

DRAFT

**Planning Board Special Meeting
November 18, 2019
Council Chambers
Minutes & General Account**

Planning Board Members Present: Sarah Glanville, Chair; Art Wise, Vice Chair; Eddie Oakley, Ed Stafford, Russ Walker, Steve Monroe (ETJ), Robert Lichauer (ETJ), & Sherrie Richmond (ETJ)

Planning Board Members Absent: Richard Newbill (ETJ)

Council Member Representative: Rebecca Mann Rayborn

Staff Present: Matthew Johnson, Kenny Cole, & Katie McBride

Visitors Present: Carol Brooks

Call to Order- Glanville called the meeting to order.

Roll Call- Johnson took roll call as follows:

Sarah Glanville- Present
Art Wise- Present
Eddie Oakley- Absent
Ed Stafford- Present
Russ Walker- Present
Richard Newbill- Absent
Steve Monroe- Present
Robert Lichauer- Present
Sherrie Richmond- Present

Council Member Rayborn- Present

Approval of minutes from the September 16, 2019 meeting- Glanville stated that she had noticed a typo within the minutes. She requested that McBride add the word “they” to the fourth sentence of the sixth paragraph on page two of the minutes. McBride agreed to correct the minutes.

Stafford made a motion to approve the minutes from the September 16th Planning Board meeting. Monroe made a second to the motion. The motion passed by unanimous vote.

Oakley arrived to the meeting at 6:32 pm.

Public Hearing:

- Text Amendment to the Land Development Ordinance (LDO) to add a new zoning district, “Planned Unit Development” (PUD) to Article 8 “Zoning Districts”- Johnson stated that a Planned Unit Development (PUD) was a base zoning district that would be highly flexible for future developers. He added that it would also allow the Planning Board and Council to have strict review prior to implementation. He said that PUD’s were generally used to regulate larger scale developments which used unified land development practices and allowed a mixture of various

types of land uses while maximizing open spaces and recreational opportunities. Johnson asked the Planning Board Members if they had any questions.

Glanville asked Johnson which properties may qualify to be zoned as a PUD district. Johnson gave Glanville a general overview of the areas that may fall into that category in the future.

Richmond asked what the parameters would be for the PUD districts. Johnson said that all the conditions would be crafted individually for each development that was presented to the Planning Board and Town Council.

Planning Board Members discussed the potential economic and traffic impacts that may result from the PUD zoning district with Johnson.

Glanville opened the public hearing to anyone that would like to speak in favor or opposition of the text amendment. There was no one. Glanville closed the public hearing and opened the floor to the Planning Board for discussion.

Stafford made a motion to recommend the approval of the text amendment to add PUD as a new zoning district. Lichauer made a second to the motion.

McBride took a roll call vote as follows:

Ed Stafford- Aye
Eddie Oakley- Aye
Art Wise- Aye
Russ Walker- Aye
Robert Lichauer- Aye
Sherrie Richmond- Aye
Steve Monroe- Aye

The motion passed by unanimous vote.

Stafford made the following motion:

“I make a motion that the proposed zoning amendment be approved based on the following:

1. The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Jamestown. The Planning Board further finds that the proposed zoning amendment is consistent with the comprehensive plan because it promotes development that meets the high architectural and environmental standards integral in Jamestown’s small town character.
2. The proposed zoning amendment is reasonable. The Planning Board considers the proposed zoning amendment to be reasonable because:
 - A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.
 - B. The Planning Board further finds that the proposed zoning amendment is reasonable because it allows for flexible land use while allowing for oversight by appointed and elected officials.

3. The proposed zoning amendment is in the public interest. The Planning Board considers the proposed zoning amendment to be in the public interest because:
 - A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.
 - B. The Planning Board further finds that the proposed zoning amendment is in the public interest because it will allow for unique development opportunities while providing safeguards to protect Jamestown's charm and natural resources."

Wise made a second to the motion. The motion passed by unanimous vote.

Public Comment- Nobody signed up.

Adjournment- Richmond made a motion to adjourn. Wise made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:00 pm.