

Planning Board
November 13, 2012
6:30 pm
Council Chambers

Minutes & General Account

Planning Board Members present: Kerry Miller, Chair; Eddie Oakley, Vice-Chair; Dot Perdue, Art Wise, John Fete (alternate for Sarah Glanville) and Ted Johnson, ETJ (alternate for Richard Newbill)

Town Council Representative: Lynn Montgomery

Staff Present: Matthew Johnson and Martha Wolfe

Visitors Present: Carol Brooks of the Jamestown News

1. Call to Order – Kerry Miller called the meeting to order.
2. Approval of minutes from the October 8, 2012 meeting – Art Wise made a motion to approve the minutes as presented. Eddie Oakley made a second to the motion. The motion passed by unanimous vote.
3. Discussion of 2020 LDP Section 3: Community Values & Vision for Jamestown in year 2020. Miller turned the meeting over to Matthew Johnson, Planning Director. Johnson asked the Planning Board members to write down their one favorite thing about Jamestown. Items listed below:
 - Sidewalks
 - Small Town feel/friendly people
 - Population/size of the community
 - Quietness/serenity of the Town
 - Services – (Garbage 2Xa week, leaf pickup, snow removal, etc.)
 - Amenities – YMCA, Golf Course and Library
 - Feeling of community

Johnson stated the plan is to gather PB members' input and then decide what the next appropriate step would be. Prior to the meeting, the PB members were asked to review the community values listed in the 2020 LDP. The purpose is to decide if this plan needs to be updated and if a financial component is needed. The Planning Director did receive comments and these were sent to the PB members prior to the meeting.

Perdue questioned how we can move forward without public hostility. It appears to her every time there is something new happening, there is conflict. Therefore, little is accomplished.

Fete expressed his opinion that we have failed getting information to the Public in a timely manner. We need to address ways to get the people to attend the PB meetings. We need more community involvement. He suggested flyers sent to the public, each PB member hand out flyers at community events, etc. He feels we would get a bigger cross-section of the public to attend.

Matthew Johnson asked the PB if they felt the information in Section 3 – Community Values of the LDP is still accurate and if the vision listed is still accurate. Oakley stated the Plan is somewhat contradictory to what actually happens. We want small Town feel with the amenities of a big Town. Some in the community have stated they do not want change.

Miller felt the construction of the Bypass and the surrounding development will have an impact on Jamestown. That should be a component of the LDP. When the 2007 LDP was created, the fate of the bypass was uncertain. We now know at least one phase of the bypass is under construction.

Matthew Johnson stated a lot of the Top 10 issues listed in the 2007 LDP revolve around the downtown core. Such as traffic& speeding, sidewalk network, support shops, community spirit, cleaning up and improving downtown. A large amount of the people that attended the 2007 community meeting was interested in the center of the Town. There was not much involvement from neighborhood residents. The PB members felt the Top 10 issues listed did need to be updated.

Miller stated without financial support, these issues cannot be addressed. The community as a whole is reluctant to invest money on the Town for the future. Some people want the Town to stay as it is with no change; other people want to see amenities. But we have to invest in our infrastructure so generations to come will have a thriving Town. Council is reluctant to increase taxes or revenues to support these projects that make Jamestown a place we love. It is also frustrating as a volunteer to give of one's time to list issues and see that no finance support is approved. People will not move to Town if we don't invest in the Town and make improvements. Miller stated whatever top 10 issues are listed in a revised plan a financial commitment must be associated with it.

Montgomery stated that there is a new excitement in the downtown area. New nighttime businesses have opened. This may be the start of a new venue for the downtown district.

The PB talked about becoming a destination for residents and non-residents. Especially planning for year 2020 when the second phase of the Bypass is scheduled for construction.

Matthew Johnson stated from the discussion, it appears one of the new issues would be how do we foster & encourage the types of businesses that have the community feel that people want to come to visit. Oakley stated current businesses in Town are limited

due to size. If they expanded, more people would come, but then we would have an increased parking problem, traffic & congestion.

Matthew Johnson stated if we do a complete update to the current plan, there is a financial component we need to discuss. The Town has a CIP Plan. The Council adopts this plan. It is a priority list of projects we would like to have done, if funds were available. The items prioritized on the CIP come from the creation of plans such as the LDP. We need to identify what people would support.

Fete asked about the status of the Privilege License Ordinance. Lynn Montgomery, Council Liaison, stated at the last meeting Council looked at business licenses. The main reason to consider the business license is due to internet sweepstakes and the ability for municipalities to tax these establishments. This taxing ability is now before the State legislature to decide if this authority can be continued.

Also, being considered is the legality of the internet sweepstakes as a business. Without the component of the internet sweepstakes, the privilege license may not be worth the investment of account software and maintenance to set up the privilege license. It is a potential revenue source outside of property tax, but premature at this time.

Ted Johnson asked how the schools play into the overall planning of the Town. Matthew Johnson stated the Town does not have any control over the school system. However, a conversation with school board members regarding redistricting may be appropriate. Jamestown is split between several schools. There is a new group of County Commissioners and school board members. Therefore, this maybe a time to talk with the board members regarding a vision for Jamestown schools. At one time, Jamestown schools were considered one of the best in the County, not true today. Matthew Johnson agreed schools are very important. It is a viable part of our community and we need to discuss it.

Oakley said the people in Town have the control and need to speak with school board members. We could foster community spirit with such discussions. Many residents don't realize the division of neighborhoods. Regarding redistricting, Oakley will speak with Ed Price, School Board Member, and give a report to the PB at the next meeting.

Matthew Johnson asked the PB members their opinion regarding the 2020 Vision for Jamestown. The members felt this vision needs to be rewritten and that community input is vital.

Miller felt we need to draft a new outline vision statement. This should be accepted by the Parks & Rec. Committee, Planning Board and the Town Council. Then take this Vision Statement to the community. Reach out to the community in all media avenues possible. (email, twitter, invitation, letters) It was discussed to have a series of 2 – 3 meetings. Then the community can give their opinions.

Montgomery suggested presenting the current Top 10 issues and the 2020 Vision to the community for public opinion, changes, additions, etc. Oakley suggested representatives from each neighborhood to garner neighborhood support to attend the community meetings and give their input.

Matthew Johnson said that the next step is for him to present to the Council and advise them that the PB would like to update the 2007 LDP and include community input meetings. Matthew Johnson would advise the Council that at the end of the process, the PB would create a list of items for Capital Improvement Plan. Ultimately, PB wants to know if it is actionable. It will require that the community will financially support the identified projects/items. We need a consensus of the people and that they would support a tax increase for the projects. This will make the Council's decision much easier.

The PB felt a goal of a minimum of 30% of the population to attend the community meeting would be acceptable. PB felt there should be 5– 6 community meetings scheduled at different times of the day and evenings. Also, have the meeting in different locations to be convenient to as many as possible. Oakley suggested having a community meeting at the Jamestown Park Clubhouse.

The PB talked about the logistics of how to organize the meetings and ways to reach out to all residential and business community. Need to involve every facet of the community. Identify target groups. Each PB member would be asked to make a human connection and call people in each neighborhood or group to attend.

Matthew Johnson felt the meeting should be facilitated by an outside source. He will speak with NC Division of Community Assistance. Miller suggested GTCC as a possible source for a facilitator and Oakely suggested High Point University as a source. Johnson asked them to get him the contact information and he will research it.

The PB discussed during the upcoming months, work on the organization of the LDP updating process, recruiting volunteers within the community to help with community outreach, etc. The goal is to hold the community meetings in the spring or summer. Matthew Johnson said he would like to add ETJ residents as an identified target group.

Matthew Johnson sees the next step is to advise the Council. Miller and Matthew Johnson will present to the Council. We want to go in the direction of the Council.

Eddie Oakley made a motion to make a recommendation to the Town Council that the PB revisit and update the LDP involving community input for prioritizing of the future Town projects. Dot Perdue made a second to the motion. The motion passed by unanimous vote.

Johnson said this recommendation will be given to the Council at the January meeting.

The Planning Board discussed what they would like to see on the December PB meeting agenda. The following items were listed.

- Schools (Oakley talk to Ed Price)
- Facilitators for community meetings (Matthew Johnson asked for contact information at GTCC & HPU)
- Update on Bypass development
- Greensboro PB thought process
- Encourage development in community
- Report of Koury Corp. development

Matthew Johnson said another item of business for the December meeting is regarding the annexation agreement line that was approved several months ago. Staff has been working on the actual exchange of the ETJ lines. Jurisdiction lines have changed between Greensboro and Jamestown. Matthew Johnson anticipates shortly a request for rezoning because when you shift the ETJ you have to set the initial zoning districts. Please everyone attend the December 10th, 2012 meeting. It is important to take action on this. The recommendation will be slated to go to the Council at their January 2013 agenda. State law only allows a 60 day crossover. Greensboro and Jamestown will relinquish and gain control over the exchanged property simultaneously.

4. Recommendation for ETJ alternate member – Miller announced that Kim McKone, ETJ member resigned. The Town Clerk stated that the current alternate is Ted Johnson and he has agreed to serve as an active ETJ member. This appointment will be given to the Council at their November meeting. This leaves an opening for an ETJ alternate. One person has put in an application, Ginger Swaim. Wolfe asked the PB if they knew anyone from the ETJ area that would be interested in serving as an ETJ alternate to please let her know or bring your nomination to the December PB meeting.
5. Public Comment Period – No one registered to speak
6. Other business – There was no other business.

Dot Perdue made a motion to adjourn. Art Wise made a second to the motion. The motion was unanimously approved. The meeting ending at 7:55 pm.