

**SPECIAL MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
September 7, 2021**

The Village of Clemmons Planning Board met on Tuesday, September 7, 2021 at 6:00 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. A special meeting notice was posted and delivered to each person requesting such notice (attached hereto as Exhibit A and incorporated as part of the minutes); public hearing notices were mailed, posted, and published. The following members were present: Rob Cockrum, Kevin Farmer, Lanny Farmer, Brad Hunter, Tressa Krenzer, Tom Mekis, and Bobby Patterson. Member Carolyn Miller was 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 6:03 p.m.

II. APPROVAL OF MINUTES for August 17, 2021 meeting

Larry Farmer made a motion to approve the minutes for the August 17, 2021 meeting. Tom Mekis seconded the motion which was unanimously approved.

III. PUBLIC COMMENTS

Attorney Fus reiterated that the board's decision must be based on the appropriateness of the land use and zoning requested and not the people who may reside there.

Chairman Hunter noted that Planning Board does not have control over roads maintained by the North Carolina Department of Transportation (NCDOT), as the board received many written public comments assuming otherwise.

Planner Rahimzadeh stated that all written public comments regarding specific zoning dockets that were requested to be read aloud would be read during the relevant docket's public hearing.

Bryan Morris, 1716 Brandywine Drive, Clemmons, NC requested that the Village install a sidewalk along Lewisville-Clemmons Road near West Forsyth High School. He stated that he has spoken to NCDOT about the need for a crosswalk across Lewisville-Clemmons Road from West Forsyth High School to Millbridge Road, but the department has maintained that they cannot build a crosswalk until a sidewalk is installed. He also spoke about the need for increased lighting along northern Lewisville-Clemmons Road.

IV. BUSINESS

- A. 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 26 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**).

Planner Rahimzadeh presented the zoning docket to the board. The request is for RS-9 to RM-5-S with 26 twinhomes. A significant portion of the site falls into the floodplain/floodway and contains identified wetlands and there is a steep change in topography near the wetlands. The adjacent zoning on all sides is RS-9. The site plan has satisfied stormwater requirements and road access requests. The site plan still needs to provide a bufferyard and sidewalk along Springfield Farm Road. There were no indicators that a Traffic Impact Analysis was necessary. The future land use plan designates the site as neighborhood residential. The proposed density is comparable to the density of the RS-9 neighborhoods adjacent to the site. Staff recommends APPROVAL.

Bobby Patterson clarified with Planner Rahimzadeh that only 13 acres were being rezoned to RM-5 and the rest of the parcel would remain RS-9 and not built upon. Chairman Hunter confirmed with Planner Rahimzadeh that Clemmons has some of the strongest stormwater management requirements of any municipality in the area. Tom Mekis inquired whether RS-9 zoning would support 26 homes, and Planner Rahimzadeh advised that minimum lot width for single-family zoning districts would make fitting the same number of homes difficult to configure. Lanny Farmer asked about the difference in lot dimensions between single-family and duplexes, and Planner Rahimzadeh advised that multifamily zoning districts comply with setback requirements more than individual lot requirements which makes configuration easier. Mr. Farmer inquired how the site might look different with single-family zoning, and Planner Rahimzadeh speculated that density would decrease and there would likely only one road access point instead of two.

Chairman Hunter opened the public hearing at 6:37 p.m.

The following proponents spoke:

Brant Godfrey, 1598 Westbrook Plaza Drive, Winston-Salem, NC representing the developers. He stated that the site is the last section of the Springfield neighborhood to be developed since its beginnings in 1997. He stated duplexes provide a housing choice for people looking to decrease responsibility for exterior landscaping. He also stated that the type of product, duplexes, determined the request for a multifamily use rather than the density.

Steve Causey, Allied Design, 4740 Kester Mill Road, Winston-Salem, NC prepared the site plan for the petitioner. He clarified that the intent is to rezone only the 13 acres proposed on the site plan. He stated that using a Planned Residential Development to yield similar density using single-family homes would result in smaller houses and smaller lots. He stated they hoped to

utilize the wetlands for stormwater management purposes if approved by the Village Engineer but that no further development would take place there.

The following opponents spoke:

Cara Pilson, 1760 Lower Brook Drive, Clemmons, NC read an excerpt from her public comments letter (attached hereto as Exhibit B and incorporated as part of the minutes).

Steven Atherton, 145 Harper Ridge Court, Clemmons, NC stated increased traffic would result in safety issues along Springfield Farm Road for people who use the road for walking and riding bikes. He stated zoning works for a reason and it should be preserved. He expressed that he expected the neighborhood to stay entirely single-family.

Planning Technician Drake read the following public comments aloud as requested (attached hereto as Exhibit C and incorporated as part of the minutes):

- Leslie McNiece, 6600 Springfield Village Lane, Clemmons, NC
- Jill Atherton, 145 Harper Ridge Court, Clemmons, NC
- Johnnie Johnson, 140 Harper Ridge Court, Clemmons, NC

The following public comments were received by the board but not requested to be read aloud (attached hereto as Exhibit D and incorporated as part of the minutes):

- Brian Haskell, 2370 Oakton Drive, Clemmons, NC

Chairman Hunter closed the public hearing at 7:08 p.m. There were approximately 10 people present.

The board recessed at 7:08 p.m.

The board resumed at 7:11 p.m.

Kevin Farmer clarified with Planner Rahimzadeh the purpose of moving the September meeting to a special meeting. Planner Rahimzadeh had made previous longstanding plans to be out of town. Planner Rahimzadeh also detailed the public notice requirements for zoning map amendments. He stated that the developers did not have to hold a neighborhood meeting since they initially submitted before the new planning requirements of text amendment C-UDO-83. Lanny Farmer stated that he read many public comments concerned about property values, and he has seen other duplex and townhome developments that are comparable in value to many single-family neighborhoods, and he believes this proposal will be similar.

Dave Orrell made a **motion** to adopt the consistency statement as stated in the Statement of Plan Consistency (attached hereto as Exhibit E and incorporated as part of the minutes) and recommend APPROVAL for the zoning map amendment for Zoning Docket C-242 with the condition that all changes recommended by staff be agreed to by the developer. Bobby Patterson

seconded the motion. The motion passed 7-1. The following members voted in favor of the motion: Rob Cockrum, Kevin Farmer, Lanny Farmer, Brad Hunter, Tressa Krenzer, Dave Orrell, and Bobby Patterson. The following member voted against the motion: Tom Mekis.

CONDITIONS FOR C-242

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.

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.
- e. Developer shall obtain a permit from the Army Corp of Engineers per section 404 of the Clean Water Act, if governing agency deems it necessary.
- f. Developer shall obtain a permit from the North Carolina Department of Environmental Quality per section 401 of the Clean Water Act, if governing agency deems it necessary.
- g. Developer shall obtain a Floodplain Development Permits from Winston-Salem/Forsyth County Floodplain Program, if governing agency deems it necessary.

PRIOR TO SIGNING FINAL PLAT:

- a. Final plat shall include, among other requirements, proposed public streets rights-of-way, negative access easement for lots along Springfield Farm Road, 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 required payment in lieu calculations.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. Developer shall submit water/sewer extension plans to Forsyth County Utilities Plan Review for permitting/approval. Utility system development fees to be paid at the time of meter purchase.
- b. Developer shall record a final plat in the office of the Register of Deeds

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. A Homeowners Association shall be created and be responsible for maintenance post-development of all common areas, including the grassed/landscaped area around the mail kiosk, the stormwater management controls, and the tree save areas. A note shall be added to the final plat.
- b. Developer shall provide sidewalks along Springfield Farm Road.
- c. Developer shall install a Type III bufferyard within the required yards adjacent to Springfield Farm Road and shall be shown on the plat with the following statement: "This area is reserved for the planting of trees or shrubs by the owner; the building of structures hereon is prohibited."

B. 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 for Zoning Docket C-245 is postponed to the October 19, 2021 regular meeting.

C. Announcement – Next scheduled meeting on October 19, 2021.

A cancellation notice for the September 21, 2021 regular meeting was posted and delivered to each person requesting such notice (attached hereto as Exhibit F and incorporated as part of the minutes).

V. ADJOURNMENT

Tom Mekis made a motion to adjourn at 7:28 p.m. Kevin Farmer seconded the motion which was unanimously approved.

Respectfully submitted:



Caroline Drake, Planning Technician



Nasser Rahimzadeh, Secretary

From: [Lisa Shortt](#)
To: [Jack Ingle](#); [Jim Buice \(jbuice@triad.rr.com\)](mailto:jbuice@triad.rr.com); [Lisa Shu \(lshu@wsjournal.com\)](mailto:lshu@wsjournal.com); [Phyllis Swanson \(phylswan@aol.com\)](mailto:phylswan@aol.com); [Wendy P. Serpan](#); geigerbr@fcso.us
Cc: [Caroline Drake](#); [Nasser Rahimzadeh](#)
Subject: Special Meeting Notice - Village of Clemmons Planning Board
Date: Monday, August 23, 2021 3:33:31 PM
Attachments: [09072021_Special_Meeting_Notice_signed.pdf](#)

See attached.

Lisa Shortt, NCCMC
Clerk/Personnel Officer
Village of Clemmons
336.712.4041
www.clemmons.org

**SPECIAL MEETING NOTICE OF
THE VILLAGE OF CLEMMONS
PLANNING BOARD**

NOTICE IS HEREBY GIVEN that members of the Village Planning Board will meet at 6:00 p.m. on **Tuesday, September 7, 2021 at the Village Hall at 3715 Clemmons Road in Clemmons, North Carolina**. The special meeting is being called to approve the minutes of the August 17, 2021 regular meeting and to hold public hearings for Zoning Docket C-242 and Zoning Docket C-245.

A copy of this Notice shall be posted on the bulletin board in front of the Village Hall.

This the 20th day of August 2021.

By direction of Planner Nasser Rahimzadeh:



Nasser Rahimzadeh
Village Planner

To the Village of Clemmons Planning Board,

I am writing to voice my opposition to the zoning amendment petition from Pennston Corporation for the property addressed as 6100 Springfield Farm Road, PIN 5894-22-6196 (Zoning Docket C-242). I am the owner of 1760 Lower Brook Drive, a home that will sit directly across the entry from this development.

First, I do believe the Planning Board has a responsibility to provide more time for public input and to communicate this process more clearly to all who are impacted by the zoning petition. The fact that no notice of the rezoning request was given until days before the August planning council meeting, a meeting which was cancelled without notice being given until several days later, and then rescheduled on a "special date" immediately following a holiday, certainly gives the impression that the opportunity for informed feedback is being deliberately undermined. As does the fact, that none of my immediate neighbors were made aware of the details of the zoning request or the meetings. This is a proposal that significantly changes the nature of the neighborhood and will have an impact not only on my quality of life, but on that of my neighbors as well. Why were they not made more aware of this?

The timing of this request is also not lost on me. The developers have owned this property since 1995. I believe they made and lost a similar rezoning request in 2010. They have had ample opportunity to build single family residences on this property. But they look to maximize their profit with a zoning change request when COVID will limit attendance at public hearings, when a "housing shortage" argument can be made, and, when several homes in the neighborhood, including one directly across from this proposed project are owned, not by individuals with a vested interest in the neighborhood but by rental agencies. (The two homes directly behind me at 6601 and 6605 Springfield Lane are currently owned and rented out by American Homes.)

I am sure the reasons I object to this proposal will not come as a surprise to you. As undeveloped property this land has served as a natural buffer to increasingly loud traffic noise from I-40 and as a home to wildlife that continues to be threatened as more and more undeveloped land in Clemmons is being stripped for houses and commercial properties. And, as we see more and more flooding occurring in overdeveloped areas across the country, I would argue it serves the valuable purpose of rain runoff and absorption. That said, I am not naive enough to think this land will not be developed. However, as it is currently in a single-family home neighborhood surrounded by other single-family homes, I had absolutely no expectation that the city would allow for a multi-residential area to be put into a neighborhood clearly designated and designed for single family residences.

This proposal for 26 twin homes will result in twice the noise, twice the lighting pollution, and twice the traffic spilling out to an already busy street. In your staff report, you note, the estimated 190 vehicles per day that will enter and exit this development do not meet the threshold of concern. But, as the owner of a home directly across the street from this neighborhood, 190 vehicles entering and exiting, certainly amounts to a concern for me.

I also believe you may be underestimating the amount of traffic that comes and goes in our neighborhood as it serves as cut through for West Forsyth High School and Southwest Elementary traffic.

Additionally, you observe in your staff report that a "significant portion of the site falls inside a federally identified floodplain and floodway and that a regulated floodplain is near the limits of the proposal." Keeping that in mind, is it wise to double the number of homes and add additional stressors to an area that according to residents of Springfield Village already suffers from flooding and erosion?

In that same document, you argue this plan meets the needs for "'new types of housing to provide for the varying lifestyles and incomes of future generations living in Clemmons," and to "provides options for various lifestyles and household preferences." I would argue that the multiple proposals you have already passed, and are currently considering, for multi-residency housing along Lewisville-Clemmons Road meets this need, is it necessary to disrupt the interior make up of existing neighborhoods as well?

You note the staff recommends approval as the proposed request is more congruent than not with applicable municipal planning documents. The proposed request is not congruent with the expectations of the current residents of Springfield Farms who bought property with the intention of making their home in a single residency neighborhood.

As far as I can tell from property tax records, the majority, if not all, of the members of this planning board own homes in single family neighborhoods. So how many of you would approve 26 twin homes, 190 vehicles per day, across the street from your house?

How many of you would question the impact on the property value of your home? Who wants to buy the home in a single-family neighborhood that is located directly across the street from a multi-residential neighborhood?

The decisions you make set precedents, and if you are not willing for this to happen in your neighborhood, please don't let it happen in mine.

You note in your comments that "the differences in zoning between this development and its neighbors is of concern and the use of higher density single family (e.g., RS-7) may be more appropriate than the request for RM-5."

I encourage you to give this option, and others, more consideration in your deliberations tonight and to vote against the zoning proposal before you.

Sincerely,
Cara Pilson
1760 Lower Brook Drive

August 30, 2021

To the Village of Clemmons Planning Board,

I am writing to ask you to **decline** the zoning map amendment petition from Pennston Corporation for property addressed 6100 Springfield Farm Road, PIN 5894-22-6196 consisting of 54.86± acres as shown on a site plan located in the Village of Clemmons Planning Department. (Zoning Docket C-242).

I have been a resident of Clemmons for seven years, specifically Springfield Village, and greater Forsyth County for 25 years. I am an active member in our community both working, attending church and volunteering my time with a variety of organizations. I am a proponent of growth and change. I am not a proponent of growth and change when it appears to be badly planned and gives every indication of being badly executed.

First – let me address my concerns about the planning. My home is the closest property to the land to be developed yet I was never given notice of these community meetings. I first saw the issue mentioned in a social media post by someone on a neighboring street. I was certain – again as the closest home to the proposed development – that I would be getting notice. I did not. Finally, I contacted the VOC planning department and learned that notices were sent to properties within 100 feet. I am within 100 feet.

The Planning Technician confirmed that I had, indeed, been “overlooked” in what was clearly “a mistake.” I was promised official notice at that time and told that rather than the original August 17 hearing date – the hearing had been moved to September 21. I was relieved since I was so late getting the information I needed.

Of course, as we now know, that September 21 date ended up being abruptly moved forward to September 7. In my understanding of public hearing protocol, a date is never supposed to be moved to an earlier date – only to a later date, if it must be changed at all. To shift a date forward would be to give the impression that feedback was not the goal. It was a move that seemed designed to discourage participation.

Furthermore, September 7 is the day after Labor Day and certainly not a time conducive to really getting community participation. So again, one wonders if feedback was ever desired. It was also explained to me, by planning officials, that while the public’s comments and concerns had to be sent to the commission in a timely fashion based on work days, the short notice of the meeting date change was allowed because its notice was based on **calendar days**. This is a completely inappropriate double standard that, again, seemed designed to deny proper notice and thus public input. I respectfully requested that the meeting date be moved back instead of forward, but my request was denied.

I received a packet of information on Sat, August 21 from Hubbard Realty– the only mailing that I know of to anyone on my street, which prompted me to wonder if it was because I’d already proven to be a squeaky wheel. (This was also the way I learned of the new September 7 meeting date.)

I am, at this juncture, already not impressed. This is a poorly communicated and poorly planned public hearing that had at least three different dates circulating in public forums and on social media. This does

not bode well for the transparency of this governmental body. Now let's talk about my concerns about the proposed project itself:

Flooding: I gathered much of my information in conversations with Nasser Rahimzadeh, Planning and Community Development Director. At one point in our conversation the topic of storm water issues came up and he agreed that new, higher standards, had been implemented on June 14 of this year but because this proposal was submitted before that, it would operate under the old standards. This area in question is a flood zone. Mr. Rahimzadeh even indicated that they might try to have the runoff be directed to the flood area.

Please understand, our entire neighborhood and as well as Springfield Farms suffers from poor drainage ever since our neighborhood was built. The builder installed equipment that did not hold up. As a member of the Springfield Village HOA Board for the past six years, I learned that fixing and maintaining sink holes in our community common area and for our residents has been the single biggest expense we have had to endure. We have spent hours meeting with various contractors and developing strategies manage these issues; caused, I am told, by the very same builder who wants to develop more property in the same area. This is going to compound our problems and create a terrible situation for anyone who happens to purchase one of the proposed homes. I understand the goal is to entice retired folks – senior citizens – to these new single-level homes. I can only imagine the horror of these elderly homeowners dealing with the flooding, erosion, and sink holes that we have had to deal with.

Traffic: Mr. Rahimzadeh indicated that a traffic analysis had taken place and these extra 22 dwellings with potentially 44 additional vehicles would have no significant impact on traffic. When and how was this traffic study done? If it was done any time after March 2020 – I venture it was a false study since the limited traffic during the COVID 19 pandemic cannot be counted on as a basis for predicting the actual traffic in the future.

Let me give you one very recent example: On Monday, August 23, at 4 p.m. I had to leave my house to get to an appointment eight miles away. One of the main arteries onto Lewisville Clemmons Road heading to Rt. 421 is Holder Road. It took me **20 minutes** once I turned left on Holder Road to be able to make a right on Lewisville Clemmons Road. Traffic to exit our neighborhoods from Holder, Knob Hill to Peacehaven, or Knob Hill to Linwood is already dismal during peak hours.

Transient/Rental Property: The letter from Hubbard Realty indicated that these homes are being built to be SOLD in the upper \$200,000s, “and will not be used for rental property.” If anyone travels through Springfield Village or Springfield Farms, you will notice that many homes are being bought up by large corporations and turned into rental properties. Springfield Village HOA has just spent the better part of three years amending our covenants with outside legal counsel to make it more difficult for these corporations to buy into to our neighborhood to turn homes into rental property. The amendment passed by a majority of our homeowners. A transient population does not care for the property and the community the way homeowners do and once a community has mostly rental properties, the value of all the other property takes a huge hit. Even if the original owners of these 22 patio homes are senior citizens there is no guarantee that second owners will not be large corporations for rental property.

Facilities: Springfield Village has a private common area with playground, etc. We have had recent vandalism. Forsyth County Sheriff's Department monitors Springfield Farm Road and Knob Hill for

speeding traffic and vandals. The additional homes and residents will put an additional burden on our small HOA and on local law enforcement.

Personal concerns about the construction process: Since the pandemic, I work from home. Excavation and construction just feet outside my door is bound to create a noise issue. There will be particulate matter in the air that will cause dirt and debris to fall outside my home and, indeed, it will certainly cause grit and dirt as it seeps through screens and into my home. Areas on my patio and deck that were freshly painted this summer will be ruined. Blasting and heaving equipment will make for unstable ground and vibration damage. If we have heavy rains during construction – which we certainly will- there will be rivers of mud flowing into the neighborhood streets adjacent to this proposed building site.

As you can see by now – I have some very strong feelings about the circumstances of this hearing and the impact of the construction process itself. COVID concerns may keep me from attending the hearing in person, but it is my sincere wish that these remarks, **in their entirety**, will be read by the parties making this important decision for our community.

I am confident that this is not a good project, on many levels and I implore you to deny the rezoning proposal. If you are not able to deny the proposal outright – then I ask that you at least require additional traffic studies and mitigation reports concerning ground water, flooding, and sink holes. Once these homes are built and the community is crippled with flooding and/or traffic issues it will be too late.

Thank you,

Leslie McNiece
6600 Springfield Village Lane,
Clemmons, NC 27012
336-688-8027

From: [Lisa Shortt](#)
To: [Nasser Rahimzadeh](#); [Caroline Drake](#)
Subject: FW: Rezoning Springfield Farms Road
Date: Tuesday, August 31, 2021 12:52:58 PM

See below

Lisa Shortt, NCCMC
Clerk/Personnel Officer
Village of Clemmons
336.712.4041
www.clemmons.org

From: Steven/Jill Atherton <sjlatherton@yahoo.com>
Sent: Tuesday, August 31, 2021 12:39 PM
To: Lisa Shortt <lshortt@clemmons.org>
Subject: Rezoning Springfield Farms Road

Good afternoon - below are my comments that I request to be read aloud at the September 7th meeting.

I would like to express my opposition to the proposed zoning changes requested on Springfield Farms Road to allow for the development of duplexes.

I have lived in this neighborhood for over 20 years, and it has always been zoned for single family homes. The traffic on Springfield Farms Road is already high as it serves a cut through for West Forsyth and Southwest Elementary traffic.

The road has a significant amount of pedestrian and bike traffic many of which are children. I have serious concerns for the safety and welfare of children walking in this area. The addition of duplex homes would significantly increase the already overflowing traffic.

My request is that you keep the existing zoning to allow only for the development of single family homes.

Jill Atherton
145 Harper Ridge Court
Clemmons, NC

To: Village Clerk

Subject: Zoning Docket C-242

Rezoning of 54.86 acres located on at 6100 Springfield Farm Road from R5-9 to RM-5-5

From: Mr. & Mrs. Johnnie Johnson

140 Harper Ridge Court, Clemmons NC

REQUEST TO BE READ OUT ALOUD

We are the owners of the property abutting the petitioned property to the north. Presently, there is a wooded area of large oak trees on a sloping hill that acts as a natural buffer between our property and the petitioned property. We have seen developers completely void the land of trees in their construction of development like the subject property. Question- Will the developer leave the wooded area as a buffer to maintain our privacy and the privacy of the Harper Ridge Court neighborhood and go beyond any minimum requirement by law?

In the notice from the planning board it mentions the zoning of the "property addressed 6100 Springfield Farm Road, Pin 5894-22-6196, consisting of 54.86 acres". If this is indeed what being requested to be rezoned and the proposed layout is for 26 townhouses on 13 acres as stated in documents from Hubbard Realty; what are the plans for the 41.86 acres of the remaining land?

Back in the late 1990s or early 2000s, a proposal to rezone this parcel of land from Residential Single-Family to Multifamily was rejected by the Clemmons Council. If I recall, the reason was a prohibition from building Multifamily units in an area of single-family housing. What is the different now?

We are not enemies of progress; we just want our privacy!

Respectfully submitted: The Johnsons

August 7, 2021

Dear Planning Board

I have lived at 2370 Oakton Drive for more than 25 years. We moved into a comfortable and sleepy neighborhood. As Springfield Farms developers built out the area north and west of us it changed the nature of our neighborhood. Now Knob Hill Drive had to be extended into Springfield Farms and Linwood had to be extended East to give access to Lewisville-Clemmons Road. On occasions Knob Hill Drive then became a cut through to West High School to avoid the early morning traffic on L-Cs Road, sometimes significantly breaking the speed limit. Your response, which was appreciated, was to post 25 mph speed limit signs and for a few years to heavily patrol the area until drivers understood the potential for a moving violation ticket. Obviously, the character of our quite neighborhood had changed substantially.

As Springfield Farms continued to build more housing, the developer wanted to have the flexibility to have apartments and multi-family dwellings built. Springfield Farms at this time was already a large residential area and the homeowners bought their homes knowing that the area was zoned for single family dwellings. This led to significant protest and the proposal was dropped. Now a similar proposal is being brought by Pennston Corp. again for a zoning change to allow Residential, Multifamily housing again.

I tried to use your website to no avail, even though I tried several ways to access C-242, or RM-5-S-(Residential, Multifamily – Special). As a result, I am falling back on the original promises that the Village of Clemmons made to us residents that the Springfield Farm development would only be for single family dwellings only. I look forward to learning more by attending the meeting on August 17 at 6 PM.

Sincerely,



Brian A Haskell

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-242

The proposed zoning docket C-242 zoning map amendment petition for tax parcel PIN 5894-22-6196 addressed 6100 Springfield Farm Road from Residential Single Family (RS-9) to Residential Multifamily – Special (RM-5-S) is consistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Theme #2 Future Land Use – New developments should efficiently use existing land and have a positive fiscal impact on the Village. The development is compact or efficient in design.
 - Theme #4 Economic and Community Development – A mix of housing types is necessary to provide for the varying lifestyles of future generations living in Clemmons.
 - Goal # 4: Wide range of housing opportunities – Increase in housing stock in the Village will provide options for various lifestyles and household preferences.
- Future Land Use Map
 - The future land use for the parcel is neighborhood residential. Density in such areas should be performed on a case-by-case basis. Surrounding parcels are different in zoning and yet comparable in density.

Inconsistency Statement for Zoning Map Amendment: Docket # C-242

The proposed zoning docket C-242 zoning map amendment petition for tax parcel PIN 5894-22-6196 addressed 6100 Springfield Farm Road from Residential Single Family (RS-9) to Residential Multifamily – Special (RM-5-S) is inconsistent with the Village of Clemmons Community Compass:

- Applicable Clemmons Community Compass themes, goals, and objectives
 - Goal #1 Managed Growth and Balanced Land Use – The proposed development shares similar density with existing developments in the vicinity; however, the request for RM-5-S while surrounded by RS-9 fails to respect the development transect of intense development in the center of the Village to lowering intensity as you progress towards municipal limits.
- Future Land Use Map
 - The future land use for the parcel is neighborhood residential. Density in such areas should be performed on a case-by-case basis. The differences in zoning between this development and its neighbors is of concern and the use of higher density single family (e.g., RS-7) may be more appropriate than the request for RM-5.

From: [Lisa Shortt](#)
To: [Jack Ingle](#); [Jim Buice \(jbuice@triad.rr.com\)](mailto:jbuice@triad.rr.com); [Lisa Shu \(lshu@wsjournal.com\)](mailto:lshu@wsjournal.com); [Phyllis Swanson \(phylswan@aol.com\)](mailto:phylswan@aol.com); [Wendy P. Serpan](mailto:wendy.p.serpan); geigerbr@fcso.us
Cc: [Caroline Drake](#); [Nasser Rahimzadeh](#)
Subject: Meeting Cancellation Notice - Village of Clemmons Planning Board 09212021
Date: Monday, August 23, 2021 4:09:56 PM
Attachments: [PB MEETING NOTICE CANCELLED - 09212021.pdf](#)

See attached.

Lisa Shortt, NCCMC
Clerk/Personnel Officer
Village of Clemmons
336.712.4041
www.clemmons.org

**CANCELLATION NOTICE OF THE
VILLAGE OF CLEMMONS PLANNING BOARD MEETING
CLEMMONS, NORTH CAROLINA**

NOTICE IS HEREBY GIVEN that the Village of Clemmons Planning Board's regular meeting on September 21, 2021 has been cancelled. There will be a special meeting of the Planning Board on Tuesday, September 7, 2021 and the next scheduled regular meeting will be Wednesday, October 19, 2021 at 6 p.m. at Village Hall.

A copy of this Notice shall be posted on the bulletin board in front of the Village Hall and it will be sent to all those who have requested such notification.

This the 23rd day of August, 2021.

By direction of Planning & Community Development Director, Nasser Rahimzadeh:



Caroline Drake
Planning Technician