to live and that RM 18 district sites are only suitable in GMA 3 areas when the site has

direct access to a minor or major access thoroughfare. This site does not have access to either, rather to neighborhood streets.

It is my sincere belief that the negative impacts to all stakeholders, including residents and property owners of West Meadows have not been considered by the petitioner and far outweigh any benefits that they believe would occur. I believe that there are no sound reasons to justify this rezoning request. I respectfully request that you deny this rezoning request.

Thank you for your consideration.

Marcus Felton

[marcusfeltonobx@gmail.com](mailto:marcusfeltonobx@gmail.com)

(252) 202-1365

Unified Development Ordinance

Chapter B – Zoning Ordinance

2-1 Zoning Districts

2-1.2 Residential Zoning Districts – Purpose Statements and Regulations

Each residential district is designed and intended to secure for the persons who reside there a **comfortable, healthy, safe, and pleasant environment in which to live**, protected from incompatible and disruptive activities which more properly belong in nonresidential districts. The districts are also intended to assist the community in meeting the growth management goals of *Legacy*. When a residential rezoning proposal is considered, the *Growth Management Plan* and the residential land use goals and locational criteria contained in *Legacy* shall be used as guides, in conjunction with other factors, in determining the appropriateness of the proposed district. Other goals of these residential districts are explained in the remainder of this section.

Growth Management Area 1 City.....Town Centers

GMA 2 Urban Neighborhood

GMA 3 Suburban Neighborhood

GMA 4 Future Growth

GMA 5 Rural Area

RM-18 Residential Multifamily District. (1)

Purpose. ....The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for GMAs 1 and 2, and may be suitable for GMA 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and **the site has direct access to a minor or major thoroughfare**

**From:** [Beverly Shaw](#)  
**To:** [Nasser Rahimzadeh](#)  
**Subject:** Zoning Docket C-240  
**Date:** Monday, August 9, 2021 3:28:56 PM  
**Attachments:** [2CEC31871AA54E978C6E346B731DCEAE.png](#)

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Sent from [Mail](#) for Windows 10

**August 9, 2021**

**To: Village of Clemmons  
Planning Department  
Clemmons, NC 27012**

**From: Beverly Shaw  
6813 Wingrave Rd.  
Clemmons, NC 27012**

**Council Member/Planning Board:**

**Oppose the re-zoning and the building on 2070 Lewisville-Clemmons Rd, residential multifamily-special. (Zoning Docket C=240). Upcoming hearing August 17, 2021.**

**This structure on many levels would have a negative impact in this area.**

**For the privacy and safety of the West Meadows Complex and its residents.**

**These are privately owned homes, not an apartment complex nor associated with said structure.**

**This type of structure should be in an area for the uncivilized behavior that will no doubt go along with it, it should not be put here, this is a peaceful, quiet and safe community and overall neighborhood which we would like to maintain as to why we are here to begin with.**

**There would be too many people (beyond 80 tenants at least one to five persons per unit), for such a tight area, then to encroach upon the residents/homeowners at West Meadows.**

**If valet trash pickup which is much cleaner is not provided there could be an infestation of rats and roaches. Which we do not have or want.**

**All tenants will not be clean or caring about anything because they are renters not owners. Big difference.**

**That affects our property value and the quality of life here.**

**Removing trees, tearing up asphalt interrupting services to connect to our utilities. To come in and disrupt and destroy our property for your profit.**

**There is an apartment building next to your land why not connect with that, another apartment building with the same situation or the building across the street for utilities. And not tie into privately owned homes.**

Not just Culler Rd. which also gives access to Westone and Hanesbrook Cir, this would be a huge problem. Vehicles in and out, up and down thru our complex which has nothing to do with their complex.

And by this structure having access to Culler Rd., it would definitely create numerous problems, all this and more literally in our backyards at our backdoors such as; constant noise 24/7, (no sleep), cars in and out, loud music, people talking, arguing, profanity, trespassing through and on our property/complex by foot and/or vehicle, theft, damage to property, renters may think this is an extension for them to walk their dogs and not cleanup after them or go jogging (really up to no good) scoping the area out for criminal activity, their visitors and associates, confrontations, bullets flying and ricocheting left and right. For these reasons there would be ongoing calls to the Sheriff and/or Police Dept.

Parking, there may not be enough for the tenants even if it is, where would their visitors park, in West Meadows? on Culler? The Sheriff's Dept or Fire Dept. would not appreciate that. Again, a tight area of land for what wants to be accomplished.

If any of this project were to extend onto the gravel area that's another issue -with the homeowners there.

This project seems to have ongoing issues.

Just because a person has the money to do what they want doesn't mean it's the right thing.

NOT having access to Culler Rd, would eliminate or help reduce a lot of the issues that would occur. This really needs to be addressed. There has to be another area for entry and exit other than Culler Rd.

Lewisville-Clemmons Rd. is used for entry and exit for other structures/ buildings from one end to the other. That would be the most logical solution. If money is the reason that it is not being considered it should be, it's better to address this issue now than later which could be even more costly and in other ways.

If that cannot be the answer then this project should not go forward. Nor any other project as long there is access to Culler Rd. Access to this complex which should not be a part of any other developments and/or plans.

This is a safe enough area, but the need for or additional security systems would now seem necessary, which would be another cost put upon us.

Our safety and security would definitely be imposed upon.

These are private homeowners not public renters. West Meadows is a separate entity.

It's not just the building it's the manner in which it is being handled as to no regard for others and the impact it will have on them, not just temporarily but permanent.

Clearly all the necessary and proper research was not done, otherwise we wouldn't be where we are now, just enough to get by legally, if even that.

Clemmons is not a big city it is a small village a small area.

Your issues should not become our concerns.

The only thought that seems to have gone into this project is to how much money can be made.

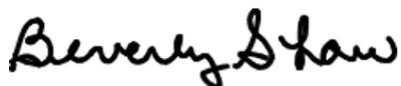
This is not a matter to be played down meaning there are more than nine residents here then what is indicated on that map.

We shouldn't be forced to sacrifice our investment or in this case being dumped on.

Just push them aside as if to say the heck with the residents at West Meadows (mostly senior citizens).

This is not the location or area for your proposed project.

Beverly Shaw

A handwritten signature in black ink that reads "Beverly Shaw". The signature is written in a cursive style with a large initial 'B' and 'S'.

---

[Mail](#) for Windows 10

We the undersigned members of the West Meadows Townhomes Association respectfully request that you consider our position against the multi-family rezoning proposal on Culler Rd. by Gateway West, LLC. Due to the increase in traffic in our neighborhood and other issues, we believe our quality of life and safety will be negatively impacted by this development.

No.	NAME	SIGNATURE	ADDRESS
1	Marcus Felton	Marcus Felton	2104 Weststone Rd
2	Margaret Gallimore	Margaret Gallimore	2106 Weststone Rd
3	DARYLE REID	Daryle Reid	2108 Weststone Rd.
4	Lois Hash	Lois Hash	6829 Wingrave Rd.
5	Kimberly Kramer	Kimberly Kramer	6842 Welsley Ct
6	Valee Dix	Valee Dix	6812 Wingrave Rd
7	Mary Thomas	Mary Thomas	6820 Wingrave Rd
8	Sara A Snuden	Sara Snuden	6828 Wingrave Rd
9	Rebecca Norris	Rebel Gair	6824 Wingrave Rd
10	BEVERLY SHAW	Beverly Shaw	6813 WINGRAVE RD
11	Susan Morgan	Susan Morgan	2111 Weststone Rd
12	KEITH WICKER	Keith Wicker	2112 Weststone Rd
13	Glenda Leonard	Glenda Leonard	2113 Weststone Rd
14	DIANNE WEAVER	Dianne Weaver	2120 Weststone Rd
15	Rat Pulara	Rat Pulara	2124 Weststone Rd
16	Ken Carden	Ken Carden	2138 Weststone Rd, Clemmons
17	Joye Carden	Joye Carden	2138 Weststone Rd Clemmons
18	LINDA A Foster	Linda A Foster	2140 Weststone Rd
19	LINDA B LYON	Linda B. Lyon	2142 Weststone Rd
20	Helen Thurston	Helen Thurston	6843 Welsley Court
21	JUDY SHANK	Judy Shank	6804 Wingrave
22	Eddie Ma	Eddie Ma	6805 Wingrave Rd
23	Chris Ma	Chris Ma	6805 Wingrave road

We the undersigned members of the West Meadows Townhomes Association respectfully request that you consider our position against the multi-family rezoning proposal on Culler Rd. by Gateway West, LLC. Due to the increase in traffic in our neighborhood and other issues, we believe our quality of life and safety will be negatively impacted by this development.

No.	NAME	SIGNATURE	ADDRESS
1)	Shannon Bright	SR Bright	6834 Wellsley Ct.
2)	Suzie Datta	Suzie Datta	2148 Weststone Rd.
3)	Linda Reed	Linda Reed	6823 Wellsley Ct
4)	Linda White	Linda White	7025 Hanesbrook Cr #302
5)	Nancy Vanderlyt	N Vanderlyt	6901 Hanesbrook Cr #303
6)	Eva Ash	Eva Ash	6901 Hanesbrook Cir #20
7)	LUCY WHITLEY	Lucy Whitley	6901 HANESBROOK Cir 304
8)	Mary Zhao	Mary Zhao	6815 Hanesbrook Cir. 30
9.)	Linda Messick	Linda C. Messick	6901 Hanesbrook Cir
10)	Richard Messick	Richard Messick	#202
11)	James Menberg	James Menberg	6901 Hanesbrook Cir 202
12)	Michael Johnson	Michael Johnson	6831 Hanesbrook Ct 301
13)	BEVERLY SHAW	Beverly Shaw	6815 Hanesbrook Cir 101
14)	CAROLE HUTTON	Carole Hutton	6813 Wingrave Rd
15)	Dee Slater	Dee Slater	6831 Wellsley Ct DORIS

We the undersigned members of the West Meadows Townhomes Association respectfully request that you consider our position against the multi-family rezoning proposal on Culler Rd. by Gateway West, LLC. Due to the increase in traffic in our neighborhood and other issues, we believe our quality of life and safety will be negatively impacted by this development.

No.	NAME	SIGNATURE	ADDRESS
1	PAT DOTSON	Pat Dotson	6890 Haresbrook Cir
2	FRANCES LINGER		6921 WINGERS
3	William Marsh		6850 WESTSTONE RD

We the undersigned members of the West Meadows Townhomes Association respectfully request that you consider our position against the multi-family rezoning proposal on Culler Rd. by Gateway West, LLC. Due to the increase in traffic in our neighborhood and other issues, we believe our quality of life and safety will be negatively impacted by this development.

No.	NAME	SIGNATURE	ADDRESS
1.)	6839 Wellsley Patricia Strickel	<i>Patricia Strickel</i>	6839 Wellsley Ct. Clem, NC 27011
2.)	LOUIS TODD	<i>Louis Todd</i>	6839 WELLSLEY CT. CLEM, NC
3.)	Deborah Myers	<i>Deborah Myers</i>	6850 Wellsley Court
4.)	2146 Weststone Prentice	<i>Linda Prentice</i>	2146 Weststone Rd.
5.)	" " Roberto Clog, Roberta Clog	<i>Roberto Clog</i>	2146 Weststone Rd
6.)	6827 Wellsley Jenna Hynacki	<i>Jenna Hynacki</i>	6827 Wellsley Ct.
7.)	6826 Wellsley Amy Sandora	<i>Amy Sandora</i>	6826 Wellsley Ct
8.)	6826 Wellsley Louis P Sandora	<i>Louis P Sandora</i>	
9.)	6834 Wellsley Melissa King	<i>Melissa King</i>	6834 Wellsley Ct Clem, NC <sup>2/2012</sup>
10.)	6815 Hanesbrook Cir #201	<i>Dwain Gillman</i>	
11.)	2127 Weststone Rd	<i>Larry Williams</i>	
12.)	6899 Culler Rd	<i>Janell M. Miller</i>	6899 Culler Rd
13.)	6813 Wengrave Rd	<i>Beverly Shaw</i>	6813 Wengrave Rd (previously signed)
14.)	6831 Hanesbrook Cir #203	<i>Donella J. Edwards</i>	
15.)	6807 Wellsley Ct	<i>Kelly Greene + Heidi Matthews</i>	
16.)	6814 Wellsley Ct	<i>Peggie Harmon</i>	Peggie Harmon
17.)	2125 Weststone Rd	<i>Jeff Cardwell</i>	Jeff Cardwell
18.)	6806 Wellsley Ct.	<i>Teresa Hardin</i>	Teresa Hardin
19.)	6806 Wellsley Ct	<i>Doug Brown</i>	Doug Brown
20.)	<del>6801 #304</del> HANESBROOK Cir #2	<i>Linda White</i>	
21.)	7054 Hanesbrook Cir	<i>June Fussey</i>	
22.)	Carl Metzger	<i>CARL METZGER</i>	7046 HANESBROOK

We the undersigned members of the West Meadows Townhomes Association respectfully request that you consider our position against the multi-family rezoning proposal on Culler Rd. by Gateway West, LLC. Due to the increase in traffic in our neighborhood and other issues, we believe our quality of life and safety will be negatively impacted by this development.

No.	NAME	SIGNATURE	ADDRESS	Unit 202
1.)	Linda Messick	Linda Messick	6901 Hanesbrook Circle	Clemmons NC
2.)	Nancy Vander Lugt	Nancy Vander Lugt	6901 Hanesbrook Circle	# 303 Clemmons NC 27012
3.)	Nikolina Boskovic	Mikal Baku	6901 Hanesbrook Circle	Apt 101
4.)	Sarah Hales	Sarah Hales	6901 Hanesbrook Cir,	Apt 102 Clemmons, NC 27012
5.)	Eva Ash	Eva Ash	6901 Hanesbrook Cir	#204 Clemmons, NC
6.)	Liliana Baskin	Liliana Baskin	6901 Hanesbrook	# 2201
7.)	Deanna Dilard		"	# 103
8.)	Jessa Dickerson	Teresa Dickerson	6901 Hanesbrook	# 302
9.)				
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22.)				

and safety will be negatively impacted by this development.

EXHIBIT A

No.

NAME

SIGNATURE

ADDRESS

- | No. | NAME                | SIGNATURE           | ADDRESS             |
|-----|---------------------|---------------------|---------------------|
| 1.) | Rebecca Joy Gabriel | Rebecca Joy Gabriel | 6803 Welsley Court  |
| 2.) | PETER ROMANOV       | Peter Romanov       | 6802 WELLSLEY COURT |
| 3.) | Sandra Collins      | Sandra Collins      | 6810 Welsley Ct     |
| 4.) | Kenneth J. Miopis   | Kenneth J. Miopis   | 6846 Welsley Ct.    |

5.)

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We, the undersigned, residents and/or property owners of Culler Rd, respectfully petition that the Village *not* approve the proposal of Gateway West Apartments LLC to rezone and construct two four-story, 40-unit apartment buildings at 2070 Lewisville Clemmons Road with multiple entrances on Culler Rd, because it is inconsistent with the neighborhood scale-and-character for the following reasons:

1. The proposed buildings are overly large. They will replace one single-family home with 80 new residences, a net gain of 79 additional residences, by utilizing the inclusion of "affordable housing" units to justify the oversized design. The August Drive to Culler road block of Lewisville Clemmons road already has the 234-unit Morgan Place multi-family dwellings that are 100-percent lower-income housing, The Western Villa Apartments that are 100-percent lower income housing, and the planned multi-family Belmont Development.
2. The buildings are far too tall, exceeding the height of the tallest existing buildings on the street. None should be taller than neighboring three-story buildings, with the fourth story being far from the character of Clemmons.
3. Street traffic is already heavy. The Belmont development will undoubtedly add to it. Adding two additional buildings with potentially 160 more cars will unreasonably worsen street traffic, bringing to mind the current woes of Meadowlark Rd. Demand for parking by visitors (guests and vendors) to 80 more families will make the parking situation worse too, likely spilling over into West Meadows.
4. The lot currently borders a certified wildlife habitat, and sustains several mature trees, including oaks and endangered eastern hemlocks that should be preserved because their loss would take several decades to mitigate. It is also home and habitat for many animals including protected Pileated, Redhead, and Duffy Woodpeckers. In addition, the inevitable windblown trash from 80 units will certainly migrate into the bordering creek and watershed.
7. The proposals do not appear to consider the strain so many more homes and vehicles will place on expensive City resources, including emergency services.

The Village is not required to approve an application simply because it meets technical requirements when it is demonstrated that its fulfillment will unreasonably diminish the quality of life in the neighborhood. The "lower-income housing" loophole should not be utilized to profit developers to the detriment of residents. Any development should enhance residents' lives, not merely the developer's wallet. This one falls far short.

The Residents and Property Owners of Culler Road

Signed: The Residents and Property owners of Culler Rd.

- 1) ~~Jan C Schneider~~ Jan C Schneider 6945 Culler rd.
- 2) ~~Jon D. Schneider~~ Jon D. Schneider 6899 Culler Rd.
- 3) ~~Sue H Ramsey~~ Sue H Ramsey 6875 Culler Rd
- 4) ~~K-B Gallagher & Peggy Gallagher~~ K-B Gallagher & Peggy Gallagher 6876 Culler Rd
- 5) ~~Melissa Schneider~~ <sup>Janelle Schneider</sup> Melissa Schneider 6899 Culler Rd Culler Rd
- 6) ~~Nicholas Schoenbacher~~ Nicholas Schoenbacher 6974 Culler Road
- 7) ~~Morgan Schoenbacher~~ Morgan Schoenbacher 6974 Culler Rd
- 8) ~~Matthew Trenchard~~ Matthew Trenchard Lot owner - Culler Rd.
- 9) ~~Kelly Trenchard~~ Kelly Trenchard Lot owner - Culler Rd.
- 10) JAMES R WILLIAMS James R Williams 6938 Culler Rd
- 11) KENDRA KENNEDY ~~\_\_\_\_\_~~ 6938 Culler Rd
- 12) Randy M. McKnight ~~Randy M. McKnight~~ 6938 Culler Rd
- 13) Lauren Schneider ~~Lauren Schneider~~ 6945 Culler Rd
- 14) Mary Crockett ~~Mary Crockett~~ 6968 Culler Rd
- 15) Charles Johnson ~~Charles Johnson~~ 6968 Culler Rd
- 16) Robert Brack 6888 Culler Rd
- 17) \_\_\_\_\_
- 18) \_\_\_\_\_
- 19) \_\_\_\_\_
- 20) \_\_\_\_\_
- 21) \_\_\_\_\_
- 22) \_\_\_\_\_

Planning & Community Development  
 P | 336.766.7511  
 F | 336.766.7536



www.clemmons.org  
 3715 Clemmons Road  
 Clemmons, NC 27012

## STATEMENT OF PLAN CONSISTENCY

Per G.S. §160D-604(d) Plan Consistency

“When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.”

### **Consistency Statement for Zoning Map Amendment: Docket # C-243**

The proposed zoning docket C-243 zoning map amendment petition for tax parcel 5883-95-5532 addressed 6110 Town Center Drive requesting a change from Pedestrian Business – Special (PB-S) to Pedestrian Business – Special (PB-S) is consistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
  - Theme 4 Economic and Community Development – Medical sites increase employment opportunities
  - Goal 1 Managed Growth and Balanced Land Use – The proposed development continues to advance the development continuum from rural, to suburban, to village core.
  - Goal 7 Diverse Employment Opportunities – Medical sites expand job opportunities.
- Future Land Use Map
  - The future land use for the parcel is mixed-use commercial. Mixed-use commercial areas should provide a mix of urban scale retail, commercial, office, residential and institutional land uses. The proposed development would be an office use nestled in an area that has a mix of office, retail, institutional, and commercial uses.
  - Village Point Strategic Planning Area future land use intent states that “institutional and office uses are compatible within the strategic planning area and may include medical facilities, government offices, and professional small-scale office”. The requested medical and surgical use is a small-scale medical facility.

### **Inconsistency Statement for Zoning Map Amendment: Docket # C-243**

The proposed zoning docket C-243 zoning map amendment petition for tax parcel 5883-95-5532 addressed 6110 Town Center Drive requesting a change from Pedestrian Business – Special (PB-S) to Pedestrian Business – Special (PB-S) is inconsistent with the Village of Clemmons Community Compass:

- Future Land Use Map
  - Village Point Strategic Planning Area future land use intent is to have “a commercial activity center at Lewisville-Clemmons Road and Town Center Drive with mixed-use office and institutional uses focused to the southwest and along I-40”. The proposed medical and surgical office should be closer to the existing Novant Health development and is inconsistent with the Clemmons Community Compass.