

**Planning Board Meeting  
November 23, 2020  
Civic Center  
Minutes & General Account**

**Planning Board Members Present:** Sarah Glanville, Chair; Ed Stafford, Vice Chair; Dennis Sholl, Eddie Oakley, Russ Walker, Richard Newbill, (ETJ), Steve Monroe (ETJ), and Sherrie Richmond (ETJ)

**Planning Board Members Absent:** Cara Arena (ETJ)

**Council Member Representative:** Rebecca Mann Rayborn

**Staff Present:** Matthew Johnson, Katie Weiner, & Kenneth Clouser (Audio and Visual Technician)

**Visitors Present:** Amanda Hodierne, Zach Tran, & Jane Walker Payne

**Call to Order-** Glanville called the meeting to order.

**Roll Call-** Johnson took roll call as follows:

Sarah Glanville- Present  
Dennis Sholl- Present  
Eddie Oakley- Present  
Ed Stafford- Absent  
Russ Walker- Present  
Richard Newbill- Present  
Steve Monroe- Present  
Cara Arena- Absent  
Sherrie Richmond- Present

Council Member Rayborn- Present

**Public Hearing for Rezoning Request for the following parcels: 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road from Ag (Agricultural) to PUD (Planned Unit Development)** - Glanville stated that the public hearing for the rezoning request had been closed at the previous meeting. She added that the Board would deliberate and vote on their recommendation for the Town Council that night.

Stafford arrived at the meeting at 6:06 pm.

Oakley said that he was not in favor of approving the Castleton Village plan.

Newbill stated that he did not believe that it was a good fit for the Town of Jamestown.

Monroe said that he had given the plan great consideration. He added that Jamestown was his home and he was concerned about affordable housing. He stated that the median house price in the Triad was about \$276,000. Monroe said that he wanted working people to be able to afford to live in the Jamestown community. He also highlighted the need for diversity of housing. He noted that the

proposed project would provide a variety of types of homes that would be available to people at an affordable price.

Stafford said that he really liked the planned unit development (PUD) concept. He noted that he thought that a mixed use plan would be appropriate for such a large piece of property. However, he believed that the lot sizes and the homes that were included in the most recent version of the plan were too small. He added that he liked the overall concept, but he thought that the proposed development was too dense. Stafford said that he did not disagree with Monroe, but he did not think that the quality of the homes were adequate for approval.

Glanville stated that she was also very concerned about affordable housing, but she was disappointed with the housing options included in the plan. She said that there was a way to integrate different types of homes at various price points within one development, and she was not satisfied with the Castleton Village proposal. Glanville said that she liked the idea of a planned unit development, but she did not think that the current plan was the right one for the Johnson property.

Walker agreed with Glanville. He stated that he liked the prospect of a PUD, but he did not think that the plan was sufficient. He added that he lived in a townhome community, but he did not like the townhome designs included in the plan. Walker said that he was not in favor of the proposal.

Richmond said that she was still very concerned about the potential impacts to the Guilford County school system.

Sholl stated that he was in favor of the idea of a PUD. He said that he also appreciated that the developer was willing to provide a large buffer between the development and the road. However, he said that the townhomes and the lots were too small. Sholl said that he was disappointed in the efforts made by the developer's arborist. He added that the proposal was not good enough.

Sholl made a motion to recommend the denial of the rezoning request to the Town Council. Richmond made a second to the motion.

Weiner took a roll call vote as follows:

Steve Monroe- Nay  
Dennis Sholl- Aye  
Russ Walker- Aye  
Eddie Oakley- Aye  
Ed Stafford- Aye  
Richard Newbill- Aye  
Sherrie Richmond- Aye

The motion passed with a 6 to 1 vote with Monroe voting in opposition.

Stafford made the following motion:

"I make a motion that the proposed zoning amendment be rejected based on the following:

1. The proposed zoning amendment is not consistent with the adopted comprehensive plan of the Town of Jamestown. The Planning Board further finds that the proposed zoning amendment is not consistent with the comprehensive plan because it is not in accord with the stated mission of preserving Jamestown's small-town character and historic resources, enhancing our quality of life, and maintaining our ability to provide adequate public services and infrastructure. Nor is it in line with the comprehensive land development plan growth management goal of building a balanced mixture of housing types to match a range of lifestyles and income levels or the community appearance goal of maintaining a strong sense of place by adding quality and value to our community character.

AND

2. The proposed zoning amendment is not reasonable. The Planning Board considers the proposed zoning amendment to be unreasonable because:
  - a. The report of the Town staff finding the proposed zoning amendment to be unreasonable is adopted by reference.
  - b. The Planning Board further finds that the proposed zoning amendment is unreasonable because the current proposal for the Planned Unit Development (PUD) zoning designation does not adequately address concerns and recommendations regarding unit density, population growth, infrastructural burden, and aesthetics do not contain a vibrant mixture of compatible uses and housing types.

AND

3. The proposed zoning amendment is not in the public interest. The Planning Board considers the proposed zoning amendment to be against the public interest because:
  - a. The report of the Town staff finding the proposed amendment to be against the public interest is adopted by reference.
  - b. The Board further finds that the proposed zoning amendment is against the public interest because it does not enhance Jamestown's small-town character and heritage, add value to existing neighborhoods, or specifically mitigate the impact of large population growth."

Walker made a second to the motion. The motion passed with a 6 to 1 vote with Monroe voting in opposition.

**Adjournment**-Oakley made a motion to adjourn. Newbill made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 6:35 pm.