

Planning Board Meeting
January 14, 2013
6:30 pm
Council Chambers

Minutes & General Account

Planning Board Members Present: Kerry Miller, Chair; Eddie Oakley, Vice-Chair; Art Wise, Sarah Glanville, John Capes (Alternate for Dot Perdue)

Town Council Representative – Lynn Montgomery

Staff Present: Chuck Smith, Matthew Johnson and Martha Wolfe

Visitors Present: Trent Spencer, Ida Fuller, Shemeika Fuller, Gertrude Crouch, Mary Jones, Nathaniel Bowman, Lewis Taylor, Sr., E. Joyce Taylor, Teresa Dick, Kay Sexton, Matt Caso, Christi Caso, JoAnn Brand, Carol Brooks, David Fuller, Hue (lily) Bui.

1. Call to Order – Miller called the meeting to order.
2. Approval of minutes from the December 10, 2012 meeting – Art Wise made a motion to accept the minutes as presented. John Capes made a second to the motion. The motion passed by unanimous vote.
3. Public Hearing to Consider an Ordinance to amend the Land Development Ordinance and the Table of Permitted Uses to include a Parks & Recreation Zoning District – Johnson explained that the Town views the Parks & Recreation Facilities as more unique than our current CIV districts. The Parks & Recreation District proposed is primarily intended for Town owned properties that are utilized or planned for public parks & recreation facilities. Properties in this district are primarily used for the public by open space and/or recreation facilities and may include golf courses, public parks, trails and other similar open spaces.

The PNR District would be more restrictive and only utilized for Parks & Recreation facilities, not permit some of the other uses that are permitted in CIV districts. We must first establish the Parks & Recreation District. Then, we will request the rezoning of the three (3) park parcels owned by the Town of Jamestown. Johnson stated one reason for establishing this PNR District and rezoning the Town owned parks to this district is for the potential to apply for a PARTF grant for facilities at the Jamestown Park & Golf Course. The State would look more favorable on a grant request if the Parks were zoned specifically for PNR and not the CIV district.

Johnson said no changes are proposed in the uses of the park parcels. We are just making it clear that they are Parks & Recreation uses. This just adds another level of protection to the Parks. Johnson said the PARTF grant cycle ends January 31. After that, we are trying to get the PARTF representative to visit the Park to meet with us about grant opportunities at this time.

Oakley asked about Shelter #3 at the Golf Course. It was recently demolished. He asked if there were plans to rebuild it. Johnson said shelter #3 will probably go on the CIP list for future consideration. Miller opened the Public Hearing to those in attendance.

Matt Caso – 4125 Queens Grant – Asked if by changing the zoning from CIV to PNR will that allow the opportunity to add more lights, swimming pools, facilities, buildings, 24 hour driving range, tennis courts, etc. Johnson said there are no changes planned for the Golf Course or the use of the property. There are no funds to do any projects. The requested change in the district would not affect the addition of amenities that could be done now or if changed to PNR.

Jo Ann Brand – 7622 Flormont Drive – She asked how the rezoning directly affects the residents in this area. Johnson said there are no changes proposed for the use of the property. No changes proposed in the daily operations at the property. This district adds another level of protection for the uses that could occur. It is more restrictive than the CIV district.

Sarah Glanville stated that in the PNR district one could do fewer things than in the CIV district.

Jo Ann Brand just wanted to know how it will affect that area across the street from the soccer fields. Johnson stated again this will not change the current use of the park. Capes stated really all the PNR district will do is to streamline how we are indentified by the State for grant funding.

Nathaniel Bowman, 2704 Kirkston Drive, Winston-Salem – He owns property across the street from the maintenance shed. He asked the Town to please plant some trees to screen the machines & equipment. The Town Manager said the Town does have plans to plant some trees and greenery around the maintenance building. He stated there is not a lot of planting area between the fence and the maintenance building, but they will try to screen it.

Mary Jones – 7068 E. Fork Rd., lives in front of the Maintenance building. She too asked for the Town to please consider some type of greenery.

Joyce Taylor – 7070 E. Fork Rd., She asked for plantings to screen the maintenance building and the big red truck in front of her house.

Shemeika Fuller – 7062 E. Fork Rd., lives in front of the entrance to the Park. She understands that there are no changes planned for now, but what about the next 5 – 10 years. Do you think any proposals made could affect them; such as increase in traffic. Capes said they are not aware of anything that would be a massive change to the Park.

Sarah Glanville asked if landscaping could be part of a grant. Johnson said that landscaping is permitted in conjunction with an approved project. Johnson invited residents to speak with Town staff about any concerns.

Trent Spencer – 7205 E. Fork Rd. – Are there any plans for the old Exhibition/Agriculture Building. Smith said it is used as storage now. They have looked at doing some landscaping around this building. However, the parking lot is graveled and it is hard to get something to grow there. The area is in transition. They will try to dress it up and clean it up.

John Capes made a motion to recommend approval of the Ordinance to amend the Land Development Ordinance and the Table of Permitted Uses to include a Parks & Recreation Zoning District. Sarah Glanville made a second to the motion. The motion passed by unanimous vote.

4. Consideration of a request by the Town of Jamestown to rezone 7041 E. Fork Rd., 7107 E. Fork Rd. and 101-103 Guilford Rd. to Parks & Recreation District (PNR) – Johnson said this is the actual request to rezone these properties to the PNR district.

First, we established the district, now we request to change the zoning from the CIV district to the PNR district.

Miller opened the Public Hearing and asked if there was anyone that would like to speak to please come forward.

Matt Caso – 4125 Queen Grants Rd – Asked if the Town received State funding would the State then be able to have more power over the Town in terms of dictating what can be done with the property. Johnson said the State is very restrictive. They would only allow recreational uses at the parks. When the Town applies for a PARTF grant, we tell the State what project we are proposing. The State approves a grant based on that information.

Nathaniel Bowman, 2704 Kirkstone Drive – Winston-Salem, He asked if traffic gets heavy, being a State owned road, will they have to widen the road and would the public be notified.

Johnson said we do not have State funding at this time, but would like to apply in the future. The Golf Course as it is now can only sustain the amount of play it currently has. So, the traffic shouldn't change much because of the Golf Course. There are no plans for expansion. The State could at anytime widen that road and the Town would be in the same situation as the property owners. NCDOT would be the agency responsible for notification on any road improvements.

Art Wise made a motion to recommend to the Council approval of the rezoning of the three properties; 7041 E. Fork Rd., 7107 E. Fork Rd., and 101-103 Guilford Rd. to Parks & Recreation District (PNR). John Capes made a second to the motion. The motion passed by unanimous vote.

5. Recommendations on presentation to the Town Council regarding updates to the Town of Jamestown 2020 Land Development Plan – Johnson presented a copy of the slides proposed for the presentation to be given to the Town Council to request updates to the 2020 LDP. Johnson will first give information on what is the Comprehensive Plan, why we have it, how to use it. The Council can use the Plan when considering rezoning requests. Reasons for updating the plan; goals and ideas have changed; outside forces reshaped the community (ex: construction of the Bypass, growth in the community)

Johnson went over how we will update the plan. This will be done mostly in-house with help by the Planning Board, volunteers and community meetings. We are not re-inventing the plan, just updating it.

Miller plans to give to the Town Council a list of the top 10 issues the Planning Board has discussed from the 2007 Plan to currently. Miller will then give the Planning Board assumptions.

- 2020 LDP, vision and priorities need updating
- Contact and survey all town residents (mailings, emails, personal contacts - objective to get 30% participation)
- Series of 3 – 5 meetings held in different locations and different times to make it easier for the community to participate (third party facilitator)
- Each priority should have a cost component

- Jamestown residents set the priorities; their “want” list
- Town Council utilizes the results, develop a plan and prioritize resources – CIP created to support top, feasible projects.

Considerations –

- Does the Town Council support update of the Land Development Plan and update of the vision statement and priorities
- Does the Town Council want to commit resources to a potential study project
- Will revenue be available to fund CIP projects recommended by the citizens
- Will the Town Council use the results and implement those priorities that are feasible

The Planning Board would like to shorten the vision statement and update the executive summary. The length of the vision statement and the size of the LDP are too long. It is hard to engage citizens on so much information at one time. If we can summarize the key talking points, it will be easier to engage the citizens.

Smith said we have a CIP program in place. We hope to have a meeting for the citizens in the near future for them to explain to the Council what projects they would like to see. The Town Council then ranks the projects according to health & safety first. The staff makes a detailed summary of each project and a cost estimate of each project. A revenue source must be identified for the project or it will be listed as an unfunded CIP Project.

Capes asked for a list of projects/recommendations that have been accomplished from the 2007 LDP. Johnson had this list compiled and will email to the Planning Board members.

Glanville stated why do the updates now. Things may change after the Bypass is completed and that may be a better time to update. There does not seem to be a vast change at this point. Johnson said the projected date for the Bypass is 2021. Generally, we try to do an update every 5 years. Glanville said it would not be good to get people excited then nothing happens. We need to make sure people know it is a work in progress. It takes some time for projects to happen.

Oakley stated we need a plan in place for the future and start building for financing. It is worthy to update the plan every 4 – 5 years.

The Planning Board members stated they wanted Miller & Johnson to proceed with the request for updating the plan to the Town Council at the January 2013 meeting. Johnson said this LDP update request will be used as:

- List of recommended CIP Projects
- Council to identify revenue streams for projects.

Johnson suggested holding off on the public meetings at this time until we know what the revenue streams are. Possibly conduct the community meetings in the fall. The Planning Board is requesting approval from the Council for the staff and the Planning Board members to work on the updates. Once the Council has reviewed its CIP Projects, the Planning Board will begin the community meetings to gather public input into the update of the LDP. The Planning Board is not requesting a budget or a facilitator at this time.

6. Elect Chair of the Planning Board – Oakley made a motion to re-elect Kerry Miller to serve as the Chair of the Planning Board. There were no other nominations. Art Wise made a second to the motion. The motion passed by unanimous vote.
7. Elect Vice-Chair of the Planning Board – Oakley made a motion to elect Art Wise to serve as the Vice-Chair of the Planning Board. There were no other nominations. John Capes made a second to the motion. The motion passed by unanimous vote.
8. Public comment Period – No one registered to speak.
9. Other Business –

Art Wise asked if the developer for the proposed Village View Apt. could be invited to the February Planning Board meeting to give the Planning Board an update on the proposed project; any changes that have occurred since the project was approved. Johnson said he would invite him to attend the February meeting. This is a courtesy to the Planning Board. The developer hasn't made significant changes. So, the Planning Board review is not required, however, we will invite them to come & speak at the next meeting.

Art Wise asked the status of the sidewalk on Oakdale Rd. Johnson said the survey and preliminary drawings are completed. The Town is waiting on DOT approval. Plans are to eventually extend the sidewalk to the end of Oakdale Rd.

Miller asked if a contact was made with NCDOT regarding parking on E. Fork Rd., it is a very dangerous road. Smith said we have approached the Hwy. Patrol, Sheriff's Dept., and Park Rangers for High Point. No one will enforce it. NCDOT installed the "No Parking" signs. The Hwy Patrol said if the parked vehicle is within a certain distance off the edge of the pavement, then they cannot write a ticket. We have asked for guard rails, etc.

The Town has done a lot of improvements at Jamestown Park with a paved walking path to the Greenway. This is where we would like for people to park. We have seen an increase in people parking & crossing there.

The meeting adjourned at 7:50 pm.