

Planning Board Meeting
March 9th, 2015

6:30 pm
Council Chambers

Minutes & General Account

Planning Board Members Present: Art Wise, Chair; Sarah Glanville, Vice-Chair; Kerry Miller, Dot Perdue, Eddie Oakley, John Capes (Alternate); Ted Johnson & Steve Monroe, ETJ Representatives

Staff Present: Carrie Spencer and Martha Wolfe

Visitors Present: Yalonda Galloway, Mary Gillett, and Carol Brooks of the Jamestown News

1. Call to Order – Art Wise called the meeting to order.
2. Approval of minutes from the February 9th, 2015 Planning Board meeting – Sarah Glanville made a motion to approve the minutes as presented. Kerry Miller made a second to the motion. The motion passed by unanimous vote.
3. Review and consideration of amendments to the Land Development Ordinance Article 3 – Definitions, Article 10 – Uses with Additional Standards and Conditional Uses Section 10.1 and the Permitted Use Table regarding tobacco related uses (Cigar Bar, Hookah Café and Vapor Lounge) – Art Wise stated at our last meeting, we discussed amendments to the LDO regarding various tobacco related uses. The Planning Board was given a draft ordinance that covered the Planning Board’s discussions from the previous two meetings. This ordinance would allow these tobacco related uses in the Commercial & Industrial zoning districts. The regulations discussed included:

- No tobacco related use shall be located within ½ mile from any other tobacco related use
- There is a ¼ mile distance from any church, school, public park or playground

The Town Planner displayed an updated zoning district map. She discovered NCDOT purchased the property of the former Sedgfield Baptist Church. That parcel has been taken off the current buffered area. This does open another parcel of Industrial zoned area now appropriate for tobacco related uses.

It was stated that stores, such as Food Lion, can sell tobacco related products. However, once a store sells 75% or more of its inventory as a vaping or tobacco related product then it becomes a Tobacco Store Use.

Spencer stated, one legal aspect that was brought to her attention was the restriction on neon signs, flashing, chasing, undulating, or other variable lighting effects visible from the exterior of the establishment. The legal response was that as long as this restriction is not solely limited to Tobacco Uses then the restriction should be legal. Spencer stated that this neon & lighting restriction applies to the additional standards for Electronic Gaming Operations. She used that precedent to draft the Development Standards for the Tobacco Related Uses. Spencer suggested sometime in the future we may review the current sign ordinance to gauge its effectiveness.

The Planning Board held a brief discussion regarding bars/nightclubs permitted in the downtown area. Mary Gillett, Guilford County Dept. of Environmental Health, was present and stated in order to sell alcohol in a bar a permit is issued by the ABC Board. It is heavily regulated. Tobacco stores are not issued a permit and therefore do not have that same level of regulation.

Art Wise opened the Public Hearing. Carrier Spencer presented text amendment 2015-01 which consists of amendment to the LDO regulating tobacco related uses. The Planning Board has been presented with the request to add tobacco related uses. The Planning Board was presented with definitions, types of tobacco uses, location standards that would allow tobacco use in specific districts and buffers around areas where minors congregate. The Planning Board has reviewed the ordinance. The draft amendment is ready to present to the public. The purpose of the Planning Board meeting is to make a recommendation to the Council with justification as to why they recommend or not recommend the amendment. This will be presented to the Town Council at the March 17th, 2015 meeting. Staff will request the Council set a public hearing date for the April meeting.

Art Wise, Chair, opened the Public Comment Period of the Public Hearing and asked if there was anyone present that wished to speak in favor of the Ordinance Amendment. There was no one present that wished to speak. Art Wise asked if there was anyone present that wished to speak against the ordinance amendment. There was no one that wished to speak.

Planning Board Member Miller made a motion to recommend approval of Text Amendment 2015-01 to amend the Land Development Ordinance Article 3, Definitions, and Article 10 – Section 1. Uses with Additional Standards, and the Permitted Use Table to allow tobacco related uses in Industrial & Commercial Zoning Districts as presented. Dot Perdue made a second to the motion. There was no further discussion. On a roll call vote:

Eddie Oakley voted aye

Dot Perdue voted aye

Kerry Miller voted aye

Sarah Glanville voted aye

Steve Monroe (ETJ) voted aye

Ted Johnson (ETJ) voted aye

Text amendment 2015-01 passed by unanimous vote.

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

5. Other business –

Spencer informed the Planning Board that the renaming of High Point Road issue will be heard by the Guilford County Planning Board on Wednesday 3-11-15 at 6:00 pm. The City of Greensboro decided to rename the existing High Point Rd. to Gate City Boulevard. The Town of Jamestown has requested the section of road from Guilford College Rd. to Vickery Chapel Road within the Town's jurisdiction be renamed to Jamestown Parkway. This will be heard on Wednesday 3-11-15 at 6:00 pm at the old Guilford County Courthouse in Greensboro. You are invited to attend to show your support.

Several Planning Board members felt it was important for Jamestown to have this section of road named Jamestown Parkway. It is important to keep our identity to let people know they are entering

Jamestown. The Town Clerk echoed the sentiment that we have worked hard to maintain our small town identity. It is important to protect it.

Miller asked when the orange cones and barrels will be removed from the GTCC and YMCA areas. Spencer will check with NCDOT to see the status of the barrels. Also, the road markings have not been completed. It is very dangerous to navigate.

Spencer informed the Planning Board the Town has hired a consultant to review current contracts with cell tower companies and to review the Land Development Ordinance regarding cellular telecommunications regulations. An interim application process is being submitted to the Town Council for approval. The Council has approved a fee schedule for towers and wireless facilities. If any amendments are required to the Land Development Ordinance, this will be brought before the Planning Board for review & recommendation.

Spencer said the E. Fork Rd. Pedestrian Bridge and the E. Main St. (Lydia Tunnel) sidewalk projects are still progressing.

Sarah Glanville asked to place on a future meeting agenda discussion about tobacco use in parks. The Town Clerk said she would send to each Planning Board member the current Policy Prohibiting Smoking in Municipal Buildings. She also suggested speaking with the Town Council for direction. Oakley said he talked with the City of High Point. They stated they have a zero tolerance on tobacco use. Smoking is not allowed at municipal properties, recreation centers, senior citizen centers, golf courses, all parks & recreation facilities. Mary Gillett, Guilford County Department of Environmental Health, said to her knowledge the City of High Point has not passed any regulation on outdoor areas. To be discussed at a future meeting.

Spencer said she will draft a plan on a procedure to address the sign ordinance review. Also, a possible review of the Comprehensive Land Development Plan.

The Planning Board decided not to have an April meeting, unless there is some business to be brought before the board. The next meeting would be May 11, 2015.

The Town Clerk reminded the Planning Board members we still have a vacancy for an ETJ representative. If you know anyone interested, please have them contact her.

Planning Board Member Miller made a motion to adjourn the meeting. Planning Board Member Sarah Glanville made a second to the motion. The meeting ended at 7:25 pm.