

Planning Board Meeting
January 13, 2014
6:30 pm

Council Chambers

Minutes & General Account

Planning Board Members Present: Kerry Miller, Chair; Art Wise, Vice Chair; Sarah Glanville, John Capes (alternate for Dot Perdue)

Council Liaison: Lynn Montgomery

Staff Present: Matthew Johnson, Chuck Smith, Martha Wolfe

Visitors Present: Sterling Kelly, Kathleen Leary, Archer T. Joyce, Mike Fox, and Carol Brooks of the Jamestown News, Dean Ebert, Jody Longwill

1. Call to Order – Kerry Miller called the meeting to order.
2. Approval of minutes from the December 9th, 2013 meeting – Art Wise made a motion to approve the minutes as presented from the December 9th, 2013 meeting. John Capes made a second to the motion. The motion passed by unanimous vote.
3. Appointment of Chairperson & Vice Chairperson – Sarah Glanville made a motion to appoint Kerry Miller to serve as Chair of the Planning Board. John Capes made a second to the motion. The motion passed by unanimous vote.

John Capes made a motion to appoint Art Wise to serve as Vice Chair. Sarah Glanville made a second to the motion. The motion passed by unanimous vote.

4. Continuance of Public Hearing to consider a Master Signage Plan for the Forestdale Shopping Center – Matthew Johnson stated this is a continuance of a Public Hearing we started several months ago to consider a request for a change in the Master Signage Plan for Forestdale Shopping Center. Part of the discussion at the last meeting was a suggestion by the Planning Board that the applicant consider a brick veneer façade for the sign. The Planning Board members had a copy of the new rendering showing the sign constructed in brick. Johnson turned the meeting over to Dean Ebert, Ebert Sign Co. Mr. Ebert said after the last Planning Board meeting, he met with his client. Ebert advised him that the Planning Board recommended the sign be designed out of brick. His client was agreeable and they redesigned the sign. Ebert said he measured the existing sign. It is 14' in height. The sign being proposed is 14' in height.

Miller said this is a Public Hearing. He asked if there was anyone in the audience that wished to speak for or against the proposed Master Signage Plan to please come forward. There was none.

Art Wise made a motion to accept the proposed Master Signage Plan as designed in brick and 14' in height. John Capes made a second to the motion. The motion passed by majority vote. Vote being Art Wise and John Capes in favor of the motion. Sarah Glanville opposed to the motion.

5. Public Hearing to consider a rezoning request Cast # 2014-01 for 502 W. Main St., currently known as Jamestown Village Apartments from Multi-Family Residential to Conditional Zoning Multi-Family Residential. The applicant is offering the condition as follows:

1. Shall not exceed 88 units

The property is surrounded by Forestdale neighborhood, City Lake Park and commercial property. The parcel is currently multi-family apartments. It is located in the Town's primary growth area. It is located in the Multi-Family portion of the future land use map. It is served by the Town's water/sewer system. Prior to 2009 Land Development Ordinance the property was zoned R9.

The applicant is interested in demolishing two of the multi-family apartment buildings due to some structural concerns. They are wanting to replace those units. One buildings will be a 3 story building on the north rear portion of the property. They have already begun some major renovations to the site.

The applicant held a voluntary community meeting on January 9th, 2014. They had 8 citizens attend the meeting. Several members of the Town staff, staff from Burkley Communities and one Planning Board Member attended as well.

To date, there have been some changes to the roofs, patios, doors. Johnson displayed a map of the proposed buildings to be located on the rear of the property. The reason for the rezoning request is due to the number of units. Presently, the Town's Land Development Ordinance only allows 6 units per acre. The requested change in the zoning would allow an increase in the number of dwelling units per acre.

Johnson turned the meeting over to Sterling Kelly, Burkley Communities. He introduced his staff, Kathleen Leary, which is the new Community Manager for Jamestown Village Apartments. Other staff present: Jody Longwill, Mike Fox, and Archer Joyce.

Kelly stated that Burkley Communities has been in business for over two decades. Their perspective is very much owner/operator. He has been involved in property management since the early 90's. The residents and great staff are at the center of their business model. He cited 2 apartment complexes in Greensboro that his company has renovated; Lincoln Green and Friendly Hills (now Westborough Apts.) Both received PARAGON awards as models of excellence.

He felt Jamestown Village Apartments was similar to the Westborough Apts. He could not understand why the property was allowed to deteriorate. His company's philosophy is to set community policies and hold your residents accountable to live in accordance with those policies and lease terms. There is no reason this property should not be an outstanding asset. It is a great location.

Kelly went over the physical improvements they are making to the property. They have white washed the brick buildings. They plan to install a new railing system on the balconies, replace all windows and sliding doors, replace all the hardware on the buildings, install exterior shutters, exterior light fixtures, and replace HVAC systems. This will be done in 7 of 9 buildings. Demolish the two buildings that have the foundation issues. Based on their experience, the ideal resident will be successful people seeking a sense of community. A big part of what they do is to build community.

When planning the renovation, they realized if they take two buildings down, they had the opportunity to fulfill the greatest potential of the property. The rationale for the rezoning is that the additional units would create a financial margin to realize the property's fullest potential.

The two buildings to be demolished; one will be rebuilt on the existing foot print. The other building will be built in the area that was originally a swimming pool which was abandoned several years ago. They will be taking down 2 buildings that contain 8 units. (Eight 1-BR and Eight 3-BR's) everything rebuilt will be 1 BR's. Less intensive use. At some point, they would like to convert some of the 2BR's to 1 BR's. The trend is 1-BR apartments. The new building would be 3 stories, same architecture, style and courtyards. Landscape improvements throughout the site are planned.

He feels they have made tremendous strides already to transfer the resident profile. This is a process that will continue over the next few years. It is wonderful to be part of rebuilding a community. From the community meetings, they received good feedback from surrounding residents. Miller asked for estimates of the amount of investment they are making in the community. Kelly estimated approximately 2 – 2 ½ million dollars.

Capes asked the use of the smaller building shown on the plans. Kelly said the idea is that would be an office & community center. This is still in the planning stages. Lynn Montgomery asked the current number of units. Kelly said currently, there are 72 units. The request is for 88 total units. He would like to ultimately have 44 – 1 BR's and 44 – 2 BR's.

Art Wise asked if any units will be designed for handicapped accessibility (total handicapped living). Archer Joyce said all of the new units that will be built (the 1 building to be replaced on existing footprint and the new 3 story building) will be designed for accessibility.

Miller stated this is a Public Hearing. He asked if there is any one present that would like to speak for or against the rezoning. There was none.

Johnson stated we have discussed a lot of architectural renderings. These are not part of the conditions. The only condition placed on the applicant is that the new maximum number of units that may be placed on the property is 88 units.

John Capes made a motion to approve the recommendation to rezone the property at 502 W. Main St., Jamestown Village Apartments, from Multi-Family Residential to Conditional Multi-Family Residential with the condition that the maximum number of units shall not exceed 88 units. Art Wise made a second to the motion. The motion passed by unanimous vote.

6. Public Comment Period – None

7. Other business – There was none.

Art Wise made a motion to adjourn. Sarah Glanville made a second to the motion. The motion passed by unanimous vote. The meeting ended at 7:16 pm.