

Planning Board
February 14, 2011
6:30 pm
Council Chambers

Present at the meeting: Kerry Miller, Chair; Richard Newbill, ETJ; Eddie Oakley, Vice Chair; Lynn Montgomery, Dot Perdue and TG Madison, ETJ.

Staff Present: Chuck Smith, Matthew Johnson, and Martha Wolfe

Visitors Present: Carol Brooks of the Jamestown News, Buddy Mann, Keith Dillon President of the Fox Hollow HOA.

1. Call to Order – Kerry Miller, Chair, called the meeting to order.
2. Approval of minutes from the November 8th, 2010 meeting. Richard Newbill made a motion to approve the minutes as presented. Dot Perdue made a second to the motion. The motion passed by unanimous vote.

Miller asked the Town Manager if he was able to follow up on the Ragsdale Rd. parking issue discussed at the last meeting. Smith stated he did make contact through the Sheriff's Dept. and he is still awaiting their response. They did say parking is an issue when sporting events are happening. Otherwise it is not a problem. Smith also stated that the Town is looking at some on-street parking.

3. Updates to the Jamestown Land Development Ordinance – Matthew Johnson stated we are requesting a couple of updates to the Town's LDO. The first update deals with Bed & Breakfast usage. At present, it is not allowed in SFR zoning district. Johnson presented guidelines to allow a Bed & Breakfast in a SFR district with a conditional use permit. An applicant would have to go through the Planning Board and the Town Council to get approval in a residential neighborhood.

Oakley asked if there would be parking space requirements for the Bed & Breakfast. Johnson said there are parking space requirements. Also, the conditional use permit would allow us to place other conditions on the permit that are site specific. It will be required that the owner reside on the property or an adjacent lot. Miller asked if there was anyone at the hearing that wished to speak for or against this amendment. No one spoke.

Dot Perdue made a motion to approve amendment to the LDO to include Bed & Breakfast to the permitted use table within a SFR district with a conditional use permit. Lynn Montgomery made a second to the motion. The motion passed by unanimous vote.

Johnson presented the second proposed amendment. This deals with a minor amendment in the LDO – Property Management Nuisance Abatement Code – Article 24. This amendment will

include conditions for the Town to abate the nuisances and bill the property owner if they fail to abate the nuisance after proper town notification.

Johnson said the LDO needed a clarification to assure the Town's authority to do this. We are working with the sheriff's department to make sure they can enforce our ordinance. The Town Attorney has reviewed this amendment.

Miller asked if there was anyone present that wished to speak for or against the amendment. There was no one to speak. Eddie Oakley made a motion to accept the amendment to the LDO Article 24, Section 24.7-2 through 24.7-7 - Property Management Nuisance Abatement Code. Lynn Montgomery made a second to the motion. The motion passed by unanimous vote.

4. Annexation Agreement Line with City of Greensboro – Matthew Johnson directed the Board to the maps included in their packets. Johnson stated this is in conjunction with the development of the Bypass/High Point realignment. The subject parcel consists of approximately 35 ½ acres with approximately 16 acres useable for development, the remainder is road right-a-way. This parcel is located on High Point Road (Koury Property) across from the Sheetz Store. Johnson stated that most of the property has already been annexed into Greensboro. The road right-a-way and construction would split this parcel which results in part of the property located in Greensboro and a portion in Jamestown's annexation agreement line.

It is irrational to have a piece of property divided between Greensboro and Jamestown planning and zoning regulations. To make development of the property easier, it is recommended to move the annexation agreement line to the western edge of the road right-a-way. Since this property is zoned primarily for commercial purposes, we searched for "like" properties to trade.

A more equitable swap is across the street on the SE corner from Sheetz, about 12 ½ acres which has a commercial use. This property is also owned by Koury Corporation. This results basically swapping like properties, same owner, same zoning.

Since 35 acres is larger than the 12 acres, we looked at properties to even out the acreage amount. There is a 22 acre parcel zoned residential that is adjacent to Jordan Creek Subdivision on Mackay Rd. There are also some small adjustments recommended to correct shifting property lines along the annexation agreement line to make sure it follows an established boundary. This agreement would create a new Greensboro-Jamestown Joint Annexation Agreement Line and extend to year 2041. This is an agenda item on the February Council Agenda to set a public hearing date for the March Council meeting. We would like to have a recommendation by the Planning Board.

The Board discussed the land swap. Miller was concerned with the trade on High Point Rd. that Greensboro could develop a project that did not fit Jamestown's standards. Johnson explained that the majority of this property is already annexed by Greensboro. For ease of development,

it is best to even swap land so that each unit of government had properties wholly in their jurisdiction.

Miller asked if there was anyone that wished to comment. Keith Dillon, President of Fox Hollow HOA. Dillon stated that currently Fox Hollow is under the Greensboro-Jamestown Joint Annexation Agreement through 2018. He questioned how this new agreement will affect Fox Hollow Subdivision. Johnson said that Foxhollow would still be under the same scenario for the next 30 years. Fox Hollow would not be eligible for annexation by Greensboro.

Per Miller the recommendation to accept would include a 2 part recommendations;

- 1) Extend agreement to 2041. 2) agree to the land trade as described in Exhibit A of the proposed 2011 Greensboro-Jamestown Joint Annexation Agreement.

Richard Newbill made a motion to approve the new Greensboro-Jamestown Joint Annexation Agreement which includes the land trade described in Exhibit A of the proposed 2011 Greensboro-Jamestown Joint Annexation Agreement and extend termination agreement date to year 2041. Dot Perdue made a second to the motion. The motion passed by unanimous vote.

5. Update on preliminary annexation report on Cedarwood Subdivision and the Grove Subdivision. Miller said Johnson is providing the Planning Board with updated information on the preliminary annexation report. This report is for informational purposes and does not require a vote by the Board. Per Johnson, at the January Council Meeting he presented a preliminary annexation report to the Council which is available to download on the website. Essentially the numbers don't work out. There are a lot of things that could change over the years which could change the numbers in this report. Also, the General Assembly may change laws which would affect annexation. Johnson said the research report shows that Jamestown would loss approximately \$160,000.00 in revenues in the first year if Cedarwood & the Grove were annexed. There are pros & cons for annexation. Oakley thought the annexation report Johnson presented at the Council meeting was a very thorough report.

The Board discussed the conditions of our schools. Johnson said the school board member for this area is Paul Daniels, he advised concerned citizens to contact him.

Montgomery asked if there is ever a breakeven point for annexation of Cedarwood & the Grove. Johnson said in general, residential areas almost never breakeven. Commercial areas are more financially feasible. Residential areas require lots of services. It just doesn't appear to be a good financial move for Jamestown.

6. Public comment Period – No one registered to speak

7. Other Business – Lynn Montgomery asked for an update on the burnt house located on Pearce Drive – Matt Johnson said he is working with the Town Attorney. The sale (Foreclosure) date is February 23, 2011. We are waiting to see what happens at that time. We hope the bank will take the property back and do something with it. The Town Attorney is looking into the process for moving forward.

Montgomery asked about the status of Internet Sweepstakes Cafes. Johnson stated we are still waiting to see what the General Assembly is going to do regarding Internet Sweepstakes. We will probably have to look at this situation again.

Miller asked the Board Members to think about what tools they need this coming year to be a better Planning Board Member. Tools could be a seminar, retreat, reading materials, etc. Miller also asked the Planning Board to create a wish list for 2011. What would you like to be active in, what would you like to see happen in 2011. Miller said he would contact Art Wise and Kim McKone; members absent tonight, and ask that they think about this same information. We will discuss this at the March 14th, 2011 meeting.

Matthew Johnson said there are different types of training. He has access to materials, self training materials. We could hold a joint Planning Board and Town Council meeting to work together. We could have a speaker from the School of Government speak to the Planning Board regarding zoning. Please just let him know and we can arrange anything the Board feels helpful. Chuck Smith stated if there is anything the Board would like to have which might deal with the budget, this must be turn in by March to be included in the preliminary budget process.

Miller asked Johnson to give an update on anything he knows about the Jamestown Bypass. Johnson said that the bypass is split into two (2) parts – Part A – Highway 311 to Vickery Chapel Rd.; and Part B which is Vickery Chapel Rd. to the Loop and beyond into Greensboro.

Johnson explained that there are 2 Metropolitan Organizations; High Point (HPMPO) and Greensboro (GMPO). These agencies rate transportation projects for their areas. GMPO rated the Bypass higher on their project list. HPMPO rated the Bypass lower on their project list of importance. NCDOT has moved Part A of the Bypass (High Point area) out to year 2020. Greensboro MPO has funded Park B and will move on this section.

Johnson said the Mayor, Town Manager and Planning Director are working with the HPMPO to find a solution for the traffic at the schools, GTCC and YMCA.

Lynn Montgomery made a motion to adjourn. Eddie Oakley made a second to the motion. The motion passed by unanimous vote. The meeting ended at 7:15 pm.