

Planning Board
November 14, 2011
6:30 pm
Council Chambers

Minutes & General Account

Planning Board Members Present: Kerry Miller, Chair; Eddie Oakley, Vice-Chair; Lynn Montgomery, Dot Perdue, Art Wise, Kim McKone (ETJ), and Daniel McRae (ETJ)

Staff Present: Matthew Johnson and Martha Wolfe

Visitors Present: Doug & Sharon Parrish, Al Munns, Tommy Walls, Buddy Mann, Robert Wenzel, Gene Bridgers, Jim & Julia Rayborn, Luke Van Wagner, Caroline Van Wagner and John Capes.

1. Call to Order – Kerry Miller called the meeting to order.
2. Approval of minutes from October 10, 2011 meeting. Dot Perdue made a motion to accept the minutes as presented. Lynn Montgomery made a second to the motion. The motion passed by unanimous vote.
3. Consider Annexation Agreement line changes between the City of Greensboro and the Town of Jamestown – Matthew Johnson presented the maps that displayed the areas for consideration.
 - i) Red area displays outside of Greensboro and Jamestown’s jurisdiction.
 - ii) Blue area is currently in the Town’s ETJ
 - iii) The areas in green are currently in the City of Greensboro.
 - iv) The areas in tan are currently inside the Town of Jamestown.

Johnson stated the Planning Board has discussed this before. The proposal went to the Council and they tabled the matter. Staff then went back and worked on a plan that is less complex and did not involve a large residential area. The focus is mainly on a large area of land bisected by the annexation agreement line. The land bisected by the annexation line creates a large number of problems for the developer when the land is developed. It increases the amount of regulation necessary requiring the developer to work with several jurisdictions. Each jurisdiction has different zoning and different services. It makes sense to have one jurisdiction to service individual pieces of property.

Johnson pointed out a proposed road with a round-a-bout. Koury Corporation is working on installing that road prior to construction of the By-pass. If the road is built prior to the construction of the By-pass they can gain access to the Bypass with an interior road to the

property. For Koury to do that road, they had to go through several different jurisdictions with several different regulations. This added a lot of time and expense to the process.

The annexation line agreement is a preliminary plan. We hope that both Jamestown and Greensboro Councils can agree that this is an equitable swap and that it would be in the best interest of both jurisdictions to facilitate development rather than hinder it. The land swap is roughly 12 acres per parcel. We retain the parcel that is # 3 on the map presented currently in our ETJ. This is an area previously that Council was not willing to give up. There are additional minor changes along property lines because of road ways, right-a-ways, etc. have shifted. We are just trying to clean up old property lines.

Johnson pointed out the route of the proposed By-Pass and the current alignment of High Point Road, the new section of Millis Road at Bonner Drive and the proposed road to be built by Koury. Montgomery asked what objections did the Council have regarding the first annexation line proposal. Johnson said this plan is different and involves fewer properties. He cannot speak for the Council, but his impression was that Council was concerned about the mix of residential and commercial properties. This second proposal has a more even swap of commercial for commercial properties. Some residential properties are being cleaned up but they are very minor changes.

Oakley stated his view on the first presentation proposal changed after he physically viewed the parcel. He felt he made a mistake and asked to go on record. When you look at the property you get a totally different perspective. If Jamestown is going to grow, we need this area. This is a new growth area when the By-Pass is built; it becomes more valuable in the future. He thinks it is a must for Koury and Greensboro, but not a fair swap for Jamestown. Oakley said he has not walked the property as proposed in this new plan.

Miller asked if both of the 12 acre parcels will have equal access to development. Johnson said that they will. Johnson said Koury will build the road, it has been plated and they own the property. The reason Koury wants the swap is to reduce the amount of governmental agencies they have to deal with for development. Johnson said when Council sets the Public Hearing date; perhaps Koury Corp. will be there to explain. Koury would probably like to be on Jamestown side, because Jamestown taxes are much lower than Greensboro. Koury already told Council, that it makes no difference to them which side they are on, they just want to be able to deal with one jurisdiction.

Oakley asked; why give up anything. Montgomery stated we are not giving up anything we are swapping one for the other. Johnson said that Jamestown has 3 of the 4 corners at that intersection and 2 corners at the other intersection. Miller said this looks favorable. The Planning Board went over the access areas to the property which seemed ample. Johnson went over the residential areas to be adjusted.

Chadwick Drive – Sec. #1 – The parcel of property at the end of Chadwick accidentally ended up on Greensboro's side of the line. The property cannot be accessed by Greensboro and this

parcel is the only lot in the subdivision that would fall on that side of the line. This area is slated to move to the Jamestown side. (This property owner attended the first annexation line agreement Public Hearing and requested being located on Jamestown's side of the annexation agreement line)

Section 2 & 3 – (part of the lumber yard) The old line bisects the property. This annexation line would adjust to follow the property line; again this would eliminate multiple jurisdictions. There are other small sections less than ½ acre that would go to Greensboro. These areas are highly impacted by the right-a-way and are really of no value except to adjacent property owners. Again the need is to develop under one jurisdiction.

Section #4 & 5 – This is the 12 acre parcel being swapped. (Previously discussed)

Section #6 – This is the parcel at the corner of Grandover Parkway & Guilford College Rd. The line bisects the owner's property. There is the need for the property to be on one side or the other. By adjusting the line, we clean up the line and the parcel goes to the Jamestown side.

#8 – This is the section next door to Harvest Church. This is a flag lot. Again, we are cleaning up the section. The majority of this area is in Greensboro's jurisdiction. So the entire lot will be on the Greensboro's side. Jamestown retains the corner where the Exxon is located.

Johnson added that months of work went into this adjustment on both sides of the table. They have been working on this since April, trying to find an equitable exchange of property. Johnson said by this agreement we are securing our interest in these areas for annexation and serviceability prior to development.

The MacKay Rd. residential property is no longer a part of the proposed annexation line agreement. Perdue sees us getting landlocked by Greensboro over High Point because High Point is not as aggressive. These negotiations will determine how far we can develop for business tax dollars for Jamestown.

Oakley asked if Jamestown would have a problem with servicing this area. Johnson said Jamestown has a service agreement with Greensboro, so there should not be a problem. We are working with Greensboro to get water/sewer for these areas.

Miller asked if we felt confident that the road would be constructed. Johnson said the Town has a bond for \$420,000.00 from Koury to construct the public improvements on Jamestown's side. The new SECU is now only accessible from the Bypass. They will have no access until the first side of the road is built. SECU would not have built a facility there without assurances they would have adequate access and the road would be constructed. The road is platted and approved by NCDOT.

Johnson said this is a recommendation to the Council. The Council will set a public hearing for this item. If there are any comments for or against they may be heard at that hearing. Miller

asked if there were any other comments or questions. There being none – Lynn Montgomery moved to approve to the Council this annexation line agreement as presented. Art Wise made a second to the motion. Oakley requested confirmation that Jamestown properties would have ample access. Johnson reviewed parcels #1 & #2 will have access off of the Bypass interchange. Parcel #3 and # 4 accesses off of the Grandover Village Parkway. The 12 acre parcel would probably be divided into several parcels. Koury owns this property. The road would provide access to that parcel from High Point Road.

On a roll call vote:

Lynn Montgomery voted – aye

Art Wise voted – aye

Daniel McRae voted – aye

Dot Perdue voted – aye

Eddie Oakley voted – aye

Kim McKone voted – aye

The motion passed by unanimous agreement.

4. Public comment Period –

Sharon Parrish – 305 Yorkleigh Lane – Mrs. Parrish stated she does not feel this annexation line adjustment is a necessity for the betterment of Jamestown.

Doug Parrish – 305 Yorkleigh – Why give up the Koury Shopping Center where we do not have to provide any services, all we do is just collect the revenue.

Tommy Walls – He is not clear why we would swap the land. Yes, it makes it easy for Koury, but that should not be the primary interest for Jamestown. We need to make sure we have the best commercial property available for Jamestown.

5. Other Business –

Miller asked for an update on the sweepstakes business at Gardner Hill Dr. Johnson said the Council has set a Public Hearing date for January 17, 2012. Montgomery asked for the business owner's name. (Johnson to provide her that information)

Oakley asked about flashing signs at the Sweepstakes business located at Gardner Hill Drive– Johnson said the rezoning has not been voted on. If approved, signage would have to conform to the signage conditions placed on the site. However, “Open” signs are considered incidental signs and permitted.

Update on 103 Pearce Drive – The Town Attorney will give an update to the Council at the November meeting. Johnson said a structural engineer did inspect the property. The next step

will be to provide notice to all parties. Then a hearing will be scheduled before the Planning Director regarding the structure.

There is a Public Hearing at the November Council meeting regarding the formation of a historic commission. This will be held in the Civic Center.

Art Wise asked where we stand on the parking issues we talked about 6 months ago; mainly on Ragsdale and Gannaway. (No parking on one side of Ragsdale Rd.) Johnson replied that the Sheriff Dept. has ticket books now and they have the authority to write tickets.

Johnson said we will do stripping on that road. Also erect some no parking signs. He will check with the Public Service Director about the "No parking" signs.

Wise reported about a traffic problem at Oakdale & Main. The white line at the stop sign is worn off. This should be repainted.

Also, Art reported a traffic problem at Univar located on Oakdale Rd. At 8:00 am the trucks line up to get into the business. They back up onto Oakdale Rd. Johnson will talk with Univar and the Plant Operations about the stacking problem.

There being no further comments the meeting adjourned at 7:15 pm.