

Planning Board Meeting
June 10, 2013
Council Chambers

Minutes & General Account

Planning Board Members Present: Art Wise, Vice Chair; Eddie Oakley, Dot Perdue, John Capes (Alternate for Kerry Miller), Sarah Glanville, Richard Newbill, ETJ representative, Ted Johnson, ETJ representative.

Staff Present: Chuck Smith, Matthew Johnson and Martha Wolfe

Visitors Present: Dr. Randy Parker, Rae Marie Smith and Mitch Johnson from GTCC, Charlie Melvin, Attorney, Andrew Zimmerman, and Carol Brooks of the Jamestown News,

1. Call to Order – Art Wise called the meeting to order.
2. Approval of minutes from the March 11, 2013 meeting – Eddie Oakley made a motion to approve the minutes from March 11, 2013 as presented. John Capes made a second to the motion. The motion passed by unanimous vote.
3. Public Hearing to consider rezoning request from GTCC for 6012 High Point Road from Industrial (IND) to Civic (CIV) Case # 2013-02 - Art Wise stated this is a Public Hearing to consider a rezoning request from Guilford Technical Community College (GTCC). Johnson stated the request is to rezone the property at 6012 High Point Rd. from Industrial (IND) to Civic (CIV). The property consists of approximately 37.29 +/- acres and is located near the intersection of both High Point Rd. & Guilford College Rd. The property is located in the Town of Jamestown's Extraterritorial Jurisdiction and is bordered by city of Greensboro and Guilford County.

The current use is manufacturing. The property is known as the former location of Daimler-Chrysler bus facility and Legacy Paddlesports. The property is located in the Industrial zoning district of the Town of Jamestown future land use map. Currently the property is served by the Town of Jamestown sewer and City of Greensboro water.

The property owner has requested this rezoning on behalf of GTCC. The applicant wishes to utilize that property as an extension of the GTCC Jamestown campus, which is also zoned CIVIC. GTCC feels that the intended acquisition of this property and the subsequent utilization of it for the various programs offered by GTCC is a unique opportunity and highly desirable extension of the GTCC Jamestown campus. The project ultimately will be utilized for multiple courses and programs for which this presently unutilized, very large building & surrounding grounds will be ideally suited.

Johnson stated per the Town of Jamestown Land Development Plan the generalized Future Land Use Map considers this area as future "industrial" area. However, many of the surrounding properties on the Future Land Use Map indicate "institutional" as desired land use.

Johnson stated policies and goals of the Land Development Plan that apply to this rezoning case are as follows:

Growth Management

Goals

- Carefully manage growth
- Strategically locate new land development in the most appropriate places
- Use infrastructure investments as efficiently as possible
- Attract new businesses & jobs
- Preserve resources

Policies

- Carefully plan for appropriate land development along interchanges and the future Bypass area
- Encourage new activity centers
- Encourage renovations & creative re-use of existing commercial buildings

Planning Coordination Policies

- Consider future growth plans of surrounding jurisdictions to ensure Jamestown's land use planning is compatible
- Identify transitional areas (future growth area) around the Town's borders
- Build cooperative partnerships with local institutions, agencies & businesses
- Encourage inclusion of Jamestown in county-wide economic development efforts

Community Appearance Goals

- Maintain strong sense of place & community pride as each new land use fits into our vision for the future

Quality of Life Goals

- Carefully preserve Jamestown's natural, cultural and historic resources

Policies

- Preserve, protect & creatively re-use our historic building & properties

Public Services and Facilities Policies

- Provide adequate sewer services to accommodate existing land development and plan future sewer extension to support new land development in the most appropriate places
- Carefully manage access along major thoroughfares & road entranceways, to protect public safety, road functions & community aesthetics

Johnson displayed maps & aerial views of the property.

Johnson then turned the meeting over to the applicant, Dr. Randy Parker, President of GTCC.

Dr. Parker stated plans are to move the Transportation & Welding Programs (tractor trailer & heavy equipment) into the subject property. The building is already fitted for this use. The school plans to renovate the building with a budget of between 7 – 8 million dollars. The property gives the school 500 parking spaces and approximately 37 acres of land. The property will add about 250,000 sq. ft. of space for GTCC. The site is located right beside the Jamestown campus. Future plans are to construct a tunnel under Guilford College Rd. to connect the campuses. This property will give GTCC a lot of space for potential growth.

The Guilford County Commissioners have voted unanimously to allow GTCC to transfer the bond money for the purchase of the property. However, the environmental study still needs to be done. Also, Guilford County provides all the funds to operate the buildings of GTCC. So, the County must also put in the maintenance and operations of this building in their budget this upcoming year.

Oakley asked about the ingress and egress of the property as it relates to the new Bypass. Dr. Parker said GTCC staff has met with NCDOT. NCDOT is requiring only one entrance for both the Alberdingk Boley property and the subject property. That entrance is right across the street from where Grandover is constructing their road. So, when we first start operation GTCC will exit traffic near the credit union. A nice entrance will be constructed. Long term plans include, when a complete build out, a tunnel will be constructed. On Guilford College Rd. GTCC is requesting a right in/right out ingress/egress. Preliminary meetings with NCDOT indicate they are in favor of the concept of a tunnel.

Charlie Melvin, Attorney for applicant, stated this is a unique opportunity for GTCC to get this building. He stated this building has been well-kept and maintained. The building has been unutilized for about one year. Andrew Zimmerman, one of the principals in the present owning entity was present. This project will afford many opportunities for the future of GTCC.

Art Wise asked if there was anyone else that wished to speak in favor of this rezoning request. There was none. He then asked if there was anyone that wished to speak in opposition to the rezoning. There was no one.

Planning Board Member John Capes made a motion to recommend to the Town Council approval of the rezoning request for 6012 High Point Rd. from Industrial (IND) to Civic (CIV). Richard Newbill made a second to the motion. The motion passed by unanimous vote.

Matthew Johnson stated this rezoning case will be on the Council agenda to request a Public Hearing for the August Council Meeting.

4. Discussion of possible ordinance changes regarding billboard advertisement – Johnson said he had a recent discussion with a representative of Fairway Outdoor Advertising. This company owns and maintains the billboard located at the Sheetz Store. This is the only billboard currently in the Town of Jamestown jurisdiction.

Johnson said the City of High Point is in the process of doing a new comprehensive plan for the downtown area. Billboard advertisement is part of the plan. Johnson said since this is being discussed in High Point, possibly Jamestown would like to discuss it as well. The proposed Bypass would be a possible area where one might find billboard advertising. Currently the Town Land Development Ordinance does not allow new billboards to be erected in the Town. However, with the on-coming Jamestown Bypass, it is worthy of discussion. The Bypass could route traffic away from Town. Billboard advertisement opportunities for existing & potential businesses in our jurisdiction could direct people back into Jamestown. Johnson stated before he tried to create an ordinance, Johnson wanted to discuss this with the Planning Board to gather input.

In reference to the current billboard located at Sheetz, our ordinance allows existing billboards to be renovated and maintained. At present, the Town ordinance does not permit digital billboards.

The areas he sees as conducive for billboard advertising are Guilford College Rd. between current Guilford Rd. and High Point Rd., and possibly along the future Bypass route. We can regulate and limit distances and specifications of the billboards, we cannot regulate content of the billboard.

The Planning Board discussed the aesthetics of the billboards and possible JBA advertising opportunities. Oakley would like to study the matter. Glanville agreed to the study, but also would like to know if the local businesses and/or JBA would really take advantage of the advertising opportunity. (Could they afford it) She would not feel it would benefit the Town if the billboard advertised businesses in High Point not Jamestown.

Johnson said we could do an electronic survey fairly inexpensively. We could send this to members of the JBA. Johnson could come up with sample questions and bring back to the Planning Board. Capes would like to narrow down where possible billboard sites could be located. We want to be careful not to have too many. Oakley felt it could be bad for Jamestown if it was not actually advertising Jamestown businesses as opposed to High Point or Greensboro. Richard Newbill said it seems the only way to determine if it could be beneficial would be to survey the businesses in Jamestown and the citizens as well.

Johnson does not think Main Street would be a good place for billboards to be located. However, the larger capacity highways such as Guilford College Rd. or the Bypass area tends to lend itself to a higher amount of traffic. That seems somewhat logical if you are going to consider it. Oakley thinks most residential areas do not want signage anywhere near their property. Oakley stated he would hate to see us give way to a commercial area that doesn't fit Historic Jamestown.

Johnson was charged with bringing back to the Planning Board sample survey questions.

5. Discussion of updates to Ordinance Regulating Solicitors, Canvassers & Peddlers – Art Wise stated this is a Public Hearing for discussion of the stated ordinance. The subject ordinance is part of the General Code of Ordinances for the Town of Jamestown.

Matt Johnson stated the Town of Jamestown has been approached by the Guilford County Sheriff's Dept. asking questions about our solicitors/peddlers ordinance. The current ordinance was adopted in 1984 and we felt it appropriate to update the ordinance at this time. One of the updates to consider is dealing with panhandling or aggressive solicitation. Someone pursuing you in an aggressive manner. The amended ordinance presented is similar to the one in force by the City of High Point. We felt it was important to have these amendments in place so that the Guilford County Sheriff's Dept. could enforce aggressive solicitation and soliciting from a right-a-way. In regard to right-a-way solicitation, the Town Manager, or his designee, has the authority to approve permits for non-profit, charitable, educational and religious solicitation from right-a-ways.

The updates to the current ordinance would require the applicant to provide the Town of Jamestown with a criminal background check and fingerprints. Updates included increased permit license fees to \$75.00 for the initial permit and \$25.00 for each additional canvasser. The time period is limited to 90 days with one renewal period. After that the applicant must go through the permitting process again. It was stated that the Girl Scouts/Boy Scouts would be approved as a charitable organization and not required to have a permit. The Town Manager recommended the background check should be one that covers all States, N.C. Counties and National check. This cost should be passed onto the applicant.

Planning Board Member Sarah Glanville made a motion to recommend approval to the Council of the amendments and suggested changes to the Ordinance Regulating Solicitors, Canvassers & Peddlers. John Capes made a second to the motion. The motion passed by unanimous vote.

6. Discussion of reorganization of the Board of Adjustment – Art Wise stated this is a Public Hearing. Johnson stated the Board of Adjustment has not met since his employment here. They typically meet to

hear a request for a variance from the Ordinance regulations or to hear an appeal from an administrative official, such as the Planning Director, charged with making an enforcement action. The violator would appeal that action to the Board of Adjustment. An example is the Town is currently involved in an enforcement action on a sweepstakes zoning violation. The next step for the violator, if they do not agree with the Town's enforcement, is to go before the Board of Adjustment.

The Town Clerk reported a vacancy position on the Board of Adjustment. We discussed it may be more efficient if the Planning Board served as the Board of Adjustment. The Planning Board meets on a regular basis and are more informed on the Land Development Ordinance. A lot of smaller jurisdictions do this partly because of limited number of volunteers. The School of Government stated somewhere between 5-10% of jurisdictions in the State utilize their Planning Board as the Board of Adjustment.

In order to make that amendment to our Boards & Commissions, staff would ask the Town Council to dissolve the Board of Adjustment and assign the functions of the Board of Adjustment to the Planning Board. Johnson explained that the Planning Board is a legislative body. The Board of Adjustment is a Quasi-Judicial Board. The Board of Adjustment operates as a Court. The members of the Board of Adjustment acts as a panel of judges hearing sworn testimony. It is very formal. The Board of Adjustment meets on a case by case basis. (Called meetings) The Town Attorney would be present.

Art Wise asked if there was anyone present that wished to speak in favor of this reorganization of the Board of Adjustment. There was no one. Wise asked if there was anyone that wished to speak against the reorganization. There was no one to speak.

John Capes made a motion to recommend to the Town Council that we dissolve the Board of Adjustment and assign those duties to the Planning Board. Dot Perdue made a second to the motion. The motion passed by unanimous vote. Johnson stated staff will ask the Town Council to set a Public Hearing date for the July meeting.

7. Public Comment – No one registered to speak.

8. Other Business – Richard Newbill made a motion to adjourn. Capes made a second to the motion. The motion passed by unanimous vote. The meeting ending at 7:35 pm.