

Planning Board Meeting
11-9-15

6:30 pm
Council Chambers

Minutes & General Account

Planning Board Members Present: Art Wise, Chair; Sarah Glanville, Vice-Chair; Kerry Miller, John Capes, Eddie Oakley, Richard Newbill, ETJ; Steve Monroe, ETJ; Lynn Montgomery, Town Council Representative

Staff Present: Carrie Spencer and Martha Wolfe

Visitors Present: Carol Brooks of the Jamestown News

1. Call to Order – Art Wise called the meeting to order.
2. Approval of minutes from the October 12, 2015 meeting - Kerry Miller made a motion to approve the minutes as presented. John Capes made a second to the motion. The motion passed by unanimous vote.
3. Discussion and vision for Main Street District – Spencer reported to the Planning Board that the Town Council did not pass the rezoning case for the property located at 202 R1 Ragsdale Road. The Council upheld the Planning Board’s recommendation to deny this rezoning request.

Spencer displayed a map of the Land Use Plan. She stated the Main Street District has been the area of focus recently. The Main Street District future land use is designated as a Town Center. The Town Center is a variety of things. Our ordinance creates 4 different designations for the Main Street District to define that Town Center. They are as follows:

- R/MST – Residential/Main Street Transitional
- C/MST – Commercial/Main Street Transitional
- MSP – Main Street Periphery
- MS – Main Street

Spencer asked for discussion if the Planning Board felt it was still accurate/appropriate in the Main Street District to label this area as a Town Center with a variety of uses. Meaning we want this area to grow, to be vital. She referred to a hand out defining the Land Development Policies for growth management and community appearance applicable to the Main Street District.

Capes commented that with regard to the Community Appearance Policy reference is made to creating a downtown “village” feel along Main Street. He thinks we could better define “village” feel. This could be interpreted in a lot of different ways. Spencer stated that “village” feel could be interpreted in terms of architectural standards as well as length of city blocks, sidewalks, ease of walking, streetscapes, and speed of cars. Capes thinks we should consider adding some wording to the “village” feel term.

The Planning Board discussed the ideas of how a village feel is not relative anymore. Main Street is a huge state road going through the middle of Jamestown. It was stated that “small-town” feel may be more accurate. However, small – town feel should be defined.

Spencer talked about the concept of complete streets. This is the practice of designing streets not just for vehicles, but for a multiple of modalities. Each street will become complete based on its own needs. For example, Jamestown's street would become complete with vehicles, bicycles, and pedestrians. Complete streets also address the usage along the streets such as sidewalk cafes and streetscaping. She plans to attend an event soon to learn more about complete streets policies. She feels Main Street is a good candidate for a complete street design.

In the discussion, there was speculation that the "Jamestown By-Pass" Project currently under construction will probably help with Main Street traffic. Oakley said we are limiting our self as a downtown to just a few blocks on Main Street. (basically to Potter Drive) There is all of W. Main Street that is being neglected. (all the way to Penny Rd.) Spencer said the corridor study would help with this.

The Planning Board discussed the look and feel of E. & W. Main Street. A suggestion was made to research a pedestrian crossing at the Courtyard Commons at W. Main Street and Wade Street.

Spencer said that she has spoken with the Director of Mendenhall Plantation. He asked agreed to help her create a better defined list of architectural vernacular that will identify what the architectural style is. This will serve as a guideline.

Spencer stated that recent changes in N.C. law changed architectural standards for single family residential properties. The Town can no longer dictate the architectural standards for Single Family Housing. She plans to draft an appendix to the LDO to reflect these recent changes with suggestions for compromise.

Art Wise asked about the possibility of rezoning part of the Gannaway/Ragsdale Property to allow the portion that fronts on Ragsdale Rd. to be rezoned to residential. The Planning Board discussed if the Ragsdale/Gannaway Street should stay Main Street Zoning District or should it be re-zoned to Main Street Residential.

Spencer said the way to have the zoning changed on the Ragsdale/Gannaway Project would be one of two ways:

1. The adjoining property owners from the neighborhood petition the Town for a rezoning study. Or the Town staff can initiate a rezoning for a particular piece of property. Spencer stated one of the things that came out of the recent Ragsdale/Gannaway Rezoning case was that citizens of adjoining properties seemed agreeable to the possible development of the property as a Townhome development similar to the ones currently on Gannaway. This brings us to the next agenda item.
4. Discussion of allowed building types in Main Street District – Spencer said in the permitted use table for the Main Street District allows townhomes. The density is 8 units an acre. Gannaway/Ragsdale Rd. property is approximately 2.25 acres and could yield about 18 units.

Spencer stated while Townhomes are allowed per the permitted use table in the Main Street district, attached housing is omitted from the permitted building and lot types for the Main Street District. She feels this is an error and was accidentally omitted from the ordinance. It is a conflict within the ordinance and a text amendment is required to add attached housing to the permitted building and lot types. Art Wise stated for the particular piece of property at Ragsdale/Gannaway he would like to see it zoned in a way to ensure the property is developed as Townhomes or residences and cannot be commercial.

Spencer's recommendation was to add the "attached housing" to the Permitted building & lot types within the Main Street district. This addition will correct the omission with the LDO.

Kerry Miller made a motion to recommend approval of the addition of "Attached housing" to the article 8.4-7 – Main Street District – item: C – Permitted Building & lot types. John Capes made a second to the motion. The motion was passed by unanimous vote.

5. Public Comment Period – No one registered to speak.

6. Other Business:

Martha Wolfe stated at present, there is no need for a December meeting. If any business comes up and a December meeting is required, she will contact the Planning Board members.

Spencer talked about a Main Street Conference coming up next March 16 – 18th, 2016. If anyone is interested in going please contact her.

Spencer said the second phase of the Jamestown Bypass is now scheduled for 2026-2030.

East Fork Rd. and E. Main St. Projects have both gotten construction authorization. We are looking at building both projects in the spring.

HPMPO has put a corridor study on the State Transportation Improvement Plan. The Penny Rd. sidewalk project is listed on that plan.

Oakdale Rd. project is the next project to be funded. We have a municipal agreement signed with NCDOT.

Art Wise asked if Koury Corporation was any closer to developing the property on Gate City Boulevard. (a/k/a High Point Rd.) Spencer stated that Koury is in the process of getting their plans ready to request annexation. We do not have a time line yet.

Capes suggested an entrance sign at Koury Property. Montgomery said also there has been discussion of entrance sign at city limits at W. Main Street.

The Town Clerk asked what specifically does the Planning Board recommend for the Main Street District. Spencer summarized:

- Further define "village feel" or use better term "small-town" feel
- Look at W. Main Street/what architectural standards can we currently apply
- Research overlay district for all of Main Street (Gateway Corridor Overlay, Entrance Overlay)

Oakley asked for an update on the Patrick Place Project on W. Main St. Spencer stated that the Guilford County Planning approved the project, however, the last time she checked with the developer they had not received the federal funding. Spencer will follow up.

In summarizing earlier discussion on Main Street District, the Planning Board came to a consensus that properties in the Main Street District were appropriate except the Ragsdale/Gannaway property should be developed as townhomes. The Ragsdale/Gannaway Rd. property is the only property that potentially could be inappropriately zoned.

7. Adjournment – Kerry Miller made a motion to adjourn. John Capes made a second to the motion. The motion was approved by unanimous vote. The meeting ended at 7:50 pm.