

REGULAR MEETING OF THE TOWN COUNCIL
September 16th, 2008
Minutes & General Account

7:00 pm

Regular meeting of the Town Council, September 16th 2008, Council Chambers,
Town Hall

Council Members Present: Mayor Volz, Council Members Thomas, Nixon-Roney,
Gray & Lain

High School Representative – Denzell Faison

Staff: Kathryn Billings, Judy Gallman, Matt Johnson, Martha Wolfe, Beth Koonce,
Town Attorney

Visitors present: Capt. Steve Collins & Lt. Cameron Piner of the Guilford County
Sheriff Dept., Jeff McCauley, State Finance Officer; Paul Noll, Jr.; Carl & Jan Galloni;
Joyce Volz; Willard Kiser of the Bales Memorial Church; L. C. Straughn; Beverly
Foster; Carol Brooks of the Jamestown News; Edward & Patrice Faison; Glenda
Grissett; Stephan Grissett; Rose Maner; Sid Mayfield; Charles Dowdy; E. Leon
Plummer.

1. Mayor Volz called the meeting to order.
2. Invocation – Willard Kiser, Bales Memorial Church, gave the invocation.
3. Approval of minutes from August 19th meeting – Council Member Gray made
a motion to approve the minutes as written. Council Member Thomas made a
second to the motion. The motion passed by unanimous vote.
4. Introduction of new Captain for District 3, Guilford County Sheriff's
Department – Capt. David Powell first introduced Lt. Cameron Piner. He
stated Piner attended Greensboro College. He is married with 2 children. He
has been with the Sheriff's Dept. for 22 years and with District 3 for about 2
months. Lt. Piner is also team leader with the underwater recovery team.

Capt. Powell then introduced Capt. Steve Collins, who was promoted in August to
take Powell's place upon retirement. He is married with 4 children. Collins has
worked on patrol, in the area of detention, Patrol Sgt. Detective, and Lt., over
District 2. He is part of the Special Operations Division and is Assistant Commander
of the SWAT team.

Captain Powell thanked the Council and stated he enjoyed working in Jamestown.

Captain Collins addressed the Council. He thanked Capt. Powell for his 33 years of
service to Guilford County. Capt. Collins also thanked the Jamestown Staff for their
warm welcome. The Town and the Sheriff's Department already have a project in

mind to work on together. In November, they plan on conducting an orientation meeting to promote the community watch program.

5. Introduction of High School Representative – Billings introduced Denzell Faison. He is a junior at Ragsdale High School. His grade point average is 4.3. Denzell is a member of the Latin Club, HOPE Club, and a peer tutor. He runs cross country and track. His interests are history and law. Billings also introduced Denzell's parents, Edward & Patrice Faison.

Mayor Volz thanked Denzell for serving as the High School Representative to the Council. He stated if there are interests from the High School students he would like to share with the Council to please do so.

Faison thanked the Council for allowing him to be a part of local government. He looks forward to working with them and he sees this as a great learning experience.

6. Certificate of Achievement for excellence in financial reporting – Billings introduced Jeff McCauley, Deputy Finance Officer, City of Raleigh and GFOA State Representative. Billings said McCauley came tonight to present this award to Judy Gallman, Town Finance Officer.

McCauley presented the Certificate of Achievement for Excellent in financial reporting to the Town of Jamestown. The Certificate of Achievement program began in 1946. The purpose is to encourage and assist government in preparing financial reports of the highest quality for the benefits of its citizens. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting and its attainment represents a significant accomplishment by the Town of Jamestown. This award reflects the professionalism and commitment by the Town Manager, Kathryn Billings and the Finance Director, Judy Gallman.

7. Public Hearing on expansion of the Extraterritorial Jurisdiction (ETJ) - Matt Johnson said the Town is looking to expand its Extraterritorial Jurisdiction. As part of the 2007 comprehensive plan, the Land Use Committee prioritized this ETJ expansion as one of the recommendations. Guilford County granted Jamestown the authority to proceed with this expansion request in May of this year. It will encompass about 1219 acres. This is not an annexation. The property owners within the ETJ area will be subject to the Town of Jamestown zoning requirements, but they will not pay taxes. This expansion gives the Town zoning authority for the properties located on the edge of Town.

The Town will need to add 3 new ETJ members to the Planning & Zoning Board and the Board of Adjustment. Johnson said the Town did two mailings to the affected property owners. One July 28th and one on August 25th the mailings advised citizens of the expansion and initial zoning. There were two community meetings held on August 12 & 14, 2008. If approved by the Council, we will need to make recommendations for the ETJ representatives to the County Commissioners for approval. Staff requests the expansion be effective November 16th, 2008.

Johnson stated the Council will need to vote on each issue separately; one for ETJ expansion and one for the initial zoning. The Town is not changing the zoning of any properties.

Mayor Volz asked if there was anyone present to speak for or against the ETJ expansion.

Paul Noll, 6406 Woodmont Rd., asked if this expansion would affect voting districts. The Town Manager said no, it would not.

Mayor Volz asked the Council for their comments. Council Member Thomas made a motion to accept the ETJ expansion as presented and shown on map Town of Jamestown ETJ Expansion containing 1, 218.59 acres. Council Member Nixon Roney made a second to the motion. On a roll call vote:
Council Member Thomas voted aye
Council Member Nixon-Roney voted aye
Council Member Gray voted aye
Council Member Lain voted aye. The motion passed by unanimous vote.

8. Public hearing to establish initial zoning within the ETJ – Johnson said the Town has tried to mimic current County zoning on the properties affected.

Mayor Volz asked if the citizens had any questions or concerns on the zoning for the newly expanded ETJ. There were no comments from the public.

Council Member Lain made a motion to accept the initial zoning as presented on the official zoning map. Council Member Gray made a second to the motion. On a roll call vote:
Council Member Thomas voted aye
Council Member Nixon-Roney voted aye
Council Member Gray voted aye
Council Member Lain voted aye. The motion passed by unanimous vote.

Martha Wolfe gave the staff recommendations for the ETJ representatives to serve dual roles on the Planning & Zoning Board and the Board of Adjustment. They were as follows:

Daniel McRae – 6309 Hickory Hollow Rd., Jamestown, NC 27282
T. G. Madison – 4803 Vickery Chapel Rd., Greensboro, NC
Kim McKone – 4710 Clifton Drive, Jamestown, NC 27282

Alternate member – Richard Newbill – 4820 Tumbleweed, Greensboro, NC 27407

If the Town Council approves these representatives, then the clerk submits these names to the Guilford County Commissioners for final appointment.

Council Member Gray made a motion to approve the names as read. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

9. Public Hearing to consider the proposed amendment to Article VII of the Jamestown Development Ordinance regulations pertaining to Sign regulations. Johnson stated GreenPlan consultants are assisting the Town with updating the Town's ordinance. The first section to be revised is the Sign Ordinance. This section has been through 8 revisions. The Advisory Committee met on several occasions and the draft version is on the website for the public to view. The consultants were in Town on September 3 – 5 and part of that time was spent on the sign ordinance.

Changes were suggested by business owners and Committee members. The consultants and Town staff then worked on implementing these changes were practical. The Advisory Committee met on Monday September 8, 2008 to review those final changes and they voted unanimously to approve the sign ordinance presented at this meeting. This ordinance does provide some flexibility to the businesses without diminishing the character of Jamestown. Therefore, Johnson asked the Council to consider adoption of this section, Article VII, of the Jamestown Development Ordinance.

Mayor Volz asked if there was anyone present that wished to speak for or against this sign ordinance.

Carl Galloni, 5334 River Rd, Jamestown, NC, complemented staff and the Council for working on revising the sign ordinance. He stated there are a couple of things he would like to comment on. The first section is dealing with sandwich board signs. On page 18 of the sandwich board sign regulations, the designated size of this type of sign is 4' X 30". Per Galloni, they have tried several types and sizes of signs. The proposed ordinance regulations are written to communicate with pedestrian traffic. As it stands now, the sandwich board sign needs to communicate with cars. We should add this to the ordinance, page 19. "Sandwich board signs are intended to inform and orient pedestrians **and vehicles** to business locations and available products and services. Just add "**vehicles**".

The size 4' X 30" wide is not readable by traffic. However, if we turn the sign horizontally it is a way to communicate with 2 lines of text.

The section that states the sandwich board sign should be taken in at night and put out in the morning takes away from their ability to communicate with vehicles. He would like to leave the sign out at night for vehicular traffic to see.

Galloni gave his opinion of the material design standards for the sandwich board signs as follows:

- Anodized aluminum – looks great, but expensive
- Wrought iron – expensive and heavy to move
- Wood painted black – blends in with the surroundings

Per Galloni, the purpose of the sign is to get attention not blend in with the surroundings. The businesses want bright colors for signs to be seen. He also requests no fees on sandwich board signs.

Galloni further said the Town of Jamestown was nice enough to get Greenberg Consultants to come in and look at the downtown district. Galloni read from the

report; "Develop façade and signage ordinance that allows for creative use of color and variation in sign treatment to avoid a sterile uniform look."

Galloni said the sign ordinance as presented requires using muted palette of colors. He requests some color variations and the ability to leave the sign out at night. He would also like the flexibility to turn the A-frame horizontally to attract the eye of the vehicle traffic.

Council Member Thomas stated the River Twist sandwich board sign that is currently on site does seem to stand out and catches the eye. It has a black background. Council Member Gray said the frame has to be black. The sign can be black, dark green or white. Council Member Thomas asked for clarification on the lettering, can bright colors be used. Johnson said there is an alternate sandwich board sign that does allow for creativity by the owner. Johnson said they are trying to keep away from the hot pink letters. However, the fluorescent chalk lettering is acceptable.

Johnson said this ordinance section was reviewed and edited by the public, the consultants and the Land Development Committee. All approved its adoption. Johnson stated the purpose is to maintain or enhance the character of Jamestown.

Council Member Nixon Roney asked about rotating the size as suggested by Galloni. Johnson displayed a 4 X 30 sign which should give ample signage. If the A frame was turned on its side, it is no longer an A-Frame it becomes a bill board sign.

Mayor Volz said he sees two different types of signs being discussed. A permanent sign 10 sq. ft. to leave out permanently and a sandwich board sign intended for temporary use. We are confusing the intent of the ordinance.

Johnson said the banner size is currently 32 sq. ft. which can be displayed 4 times a year. (6 for civic groups) The banner may be up for 2 weeks and down for 2 weeks. The new ordinance allows for a banner up to 60' sq. ft. that can be up for 21 days and come down for 60 days. This is intended for temporary signage.

Council Member Gray asked if it would be possible to adopt our own town colors, red and green, to be incorporated into the ordinance. Johnson feels we should not alter the ordinance section as presented. It has been through committee process and public process.

Council Member Gray stated if we adopt the ordinance tonight as presented, the Council may make an amendment to it at a later date if we see it is not working as intended. Council Member Thomas stated the purpose of the new sign ordinance was to help the businesses. What he is hearing is that it is not really helping. Council Member Thomas moved that we table this until we discuss further the requests of the businesses as to what type of signage would be best. Mayor Volz said again he feels we are confusing the two signs, bill boards (permanent) and sandwich board signs.

Johnson said the ordinance is also intended to foster change. We will enforce whatever is contained in the ordinance. Billings said this has been a long process.

We have had community meetings and a committee working on this. There are currently businesses waiting on this sign ordinance approval before ordering new signage. The one item we are hearing about is just the small section regarding Sandwich Board signs.

Council Member Nixon-Roney asked regarding the alternate design for sandwich boards, can a business bring a design to Johnson for approval. Johnson said this is intended for flexibility for owners to be creative.

Galloni asked to amend tonight to add "vehicle" as discussed earlier and to change the color restriction. Johnson said he feels we have tried to compromise to get the ordinance in its current content.

The Town Clerk said there is a motion to table this ordinance, but no second to the motion.

Council Member Nixon-Roney made a motion to accept this ordinance with the exception of the sandwich board sign section. Council Member Thomas withdrew his motion. Council Member Thomas then discussed the regulations regarding wrapped cars for advertising. Johnson said advertising on a car is perfectly acceptable. The issue is where the car is parked and if used primarily for signage.

Billings said she highly recommends that we not take pieces out of the ordinance. There have been many opportunities for revision prior to this date. The Town Clerk noted that there is a motion on the table by Council Member Nixon Roney to accept the ordinance with the exception of Sec. 8 – Temporary Signs. Council Member Thomas made a second to the motion.

Council Member Gray said he attended the community meetings and feels the ordinance as written to be accommodating for businesses and citizens. He has been a businessman in this community. He supports the ordinance and feels we should adopt it. If we find we need to amend at a later date, then so be it. Council Member Lain echoed the words of Council Member Gray said. Council Member Lain stated that he has worked in this Town for 20 years. He feels we need to make a move forward.

The Town Clerk said we have a motion and a second on the table. May we take a vote at this time? Mayor Volz stated all those in favor of the ordinance with the exception of the section pertaining to sandwich board signs please say aye, Council Member Thomas voted aye, Council Member Nixon-Roney voted aye. Mayor Volz stated all those opposed say nay, Council Member Gray voted nay, Council Member Lain voted nay. In order to break the tie, Mayor Volz voted against the motion therefore it did not pass due to majority vote.

Council Member Gray made a motion to accept the sign ordinance as presented. Council Member Lain made a second to the motion. On a roll call vote, Council Member Thomas voted nay, Council Member Nixon-Roney voted nay, Council Member Gray voted aye, Council Member Lain voted aye. There was a tie vote; Mayor Volz voted aye and therefore the sign ordinance passed by majority vote.

10. Public hearing to consider amendment to Jamestown Development Ordinance Article V to include Integrated Multiple Use Development (IMUD) – Matthew Johnson advised this public hearing is to consider a minor text amendment to the current ordinance to allow Integrated Multiple Use Development (IMUD) similar to PUD’s for residential developments. This will allow development to occur in a unified manner. Allows for unified design of driveways, signage etc. This ability to share common areas acts as a financial vehicle for developers. This text amendment is similar to that of the City of High Point and Greensboro.

Mayor Volz asked if there were any questions from citizens. Being none, Council Member Nixon-Roney made a motion to accept the IMUD amendment to the Development Ordinance. Council Member Thomas made a second to the motion. On a roll call vote, Council Member Thomas voted aye, Council Member Nixon-Roney voted aye, Council Member Gray voted aye, Council Member Lain voted aye. The motion passed by unanimous vote.

11. Public Comment period – No one registered to speak.
12. Appoint member to the Board of Adjustment – The Town Clerk said that Mike Stamey expressed an interest in this position and he has completed a citizen application form. Council Member Thomas made a motion to approve Mike Stamey to serve as a member to the Board of Adjustment. Council Member Lain made a second to the motion. The motion passed by unanimous vote.
13. Financial statement – Judy Gallman presented the financial reports for the month ending August 31, 2008. She reported that the cash balance as of that date was \$5,651,000.00 some of which is reserved for the Randleman Dam and the Powell Bill. The Town debt as of August 31, 2008 was approximately \$1,300,000.00. Revenues in the General Fund were approximately \$390,000.00 and expenditures were approximately \$630,000.00. As of September 1st, 2008 the Town received \$300,000.00 in tax revenue that is not reflected in these totals.

The Water/Sewer fund is at \$356,000.00 in revenue and \$269,000 in expenditures. The Randleman Reservoir Fund revenues to date are \$7,498.00 (interest income) and approximately \$14,000.00 in expenditures which was payment to the Water Authority.

In the financial statement for this month, the Town paid for the audit and made payment on the ordinance rewrite project. Benches and yardage markers were purchased for use at the Golf Course

14. Litter Sweep – The Town Clerk stated that Saturday, September 27, 2008 is the date for the Fall Litter Sweep. The Ragsdale High School Key Club will again participate in the event. Wolfe invited Denzell Faison, High School Representative, to join us.

(Proclamation)

15. Public Comment Period – Carl Galloni, 5334 River Rd., Jamestown, NC registered to speak. Galloni passed out a copy of a Proclamation from Governor Easley recognizing Wine & Grape Month in North Carolina.

Galloni complemented the GreenPlan Consultants for the work they have done to date on the rewrite of the ordinances. Galloni further complemented the design of the new sign posts that are going up in Town. He thanked the Town of Jamestown for partnering with the businesses.

Galloni said that people used to move to Jamestown because of the area schools, but no more. People used to come here because of the ABC store, but no more. Then people used to come to Jamestown because of Sadie Mae's, but no more.

We need something new for Jamestown to be recognized for. That is why Galloni passed out the Proclamation from Governor Easley. This proclamation recognizes that North Carolina has over 400 vineyards and 70+ wineries. North Carolina is 10th in the nation in grape production. Galloni feels we need someone or a part-time Town staff in charge of the downtown revitalization. He would like to see a designated person that would contact the wine & grape associations and use the wine industry as a theme for Jamestown. He feels it would be good to have the wine industry have their yearly conventions here. He would like to see more funding for a staff person to be responsible for this. He would like to see a more focused effort on the Greenberg & GreenPlan recommendations.

16. Other Business – Kathryn Billings reminded everyone that the Jamestown Fun Run/Walk at the Jamestown Park is scheduled for October 4th, 2008. Everyone needs to sign up to ensure they get a T-shirt. Pre-registration deadline is September 22, 2008. This is a great opportunity to showcase the golf course.

Council Member Thomas made a motion to adjourn. Council Member Gray made a second to the motion. The motion passed by unanimous vote. The meeting adjourned at 8:28 pm.