

Planning Board Meeting
4-11-16
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, ETJ Representatives Richard Newbill, Steve Monroe and Robert Lichauer

Staff Present: Carrie Spencer and Martha Wolfe

Visitors Present: Dick Franks, Mike & Linda Hofmann, L. & J. Belter, Rex Kennedy, Don & Lillie Williams, Bill Pearson, Steve Showfety, Mary Lou White, Leon White, Frank & Cherie Dunphy (DFHC Corp.), Carol White, Carol Brooks of the Jamestown News, Rosemary & Joe Pope, Bobbie Hege, Giles & Linda Parlier, Joe Gowins, Keith Badorf, Lewis & Sue Moore, Greg Parlier, Mitch Johnson

1. Call to Order – Art Wise, Chair, called the meeting to order.
2. Approval of minutes from the March 14, 2016 meeting – John Capes made a motion to approve the minutes as presented. Richard Newbill made a second to the motion. The motion passed by unanimous vote.
3. Public Hearing to consider Case 2016-01 a rezoning request from Koury Corp. for the project located at part of 6115 Jamestown Parkway from Bypass (B) to Conditional Use Bypass (CZ-B) and rezoning request from property located at 6029 W. Gate City Blvd. from Conditional Use Bypass (CZ-B) to Conditional Use Bypass (CZ-B). Carrie Spencer highlighted the rezoning request presented. She stated the rezoning request to change from CZ-B to CZ-B is due to a change in the conditions being placed on the property.

Spencer referred to the rezoning map exhibit for Grandover Village Mixed Use Development. The map is divided into 4 sections. Section 4 is currently zoned Conditional Use Bypass Section 1, 2 & 3 are currently zoned Bypass. Koury Development now has a better understanding of the details of the proposed development. The developer would now like to develop all 4 sections with the same zoning designation and same conditions. Those proposed conditions will allow this property to be developed much like the Grandover Development.

The subject properties are in the Town of Jamestown ETJ. There is an agreement between the Town of Jamestown and Koury Corp. to annex these particular properties and share some of the infrastructure cost. Spencer stated the properties are located near the Sheetz Station at the intersection of Guilford College Rd. and Gate City Blvd. /Jamestown Bypass. As stated earlier, the current zoning is split between CZ-B and B. Other uses that are close to this project are the YMCA, GTCC, Guilford County Schools (Millis Elem. & Ragsdale High School) and SFR neighborhood. (Camelot Estates)

Spencer stated the Bypass District was created to provide a pleasant environment for motorists and preserving the capacity of the Bypass to accommodate high traffic.

The setbacks are 75' from the Bypass. Also, another 8'-10' for landscaping area. She feels this setback is not appropriate for the existing roadway of this proposed development. She feels where the property is located it would be appropriate to see the development from the road. It blends more with the existing developed Gate City Blvd. Part of the rezoning request is to replace that 75' setback with other standards. Spencer went over the current zoning for section 4 – CZ-B.

Spencer then presented a Rezoning Exhibit for Grandover Village. This exhibit lists all the requested conditions placed on the property. She stated the property is being developed as a PUD (Planned Unit Development) This exhibit gives details of the project. Spencer went over the conditions listed in Table 1 from the Rezoning Exhibit for Grandover Village Mixed Use Development. Included specific conditions as follows:

Lot Size depending on use of the property (3,000' – 15,000')

Lot Width

Lot Setback – 25'-45' depending on use

Build to line – N/A (lot setback used)

Building separation – 20' to all section

The biggest difference of the rezoning request is the lot size and setbacks. Our current setbacks are 45'. The request for setback from the Bypass is less restrictive. Jamestown's ordinance is geared more toward the downtown development with buildings closer to the road.

If we allow this property to develop more like Grandover it will help to set Jamestown apart from this development. This would allow Jamestown to maintain its identity and small town character. However, the development will be of high quality.

Spencer continued with the conditions listed on the rezoning exhibit for Grandover Village.

- A corner lot has 2 street setbacks. The developer shall designate the side street for his lot
- Planting yards (same as current)
- There is no intent to build a SF Residential development
- Decorative building and decorative structures may be placed at any location, approved by the property owners association and the Town of Jamestown.
- One of the biggest changes is that the Bypass District calls for parking to be behind the building. Because of the limitations of these properties, parking shall be allowed within the street setback with an effort to minimize the amount of parking within the Bypass setbacks as much as possible.
- Due to the existing site features of the area, there shall be no restrictions on the street orientation of a building and parking shall be allowed on all sides of a building.
- 5' public sidewalks constructed in the multifamily district will include 2' walkways.
- 10' planting strip

The proposed plan calls for more parking spaces than allowed in the Town's current Land Development Ordinance. Trees still have to be located in the parking lot island. Spencer said she is in favor of accepting the parking in the setbacks and the conditions that Koury Corp. is proposing. These conditions are site specific and apply to this project and parcel only.

Spencer said the Land Development Plan Goals & Policies were adopted in 2007. At that time part of the subject property was not in Jamestown's ETJ. This intersection was envisioned as an activity center as commercial.

The Goals & Policies that are most pertinent are in the staff report and staff & Planning Board agreed that this proposed project does in fact support and follow these goals and policies of the 2020 LDP.

Highlighted from the staff report:

- Land Use Compatible – The proposed development is consistent with LDP & existing surrounding development. Ex: Grandover
- Growth management appropriate land development, balance of individual's property rights with the good of the whole community.
- Planning Coordination – take into account that the future growth plans of surrounding jurisdictions are followed. Assure that the proposed project is compatible and mutually supportive by neighboring jurisdictions.
- Community appearance and quality of life goals are met. The project considers the appearance and design of new buildings and site development to ensure a good fit, and maintain & improve the appearance of the community.
- Quality of Life Policies encourage pedestrian friendly, mixed-use land patterns. This project follows that requirement with mixed use multi family, business & commercial with sidewalk access.
- Public Services Goals – The agreement we have with this developer is very much in keeping with the Town's goals for public services.

Spencer stated the Public Hearing is to consider Section 1, 2, 3, &4 shown on Rezoning Exhibit for Grandover Village Mixed Use Development. Spencer introduced Steve Showfety, the applicant, Koury Corp. Dick Franks, Koury Corp. Director of Planning here as well. Showfety said they have both worked on this project since 1978 when they were accumulating the land. This is the 3rd Public Hearing and the 3rd municipality they have been through. The ETJ has changed primarily at Koury's request because the previous lines dissected the property in such a way that they didn't have a clear entity to go to for plan approval, zoning & water/sewer. We worked closely with the Town of Jamestown beginning almost 3 years ago.

As we were beginning planning in 1989 the first Southwest Area Plan was done by Guilford County. The important facts appear in this document because there was no water/sewer, no transportation network, no zoning at that time. As a product of focusing on that, the first zoning case had to be moved from Guilford County courthouse to Smith High School to accommodate the audience. There was no zoning classification at that time. It took 2 years to write a sophisticated enough ordinance that allowed the development for a mixed use district.

The idea was to have these Land Uses integrated in more contemporary fashion to become the most productive. The vast majority of the approximately 1400 acres site was under Greensboro's control with a minor exception of the property at the intersection of Main St. and Millis Rd. This property was purchased a little later as part of the Millis Estate.

In 1989 when this plan was adopted it required that it be adopted by the Guilford County Planning Department, City of Greensboro, City of High Point and Town of Jamestown. Showfety worked with then Town Manager, John Frezell. They worked on long range planning for the highway network that is unfolding finally 27 years later.

In 1989 the vast majority of the property was designated as a regional commerce center for office & retail shopping. The idea was not to scatter the development over half the community or to have a lot of driveway cuts off the Main corridor. The plan was to have an integrated land use plan. We are designing the best plan for the region, not just the neighborhood.

Showfety said the plan is not meant to be confusing, but it is in great detail and well-conceived. This will be a fine opportunity where one developer can do something in coordination with the planning department that is better than multiple developers. Showfety said their pledge to Jamestown is to do a quality job. Look at Grandover Blvd. and the landscaping that has been done at that location. You will have an idea of what type of landscaping we intend to do.

The Land Use we have designed for this project is a transitional land use with a buffer of multi-family. That is a common practice between industrial uses and institutional uses. The site will consist of approximately 190 apartments. We are sensitive to the landscape requirements. We are sensitive to the long term building plans. We are working with the municipality to develop an equitable water/sewer extension process that will make the water&sewer available to Camelot Estates Subdivision and GTCC. This is a team effort. We are able to do this because there are long term investor goals.

The 2nd request is on the Master Signage Plan. They are trying to deal with the aesthetic requirements of the sign ordinance.

Showfety concluded his comments. He then introduced Dick Franks. Franks said in creating this proposed zoning, we considered the Grandover zoning as a guide. This is reflected in Table 1 of the Rezoning Exhibit for Grandover Village Mixed Use Development. The few things that we have changed are the setbacks to accommodate reasonable building along the thoroughfares.

Franks requested another change from what was presented in the Planning Board packets. For the apartments, Table 1 requests the 25' setback for the local streets request to be changed to 10'. The reason is it will allow Koury Corp. to build a better buffer between the apartments and the Camelot neighborhood. One thing they found very helpful in buffering the apartments is to build a series of garage spaces with open parking in between and fencing (Landscape and solid fence) as a buffer on Camelot Rd.

Showfety said the garages would act as a buffer themselves. They would be a defining landmark between the two, because of the depth of the garage we have to make it a little bit deeper. That is why we are asking for that encroachment into the normal buffer here. It is a tradeoff between vegetation and solid intersection in sight lines. He believes the neighborhood, giving the choice would prefer a clear definition between the two properties. In between the building, would be landscaping and probably a shadowbox fence. Those conditions are approved when the site plan is submitted to Jamestown. They have the right to approve fencing, view the landscape buffer, but by zoning we had to request this change at this time.

Franks said in developing this zoning Koury does not want to dilute the charm and attractiveness of downtown Jamestown. We want to be compatible. In doing so, I feel we can accomplish the expansion of Grandover with the quality that has been established. Franks asked if there were any questions.

Bob Lichauer, ETJ Rep. asked if the sides and backs of the garages would be brick. Franks said there is vinyl on the back with brick wainscoting, we have not developed the style of the apartments yet. The garage would match the apartment building. Steve Showfety said we are trying to uniformly represent character features of the existing Grandover development in all the proposed new buildings.

Eddie Oakley, Planning Board Member, asked if the design of the complex was the second portion of the rezoning. Showfety said the design is actually done with plan approval. Eddie Oakley asked if that will come back to the Planning Board. Showfety said this is a land use decision that is before the Planning Board.

Miller stated section 1 looks like there are 2 entrances for the apartment complex. Spencer said there is 1 entrance off of Main Street and 1 off of Millis Rd. Main Street is a 1 way in and 1 way out. Spencer said this will be a gated community. Kerry Miller said at certain times of the day, the traffic at the YMCA is extremely heavy. Miller would like to see what traffic studies are available. Spencer said after the Public has had an opportunity to speak, she will address the traffic questions. Spencer said the applicant will have a rebuttal period after the Public has spoken.

Art Wise, Chair, opened the Public Comment portion of the Public Hearing. He asked if there was anyone present that wished to speak in favor of the proposed rezoning as presented. Please come up to the podium, give your name & address. Please adhere to the 3 minute time limit. There was no one that wished to speak.

Wise then asked for anyone that was opposed to the rezoning request to please come forward, give your name & address. Please adhere to the 3 min. time limit.

Don Vyverman, 41 Pitlocky Place, asked if there would be an overview or a drawing of the project. Art Wise stated some of what you may be addressing is design and the actual design of the building is something that would be done after the rezoning request was completed. Right now we are basically approving the zoning and the concept.

Spencer said the site plan review does not come back before the Planning Board. The Ordinance only states that the Technical Review Committee (TRC) will be the one involved in site plan review. The TRC will review the site plan and send a similar letter to announce that we are reviewing it. It will give public notification. (not a public hearing)

Cherie & Frank Dunphy, DFHC Corp., are owners of the Gardner Hill Station, 1002 Gardner Hill Drive. They are not opposed. They do have some concerns. They think it is important that the Town, just like you don't want the new businesses to compete with downtown Jamestown, we obviously want businesses to come in that enhance our businesses. We are also long term investors. We have a stake in the area. Also, we want to preserve the current resources.

Ms. Dunphy said presently there is no stop light to turn into their development. You have to go and make a U-turn to get into the property. There are no other intersections on that road heading toward Greensboro on the left where you can directly go into a street. We do need some help with this street design.

Bill Pearson, 4503 Merlin Dr., stated his property runs perpendicular to Camelot and is directly facing the Multi-family apartment complex. Please consider requiring the developer to do the following to protect our neighborhood.

- Require something like a black wrought iron fencing on Camelot Drive
- Request no pool or recreation area on Camelot Drive side
- Earlier it was said that garages would be located on Camelot side
- Request no wells on the new proposed site

Mr. Pearson said he has seen some drawings of section 1. There seems to be an entrance to that section at the corner of Camelot & Millis Rd. Dick Franks said that has been changed. We have moved the entrance down to the center. Mr. Pearson said that was what he was going to request. There is NOT an entrance at the corner of Camelot & Millis Rd. Dick Franks said this is really an issue for site plan approval.

Mary Lou White, 4512 Merlin Dr., one of the reasons she opposes the rezoning is because there are approximately 2 dozen houses in Camelot Est. We have the school complex there with regular school traffic and it is difficult to get out. You have to plan your time leaving. Also, GTCC traffic backs up. They turn onto Roundtable then Merlin Dr. cut across Camelot and try to beat the traffic. It is a problem early mornings and afternoons. If we bring more people into the neighborhood, it will bring more children going to school and more traffic. My question is if the zoning is approved, how this is not going to impact people in Camelot Est. Some people use this as a short cut which means they speed and cut across to try and beat traffic. What is going to be done so that people that live in Camelot Est. can be assured we won't have a greater influx of traffic in an area that is not equipped or capable of carrying anymore vehicles. We have children in our neighborhood and people that have been there longer than you have been planning to change things. The influx of traffic will make it that much more dangerous. Please take that into consideration. Hopefully we can get some answers on how can you fix this for us. How can we be safe?

Lewis Moore & wife, Sue – 4418 Merlin Dr. They live approximately 300' from the proposed project. We are not exactly opposed to the project. Koury Corp. builds nice developments. We do have a concern of traffic on Millis Rd. It does stack up on Millis Rd. We appreciate what Koury Corp. is trying to develop. We would like to work with you. We appreciate any help you can provide with traffic concerns. Thank you for allowing us to speak.

Ron Durst, 4508 Merlin Drive. His parents bought the house in 1967. That neighborhood has been in his life for 49 years. It is a beautiful neighborhood. He would like to know if there is going to be an access to the apartments off of Merlin. He said we don't need any more cut throughs in this neighborhood. Traffic does currently scoot around Roundtable, Merlin and Camelot just to beat 2 minutes of traffic. They drive fast. Please work with us.

There was no one else that wished to speak. The Chair closed the Public Comment Period of the Public Hearing.

Steve Showfety said he appreciates the uncertainty from the neighborhood with regard to the new development. Koury Corp. tries to take those things into account when they are doing their planning. Showfety said access into the neighborhood is typically addressed during the site plan approval. We can add a condition to the rezoning request. On the Camelot property line we can put the garages to buffer that area. We will add the condition that there will be no access to the Camelot neighborhood. That is

not necessarily a concession on their part, they were not planning to do it anyway, but for the sake of clarification to the neighborhood we would gladly add that.

Showfety said the central entry point off of Millis Rd. was worked out by NCDOT. As a matter of fact, as a result of the traffic study we had done, it was recommended to limit the access points for safety reasons and those access points also have effect on land use. You can't have a high density use along much of this area because they limit the driveway cuts for safety reasons.

The 2nd part of the bypass has been funded to begin construction in 2019. You can expect that construction to take effect the later part of 2018.

Art Wise said this closes all public input. Wise said at this time we will discuss this request among the members of the Planning Board. He thanked the public for their input. The Planning Board took a short recess to allow the room to clear.

Spencer said regarding the site plan details. The TRC Committee will review the site plans. The TRC Committee is comprised of the Town Manager, Public Services Director and Town Planner. The ordinance does require a representative of the PB to be present at the TRC meeting. Miller asked if some of the Planning Board members should attend that meeting for major site plans. Staff will let the Planning Board know when the TRC meeting will be held.

Spencer said we have been working with Gardner Hill Station about signalization. Trying to find a compromise. Spencer said the Town ordinance will dictate the type of fencing.

The site will be on city water/sewer. The entrance way will be centered on Millis Rd. Koury has been working with NCDOT for years. Spencer said she has seen a copy of the driveway plan. She is concerned about traffic too. She gave a copy of the driveway plan to the school and asked for input. We will coordinate as best we can. The school has been made aware of the multi-family development.

Steve Showfety said his recommendation is for the Town to lobby the Metropolitan Planning Organization for prioritizing the widening of Millis Rd.

The Planning Board discussed the traffic and the intersection of Millis Rd. and Vickery Chapel. The use of round-a-bouts for a calming device. Oakely suggested Spencer lobby MPO to prioritize the widening of Millis Rd. Oakley said traffic is his biggest issue. From Ragsdale High School to Grandover can be a 10 -15 minute wait.

Dick Franks said in talking with NCDOT regarding the traffic, DOT did not see a conflict with the school traffic. Oakely said the schools have a problem. They are not managing their driveways at all. Showfety said the Land Use has something to do with the traffic pattern. Across the street from the apartment complex is a triangular development. It is part of the rezoning that access is right in right out only. That is done to mitigate some of the intensity of the use around that intersection.

Eddie Oakley made a motion that we accept the new changes and approve the rezoning with the added condition to Rezoning Exhibit for Grandover Village Mixed Use Development the added change to Table 1 being 10' for the front & side minimum street setbacks from rightaway. Other condition to be no access into Section 1 from Camelot Estates. John Capes made a second to the motion. On a roll call vote: Steve Monroe– aye

Kerry Miller – aye
Eddie Oakley – aye
John Capes – aye
Sarah Glanville – aye
Richard Newbill – aye
Robert Lichauer – aye

The motion passed by unanimous vote.

4. Public Hearing to consider MSP 2016-01 a Master Signage Plan for Koury Corporation for properties located at part of 6115 Jamestown Parkway and 6029 W. Gate City Blvd – Spencer presented a staff report and stated the need for a Master Signage Plan from the applicant. Spencer said the Land Development Ordinance allows for some deviations for a Master Signage Plan.

Spencer stated the main deviation Koury is requesting is the number of signs because of the size of the parcels. We typically allow 1 sign per street frontage. They have a variety of signs. They are requesting Shopping Center Identification signs at the major intersections (Bypass/Grandover Village Parkway and 1 at the other end of Grandover Village Parkway & Guilford College Rd.) The out parcel monument sign will be placed at an individual parcel that fronts a street. This is allowed. The entrance monument signs are where the secondary roads have intersections. The Grandover Monument signs are at the Grandover Village Parkway. This is a central place for the development.

The biggest reason for this request is that the parcels are very big. The development is big. In order for it to have the visibility, this wider variety of signage and number with very consistent design is requested. This does meet our design criteria. The sign requested is relative to the size of the parcel. (proportionate) The apartment entrance sign is simply at the apartment entrance. (Main St. /Mills Rd.) This is an allowed sign type.

Steve Showfety, applicant, said our signs are basically landmarks. The reason why the Shopping Center sign maybe a little larger than 12' is because the solid base would allow it to be seen from the street with multiple tenants. Showfety said the parcel consists of approximately 37 acres.

Capes commented based on the way this intersection lays out, having a sign that is a little taller at the peak might be prudent from the stand point of visibility across the intersection. Capes feels the 12' limit makes sense normally. But this is a unique position compared to where other signs have been. You are literally at a cross road. He thinks it makes sense to let it have a little extra prominence.

Kerry Miller made a motion to approve the case # MSP 2016-01 Master Signage Plan for proposed development of Grandover Village as presented. Richard Newbill made a second to the motion. On a roll call vote:

Steve Monroe – aye
Kerry Miller – aye
Eddie Oakley – aye
John Capes – aye
Sarah Glanville – aye
Richard Newbill – aye
Bob Lichauer – aye

The motion passed by unanimous vote.

The Town Clerk requested the Chair please conduct the Public Input Portion of the Public Hearing. Art Wise opened the Public Input Period. He asked if there was anyone in favor of the Master Signage Plan to please come forward. Give your name & address. Please adhere to the 3 minute time limit. There was no one. Art Wise asked if there was anyone that was opposed to the Master Signage Plan request to please come forward. Give your name & address. Please adhere to the 3 minute time limit. There was no one. Art Wise closed the Public Comment Portion of the Public Hearing.

The original motion and vote taken by the Planning Board was unchanged and confirmed to be valid.

5. Public Comment Period – No one registered to speak.
6. Other Business – There was none.

Kerry Miller made a motion to adjourn the meeting. Sarah Glanville made a second to the motion. The meeting ended at 8:40 pm.