



Settled 1752
JAMESTOWN
NORTH CAROLINA

Tree Board
March 1, 2021
6:00 pm Virtual Meeting
Agenda

1. Call to Order- Bob Wilson, Chair
2. Consideration of approval of waiver for reduction of landscape plantings at Pennybyrn Transitional Care Facility located at 111 Penny Road- Matthew Johnson, Assistant Town Manager/Director of Planning
3. Adjournment

Mayor
Lynn Montgomery

Interim Town Manager
Dave Treme

Town Attorney
Beth Koonce



Council Members
Martha Stafford Wolfe, Mayor Pro Tem
Rebecca Mann Rayborn
John Capes
Lawrence Straughn

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Waiver for Landscaping at Pennybyrn Short Term Facility

AGENDA ITEM #: 1

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: March 1, 2021

ESTIMATED TIME FOR DISCUSSION: 20 min.

DEPARTMENT: Planning

CONTACT PERSON: Matthew Johnson, Asst. Town Mgr.

SUMMARY:

According to Article 11.8-4, the Tree Board shall have the authority to issue waivers to allow a reduction in landscape buffer yards or to waive the buffer requirements to allow for a greater Tree Conservation Area (TCA) or to otherwise make exceptions which meet the cause and intent of the section.

Alex Toye, on behalf of Pennybyrn, has requested a modification of the landscape planting plan under this section. According to the plans attached, Pennybyrn wishes to remove approximately 5 trees and 47 shrubs from the approved landscaping plan and to relocate those 5 trees and approximately 25-30 shrubs to the rear of the building upon completion to allow room for a permanent decorative fence to be installed. The net result will be a reduction of approximately 17-22 shrubs on the site overall.

The Ordinance directs us to use the "equal or better performance" measurement to determine if requests being made are reasonable. In this case, it is the staff's opinion that the request meets the intent of the ordinances and that every effort to move the material to another suitable location on the site has been made, thus meeting that standard of "equal or better performance". It is the staff's opinion that the waiver should be granted for this request.

ATTACHMENTS: Landscape modification plans, written request from Alex Toye

RECOMMENDATION/ACTION NEEDED: Move to grant the waiver as presented in the plans.

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Move to approve a waiver of an overall reduction of a maximum of 22 shrubs from the approved landscape plans with the understanding that all other plantings will be kept "on-site".

FOLLOW UP ACTION NEEDED: N/A



February 05, 2021

Matthew Johnson, AICP
Director of Planning – Town of Jamestown
301 E. Main Street P.O. Box 848
Jamestown, NC 27282
Email: mjohnson@jamestown-nc.gov

RE: Request for Reduction of Landscape Plantings:
Pennybyrn – Transitional Care Facility
111 Penny Road, High Point, NC 27260

Mr. Johnson,

This letter is being provided as our written request for consideration to reduce the currently illustrated trees and groundcover plantings for the above noted project along Penny Road.

This request is being made for the following reasons:

- Cost associated with providing the monumental stone and metal fence along Penny Road to complete the definition of the property. Proposed costs exceeds over \$500,000.00 for the new fence.
- Pennybryn desires to also enhance the visibility of monumental stone and metal fence with a minimum of low plantings/shrubs and addition of annuals. The current campus is an example of dedication to landscaping and beauty it provides.
- Removal of additional trees behind the new structure was far greater than anticipated, due the 12'-0" R.O.W setback that may be requested from NCDOT at a later date. Pennybryn would like to replace and plant trees in this areas to provide more privacy and tranquility for the therapy garden. The new tree plantings would occur after completion of the building late fall or early spring 2022.
- The therapy Garden, to be located behind the building has costs around \$100,000.00 for plantings, hardscape, and water feature.

As described above, Pennybyrn has maintained their campus with the goals to create a natural and peaceful setting for the residents; those whom visit the property; and those whom travel daily on Penny Road and Greensboro Road. We are asking to reduce the plantings and trees along Penny Road.



The plans provided as exhibits illustrate the current landscape plan along Penny Road and interior circulation; Therapy plan; Monumental Fence construction details and location; and a marked up alternate plan for consideration. Please review and advise if you have any questions.

Respectfully Submitted,

Action Pact Design Group, LLC



Alex. E Toye, AIA
Architect/Production Director

Cc: file
Rich Newman
Sister Lucy Hennessey
Lori Hawkins



