

Planning Board Meeting
December 10, 2012
6:30 pm
Council Chambers

Minutes & General Account

Planning Board Members Present: Kerry Miller, Chair; Eddie Oakley, Vice Chair; Art Wise, Dot Perdue, John Fete (alternate), John Capes (alternate), Richard Newbill, ETJ; Ted Johnson, ETJ

Town Council Representative – Lynn Montgomery

Staff Present: Matthew Johnson, Martha Wolfe

Visitors Present: Carol Brooks of the Jamestown News and Kevin Hill of the Adams Farm area

1. Call to Order – Kerry Miller called the meeting to order.
2. Approval of minutes from the November 13, 2012 meeting – Dot Perdue made a motion to approve the minutes from the November 13, 2012 meeting as presented. Art Wise made a second to the motion. The motion passed by unanimous vote.
3. Public Hearing for Consideration of a Resolution to amend the ETJ in the Grandover area by relinquishing ETJ authority over a portion of property – Miller turned the meeting over to Matthew Johnson. Johnson stated approximately a year ago the Town changed its annexation lines with Greensboro. Town staff has been working with Greensboro to complete the exchange of annexation line process. Johnson displayed a map describing area H on the map is now in the Town of Jamestown annexation area (High Point Rd. & Proposed Grandover Village Parkway area)

Johnson stated areas C, I & O are parcels that will now be on Greensboro's side of the annexation line. To complete the process we need to exchange jurisdictions. In order to do this, documentation must be approved by the Planning Board and then the Town Council. This is a time sensitive matter and must be completed by Feb. 2013. Plans are for Jamestown & Greensboro to relinquish their portions of the ETJ in Jan. and then at the Feb. meeting pick the parcels back up on their prospective sides. The process consists of a Resolution to amend our ETJ in the Grandover area by relinquishing a portion of the properties that are controlled by the Town. The areas the Town is relinquishing are the areas of C (Hickory Hollow area) area I (Camelot Est. – Bypass area) and area O (Guilford College Rd. portion near Harvest Church). Per Johnson, the boundaries have not changed from the Dec. 2011 agreement. This Resolution is required to clean up boundary lines of the 2 jurisdictions. Johnson stated that Greensboro Planning Board met in November and they have recommended to their Council to accept the Resolution to relinquish described areas. Per Johnson, the Governing Bodies of both

Greensboro and Jamestown will relinquish the ETJ parcels in January and pick up in February the new pieces.

Johnson stated once a municipality picks up a piece of property under new jurisdiction, we must set up the initial zoning for the parcel. This is Agenda item #5 of the meeting. The applicant for the property to establish the initial zoning is Koury Corp. Per Johnson, the Planning Board is requested to vote on the three components at this meeting. The Town Council will be required to vote on the Resolution to relinquish at the January 2013 meeting and the Ordinance to extend (pick back up) the areas of ETJ and the initial rezoning will be heard at the February meeting. This all must be completed in a 60 day period. Johnson stated that these lines were agreed to last December and this is the procedural documentation to complete the exchange.

Miller opened the Public Hearing and asked if there was anyone present that wished to speak for or against the Resolution to relinquish to Greensboro the ETJ areas described.

Kevin Hill, Adams Farm area, stated he has been following this in the newspaper since last year. He is not speaking for or against the matter. He asked if this is just basically cleaning up the areas that each jurisdiction may have control over. Johnson confirmed that is correct.

No one else spoke.

Planning Board ETJ member, Richard Newbill, made a motion to approve the Resolution Amending the ETJ of the Town of Jamestown by relinquishing to the City of Greensboro jurisdiction over a portion of the Grandover development, under the power and authority provided in Part 1, Article 19 of Chapter 160A of the General Statutes of North Carolina. Sarah Glanville made a second to the motion. The motion passed by unanimous vote.

4. Public Hearing for consideration of an ordinance to amend and extend the ETJ in the Grandover area by exercising authority over a portion of property – Johnson stated this is the second component of the procedure. State statutes require that the Town extend the ETJ by ordinance. This ordinance would extend Jamestown's ETJ over the area H (which is in the High Point Rd. /proposed Grandover Village Parkway) area. This ordinance states the Town of Jamestown will have jurisdiction over the Planning & zoning in the stated areas.

Miller asked if there was anyone that would like to speak for or against the ordinance. There was no one wishing to speak. Ted Johnson, ETJ member, made a motion to recommend approval of the ordinance amending and extending extraterritorial jurisdiction of the Town of Jamestown under the Power & Authority provided in Part 1, Article 19 of Chapter 160A of the General Statutes of North Carolina. Richard Newbill, ETJ member, made a second to the motion. The motion passed by unanimous vote.

The Chair moved item #6 up on the Agenda, since the applicant, Koury Corp., was not yet present to request the initial zoning for property located at 6029 High Point.

5. Discuss the process and time line for updating the Town of Jamestown 2020 Land Development Plan - Johnson said he has done some research on facilitators. Miller contacted GTCC and he has some leads on facilitators. We can pursue with contacting them, however, Miller was not in favor of spending a lot of time, money & energy if we did not have support by the community and the commitment to invest the money to do the projects. Johnson said we can't guarantee that there will initially be money to fund projects. We need to mesh together community supported projects and costs.

Johnson hopes to engage a facilitator with some sense of community planning. He has spoken with the NC Division of Community Assistance. This agency is funded through the State. The Town's only cost would be mileage (from Winston-Salem) and meals. So, their service would be affordable. Another option is PTRCOG, but they have an hourly rate and would be more expensive than the Division of Community Assistance.

Johnson felt we had 3 distinct planning issues. i. Whole Town, ii. Specific corridor along Main St. business community, iii. Golf Course. He stated we are considering some grant opportunities for the Golf Course. He would like to include the Golf Course topic in the community meetings and get public participation for the Golf Course.

Johnson will bring more detailed information on facilitators at the next meeting. Oakley said he spoke to several prospective facilitators and they were all in favor of being involved. He felt a lot of people are interested in what Jamestown will become in the future. Ted Johnson stated it would be good to know a budget for the LDP update. Matthew said the updates to the plan will be done in-house. There is no budget for facilitators so that is why he contacted the NC Div. of Community Assistance. They are very economical. (Price dependant on # of meetings)

If we decide we want to do a survey, we would have to get costs on that. (on-line, mail out)

Capes shared that he felt a key point will be how the Bypass affects Jamestown within the next 3 – 5 years and how it will offset the flow of traffic in Jamestown. We need to get public feedback and if we don't get a large turnout of the public, then we probably will not move forward with an update or create a new vision statement. Seems many want to think big (terms of growth) but staying with small town feel. The question is what does that look like and to find the middle ground.

Johnson stated he plans to approach the Council with the request of the Planning Board to update the LDP and the vision statement at the January 2013 meeting. Shortly thereafter, he would gather costs. He would suggest PB meeting in Feb. to determine how to approach the update process. (survey-etc.)

Miller stated he felt the Council would want to know the cost upfront and that might affect their decision. Miller felt the cost factor should be addressed before it is presented to the Town Council. Johnson said he will explore survey costs and other associated costs with the update process. The Planning Board may need to meet in January before the January Council meeting to finalize details. The Board agreed.

Art Wise asked if the Town had clear and accurate information on where the bypass will be located. (water/sewer location and where extend) Johnson said that we do have accurate information for the phase that is being constructed now. The unfunded phase (Vickery Chapel Rd. toward High Point) we do not. Johnson said the Town worked out an agreement with DOT to extend water/sewer under the portion on Vickery Chapel Rd. However, water/sewer is not available in all areas of Harvey Rd.

It was decided there will be a Planning Board meeting in January to finalize how to move forward with the Council presentation regarding the LDP update process.

6. Public Hearing for consideration of rezoning request for the property located at 6029 High Point Rd. to Conditional Zoning By-Pass (CZ-B) – Johnson stated that the applicant was now present. Mr. Dick Franks representing Koury Corp. This Public Hearing is to set the initial city zoning for the areas that will be relinquished by Greensboro and picked up by Jamestown. Johnson went over the conditions proposed for this initial zoning. Johnson stated when Grandover was developed, Koury set up a Master Plan for that development and the zoning was established according to that Master Plan.

Johnson displayed a map – section “H” which shows the area coming into the Town’s jurisdiction. Town staff tried to mimic the exact zoning that Koury had originally with Greensboro. The Town added to the initial zoning all the conditions that were already in place on the property.

Johnson said condition #2 states if Koury decides to do multi-family in that area it will not exceed 24 units/per acre.

Condition #3 – Building heights exceeding 50’ there will be an additional set back by 1 foot for every foot in height above 50’ up to 80’. If there was a structure proposed in excess of 80’, the developer would have to come back before the Planning Board for approval. Johnson checked with the Fire Dept. and they were fine with the height condition as stated. PSFD serves the area.

Miller asked about sidewalks for pedestrian oriented development. Johnson stated the developer plans on building an internal road; proposed Grandover Village Parkway, and all those internal parcels would be addressed by a pedestrian network.

Miller asked regarding policy 1.3 – regarding strip development. Miller was curious if Greensboro’s vision/planning/zoning is set up to ensure the area doesn’t look like a High Point

Rd. Johnson said there is nothing specific that would prevent strip type development from occurring.

Dick Franks, Koury Corp., stated he just came from Greensboro PB meeting and Koury did receive a unanimous vote recommending this rezoning request. Franks said Grandover was developed in a high end fashion. All the shopping centers they develop are of high quality. They are particular about their tenants. They asked for this zoning because it is the zoning that is currently on the property. At present, there are no plans for development. They will not build a speculative building in the current economic climate. Koury likes to get an anchor tenant first before a development.

Miller asked if there was anyone that wished to speak for or against the zoning request. Kevin Hill stated the strip mall development behind Sheetz was a smart use of that land. There is nothing listed that would prohibit strip mall development in the subject area.

Johnson stated the Planning Board's decision will be a recommendation to the Council. Council will hold a Public Hearing on the zoning in February 2013.

Eddie Oakley made a motion that we recommend approval to the Council for the establishment of the initial zoning of Conditional Zoning – Bypass (CZ-B) for the subject property 6029 High Point Rd. Dot Perdue made a second to the motion. The motion passed by unanimous vote.

7. Recommendation for ETJ alternate member – Wolfe stated that Ginger Swaim filled out an application to serve in this position. There were no other nominations. Wolfe submitted Ginger Swaim's name to the Planning Board as a recommendation for the position. Art Wise made a motion to accept Ginger Swaim as the alternate ETJ member to the Planning Board. Dot Perdue made a second to the motion. The motion passed by unanimous vote. Wolfe advised that this recommendation will go to the Council for the next meeting.

8. Public Comment Period –

Cheryl Harvey, Knollwood Drive, stated last time the Town did a survey was for the citizens' opinion on recycling. The results of the survey showed that a majority of the citizens wanted to leave the recycling as it is currently. However, the Council has decided to move forward with curbside recycling. She said if the citizens' opinion does not matter; please don't send out a survey. It is a waste of time.

Harvey also stated that she has reported to the Town Hall repeatedly that the street light on her street is out. It has been out for over 8 months. Johnson will follow up with the Town Manager on this.

9. Other business – Richard Newbill made a motion to adjourn. Art Wise made a second to the motion. The motion passed by unanimous vote. The meeting ended at 7:35 pm.