

Planning Board Meeting

2-8-16

6:30 PM

Council Chambers

Minutes & General Account

Planning Board Members Present: Art Wise, Chair; Sarah Glanville, Vice-Chair; Kerry Miller, John Capes; ETJ Members Richard Newbill and Steve Monroe

Town Council Representative: Lynn Montgomery

Staff Present: Chuck Smith, Carrie Spencer and Martha Wolfe

Visitors Present: Marsha Jeffers, Cameron Constantine, Zanard Choice, Shawn Rogers, Carol Brooks of the Jamestown News, Jane Walker Payne and Mary Browning

1. Call to Order – Art Wise called the meeting to order.
2. Approval of minutes from the 11-9-15 meeting – Kerry Miller made a motion to approve the minutes from the 11-9-15 meeting as presented. Sarah Glanville made a second to the motion. The motion passed by unanimous vote.
3. Presentation of the Oakdale Mill Project by North Carolina A & T State University students – Carrie Spencer stated the NC A&T State University Sr. Landscape Architecture Class is here to present their project. The project is the design and/or repurposing of the Oakdale Mill Property. Spencer turned the meeting over to the students.

Zanard Choice & Cameron Constantine introduced themselves and stated they are the spokespersons for the LDR Landscape Architecture Sr. Class of NCA&T. The class consisted of 16 students working together on the project. They handed out packets of their research project. They also displayed maps they had created of the 150 acres site of Oakdale Mill & Mill Village. He thanked the Town for the opportunity to work on this project. Mr. Choice explained the process; 1) Research & Site Analysis 2) Synthesis/Public Involvement/Refinement 3) Individual Detail Design 4) Final Master Plan/Drawings/Report and Presentation.

They presented the final design which consisted of a Town Center. The Town Center building would be 2 stories with residential on the top floor and commercial use on the bottom floor. The purpose was to create a sense of community with sidewalks. The design includes a bio-swell to collect oils & runoff to filter the water before it enters the water table. The Town Center site included a water fountain at the entry way with beautiful landscaping.

An amphitheater is located behind the Town Center. This is a sloping area. It seemed best to design an amphitheater creating a natural area.

The next site is the Northwest Village single family community. Consisting of 14 acres. They tried to keep a sense of community by including a Community House (lodge) and community garden, pool & gazebo. The idea of the Community House/Lodge came from the old lodge that was a part of the original Oakdale Mill Village. It was a central gathering place for residences of the community. They envisioned this being an industrial worker type community. Workers living near their work place. Keeps commute short.

A Greenway Trail connects the North & South areas of the development. Included are a Stormwater Park, elevated walk path and a paddle trail.

An Agriculture Center includes the original Oakdale Store. This site was used as a vending spot to sell agriculture goods. (Natural Farmer's Market) The area includes larger sidewalks and plant buffers to keep pedestrians away from the street. Includes seating and gazebo.

The students were charged with what potential use could be at the Oakdale Mill building. How to accommodate the people around it. They designed a Botanical Garden behind the Mill. They created a tranquil environment. East of the Mill created an Arboretum and Wedding Village.

In the rear of the Mill they created a paddle trail with a "put in" or "take out" for the Deep River. A Boathouse and Dock was designed beside the Mill building. A large deck around the Mill was designed for people to gather and view the Deep River.

Mr. Choice said the State of North Carolina has a Historic Preservation Tax Credit Program. This could be a possible source of funding for the development.

Carrie Spencer said it was a pleasure working with the students through this process. Art Wise said it would be good if we could get some of these concepts out to the public.

4. Appointment of Chair & Vice-Chair – Art Wise said it is time to appoint the Chair & Vice-Chair for the New Year. Wise is currently serving as the Chair. He said he would be willing to step aside and let someone else take this role. Sarah Glanville is the current Vice-Chair and she is willing to continue to serve in this capacity.

After discussion, Wise said he would serve another term, but he hopes someone will step forward and serve as the Chair for next term. John Capes made a motion to appoint Art Wise to serve as Chair and Sarah Glanville to serve as Vice-Chair for the 2016 term. Kerry Miller made a second to the motion. The motion passed by unanimous vote.

The Town Clerk stated we do have some vacancies we need to think about nominees. She said the two Planning Board alternates are Regis Fete & Dot Perdue. She has not spoken to them regarding their willingness to serve in this capacity. She will report back to the Planning Board of her findings.

The Town Clerk said regarding our ETJ representatives Ted Johnson has resigned. This means we now have 2 vacancies for the ETJ representatives. We currently have 1 ETJ alternate, Ginger Swaim. Again, the Town Clerk has not spoken with her about her willingness to continue to serve.

The Town Clerk said Ed Stafford has expressed an interest in serving as an alternate. Sarah Glanville said her neighbor has expressed an interest. Russell Walker, Jr. was also suggested.

The Town Clerk said at the March meeting we will have the names of the people interested in these positions. If a PB member has any other names, please let her know. In March the Planning Board can make their recommendations. We will then take the nominees to the Council for the actual appointments.

5. Discussion of Mission & Vision Statement – The Town Manager stated the Mayor is traveling tonight. Therefore, he is presenting this proposed Mission & Vision Statement on behalf of the Mayor. The Mayor wanted the proposed Mission & Vision Statement draft and the current 2020 Land Development Plan Vision given to the Parks & Rec. Board, the Planning Board and JBA for input on whether you think the Mission & Vision statement is relative to Jamestown. It is considered a guiding force for staff & citizens. The Mission/Vision Statement draft pulls a lot of the elements from the 2020 Vision Statement.

The Mayor would like for the PB to discuss this and provide feedback. This has been presented to the Parks & Rec. Committee at their February meeting. The Parks & Recreation Committee elected to review the draft and discuss at their March meeting.

Spencer said the 2020 LDP Vision Statement was a community driven process. The Vision Statement created was rather long and hard to read. Spencer highlighted bullet points (Key elements) the Vision Statement was built around to compare to the proposed draft. They are similar.

Smith said once the Mission/Vision Statement is approved by the Council it could be used as a driving force to re-vision our Development Plan. It can also give direction for the Town Manager on how to proceed with projects and priorities. It is an idea of how to move forward.

Kerry Miller suggested each Planning Board member review the proposed draft and bring back to the March meeting with 2 or 3 priorities they would like to see for 2025. Then the Planning Board can decide on the ones they feel are the most important. Miller felt some of the current 2020 Vision was out dated.

Steve Monroe said in his experience in working with non-profits and developing a Mission Statement you begin with core values. Take those core values and build your Mission Statement. The Mission Statement represents where you are and then the Vision Statement represents where you are going. Core Values, Mission Statement then Vision Statement. Monroe would be glad to meet with the Mayor to discuss. The Planning Board decided to bring this back to the March meeting. Be prepared with 2 or 3 priorities.

6. Update on second phase of the Jamestown Bypass and consideration of the Main Street Study – Spencer displayed a map of the By-Pass Project. The 2<sup>nd</sup> phase is now scheduled to begin in 2019. The time line is 3 – 5 years to construct.

There is a concern of losing traffic to our Main Street. Destination Planning is required to continue bringing people to Main St. businesses.

Spencer said proposed is a project to study the Main Street Corridor area. The Corridor Study would propose individual actions that will help make it a better destination. The Bypass will allow Main Street

to be reduced in intensity from a thoroughfare to something more of a local road. Hopefully lower the speed limit.

Spencer is proposing this Corridor Study and would like the PB's feedback on whether they support it. Capes commented it is stated the first phase costs approximately \$100,000.00. He asked for the overall cost. Spencer said the second phase could cost up to \$50,000.00. By requesting the High Point MPO include this Main Street Corridor Study in the STIP, then the project would be funded by the HPMPO at an 80%/20% match. Miller has concerns that the Mission/Vision Statement should be approved before we commit to a Main St. Corridor Study. We may find that a study is not needed.

Capes commented that we could do some projects on our own without a study. Such as replicating the Welcome to Jamestown brick signage off the Bypass. Spending money on projects such as consistent awnings on Main Street, trees, and plantings along Main St. For ¼ million dollars he would rather put that money towards actual projects as opposed to doing a study. He challenges that a study will tell us a whole lot more than we already know.

Smith said basically the budget is \$100,000.00 with HPMPO paying 80% and Jamestown paying 20%. Smith said he has also talked with another agency willing to fund Jamestown's 20%. That would equate to no cost to the Town. Both agencies are only willing to fund the study, not implementation. Capes said if there is no cost to the Town for the study then he is agreeable. He just does not want to spend \$100,000.00 of taxpayer's money for a study to sit on a shelf. Spencer said the study would produce actionable items that are projects. Town Council representative, Lynn Montgomery, said the study needs to be specific to Jamestown. Not ideas/or projects that are "cookie cutter" or that are a generic project. The projects must be tailored to Jamestown.

Kerry Miller made a motion to recommend to the Town Council approval of the proposed Phase I Main Street Corridor Study provided the study is fully funded by the HPMPO and other agency with no cost to the Town of Jamestown. John Capes made a second to the motion. The motion passed by unanimous vote. Miller & Capes stated they agreed to the study but did not want to spend money on it.

Unrelated, Kerry Miller asked the A&T Students that were in attendance, based on what they heard earlier about the Town's Mission Statement, what would be an easy thing to do from their Oakdale Mill Project. The students thought first was the concept of "walkability". Therefore, from their Oakdale Mill Project, the idea of the Greenway Trail would be the first implementation. Then what would be your destination. Also, the concept of complete streets could be implemented.

The students asked how the Bypass affects the community that is already here. Does it bring extra traffic to the Town or does it take traffic away. Spencer said we are concerned that we will lose people (traffic) because of the Bypass. Therefore, we must create more of a destination downtown and market it as such. Glanville gave an example "Trader Joe's". She said people will drive to a Trader Joe's.

7. Public Comment Period – No one registered to speak.
8. Other Business –

Under other business, Sarah Glanville complimented the Town staff for their great job clearing the roads during the recent snow storm.

Still under other business, Art Wise said that at the last Planning Board meeting, the PB discussed the rezoning of the property located at Gannaway/Ragsdale Rd. He questioned if this is a recommendation that the PB can make to the Council.

Spencer asked if the PB wanted to wait until she got an application for development of this property. The PB felt strongly to address the rezoning aspect prior to any application. We need to be pro-active. The property owner will need to be involved. The PB felt it should go on record that they envision this piece of property as residential/ Single Family or residential/Town Homes.

John Capes agreed and offered that rezoning of residential with Single Family or residential with townhomes as a motion. Spencer stated that the Council cannot actually recommend that the property be rezoned. They would be recommending whatever action is necessary to initiate rezoning that property. This starts the process. Spencer said she will research the process of a staff initiated rezoning request.

Miller said by requesting this rezoning it means the Planning Board wants to put business on Main St. Wise said on that particular piece of property, I think we do. The majority of people at the last rezoning request seemed receptive to the residential townhome project. Similar to the townhome project now located across the street.

Capes felt it would be prudent to make this recommendation to be in front of any other discussion. We have already been through the rezoning request twice in the last 5 years. If this recommendation helps, then we should do it. Wise said he still believes some of the residents in the adjoining area do not know there are businesses that can build at this location now without any rezoning request.

Sarah Glanville made a second to the motion. The motion passed by unanimous vote.

Art Wise asked if there was any other business.

A&T students said regarding Miller's earlier question as to what elements of their Oakdale Mill Project could be easily implemented, another thought he had was the Paddle Trail. The Town already has a Paddle Trail Plan. There is a Paddle Trail Association "Cape Fear Paddlers Assoc.". That is a unique thing. A destination and a draw for the public.

Miller made a motion to adjourn. Capes made a second to the motion. The meeting ended at 8:00 pm.