

**Regular Meeting of the Town Council
December 20, 2022
6:00 pm in the Civic Center
Minutes & General Account**

Council Members Present: Mayor Montgomery, Council Members Wolfe, Rayborn, Capes, & Straughn

Staff Members Present: Matthew Johnson, Katie M. Weiner, Paul Blanchard, Ty Cheek, Faith Wilson, Judy Gallman, & Evan Lee, Attorney

Visitors Present: Dave Treme, Julia Ebel, Kevin Keslar, Charlie Hall, Tom Hall, Rich Glover, Dionne Brown, Patricia Gray, Richard Kirkman, Stephanie Stephans, Steve Auman, & Carol Brooks

Call to Order- Mayor Montgomery called the meeting to order.

- Roll Call- Weiner took roll call as follows:
 - Council Member Wolfe- Present
 - Council Member Capes- Present
 - Mayor Montgomery- Present
 - Council Member Straughn- Present
 - Council Member Rayborn- Present

Weiner stated that a quorum was present.

- Pledge of Allegiance- Council Member Capes led everyone in the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence.
- Approval of Agenda- Mayor Montgomery asked if anyone had any changes to make to the agenda. There were no changes requested.

Council Member Wolfe made a motion to approve the agenda for the December 20th Town Council meeting as presented. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Consent Agenda- The consent agenda included the following items:

- Approval of minutes from the November 15th Regular Town Council Meeting
- Unsealing of Closed Session Minutes
- Adoption of Town Council Regular Meeting Schedule 2023
- Analysis of the Financial Position of the Town of Jamestown
- Analysis of the Financial Position of the Jamestown Park & Golf Course
- Notification of Advances
- Budget Amendment #8

Council Member Rayborn made a motion to approve the consent agenda as presented. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

(Town Council Regular Meeting Schedule 2023 & Budget Amendment #8)

Public Comment-

- Julia Ebel, 5312 Montevista Drive, Greensboro- Ebel was concerned about the impacts of development on biodiversity. She noted the importance of the natural environment. She said that she was the President of the Historic Jamestown Society. She stated that, as a writer, she was aware of the ways that nature shapes the life of every individual. She highlighted the large number of creative people that were inspired by the natural world. Ebel encouraged Council to consider the disruption that development would cause and also requested additional environmental surveys be required for proposed developments.
- Stephanie Stephens, 204 Guilford Road- Stephens said that she had been a resident of Jamestown for almost eight years. She said that she loved the Town and was obtaining her degree in environmental sustainability. She added that she was a part of the Environment and Sustainability Coalition of Jamestown. Stephens stated that they had a Facebook page and were trying to educate community members about biodiversity, sustainable developments, and urban forests.
- Patricia Gray, 105 Bellwood Court- Gray said that she was also a member of the Environment and Sustainability Coalition of Jamestown. She noted that we were living in an era of rapidly changing values. She added that there were daily headlines warning everybody about the decline of the natural environment and the loss of species. Gray stated that people have taken the natural environment for granted and live their lives with the assumption that everything will be fine. She highlighted the responsibility of everyone to protect the environment.

Old Business-

- Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for the property located at 4718 Harvey Road- Johnson stated that the public hearings for annexation and rezoning were dependent upon one another. He noted that the majority of the information would be presented during the first hearing. He stated that the proposed annexation and rezoning was for a parcel located at 4718 Harvey Road. Johnson added that the applicant had requested that the property be rezoned from Agricultural (AG) to Conditional Zoning-Bypass (CZ-B), and that it was 31.4 acres. He noted that the application included plans to develop the property and build attached two-car garage townhomes with the potential for a 2.5 acre commercial site. However, the developer had withdrawn the consideration of the commercial component.

Johnson provided an overview of conditional zoning. He stated that the Bypass District was established to provide opportunities for compatible and sustainable development along the future Jamestown Bypass. He noted that the uses for the district included potential residential areas. He also spoke about the conditions that had been included in the request. They were as follows:

- No apartments shall be allowed.
- The maximum number of residential lots shall be 95.
- Setbacks- Maximum front setback of 30' along the internal roads and 70' along Harvey Road
- Architectural standards: Vinyl exterior with some element of stone or brick wainscot on the front. Decorative vinyl shakes or board and batten in front gable. Shutters per plan and elevation (some elevations are designed to not be conducive for shutters). A variety of elevations and neutral exterior colors.

- A Traffic Impact Analysis (TIA) shall be completed before the rezoning is heard by Town Council. The developer shall comply with requirements identified in the TIA.

Johnson noted that a TIA had been completed and that NCDOT did not have any additional suggestions. He added that NCDOT had approved the TIA after the removal of the commercial component and the relocation of some of the townhome units.

Johnson presented an image of the proposed layout of the development. He said that there were water and sewer utilities available at the site. He noted that the following Guiding Principles from the Envision Jamestown Comprehensive Plan applied to the proposal:

- Guiding Principle #1: Jamestown will actively facilitate high-quality growth that is both compatible with the Town's traditional development pattern and innovative in how it meets the needs of our diverse and dynamic community.
- Guiding Principle #2: As the strength of our community is directly tied to the long-term success of our neighborhoods, we will work diligently to promote and maintain the quality of life and aesthetic standards that our residents expect in Jamestown.
- Guiding Principle #4: The ability to safely walk and ride a bicycle throughout the Town is critical to maintaining our community's high quality of life. We will ensure that our community is well-connected with the necessary infrastructure to support walking and biking as an important mode of transportation for all residents.
- Guiding Principle #10: Jamestown is a welcoming and inclusive community that values the benefits of diversity in all aspects of the Town and its residents.
- Guiding Principle #11: The quality and health of the natural environment is as important to our community as the quality of the built environment, and we will work to preserve and protect these vital resources.

Johnson said that there had been a lot of discussion about the subdivision as it related to its proximity to Jamestown Middle School and Haynes-Inman. He stated that staff had reached out to Donna Bell with Guilford County Schools. He provided her contact information and briefly spoke about the pickup and drop off schedules for students.

Johnson gave an overview of the annexation process. He stated that the Town Clerk and Town Attorney had reviewed the annexation petition and found it to be sufficient. He also stated that notice had been given and an ordinance was included in the Council packet for their consideration.

He stated that staff had reviewed the proposed rezoning with the requested conditions and had determined that it was consistent with the Comprehensive Plan. He added that the Planning Board had unanimously recommended approval of the request at their July 18th meeting.

Council Member Wolfe asked if the developer would provide solid waste pickup to those residents. Johnson said that the Town would provide those services.

Mayor Montgomery called the applicant forward.

Charlie Hall, Windsor Homes Representative, came forward. He stated that his address was 1007 Battleground Avenue in Greensboro. Hall presented an overview of the proposed project. He

stated that Windsor Homes had been a developer in the Triad since 2001. He noted that they were locally owned and managed. Hall provided images of the site plan. He highlighted that the commercial component had been removed and that additional townhomes had been added. He also stated that the original six townhome units that had an access onto Harvey Road were now connected to internal streets within the development. He highlighted that 30% of the site would be undisturbed as a result of the various buffers on the property. He said that sidewalks would be installed by the developer along Harvey Road. Hall stated that there was a maximum of 95 townhomes that would be built on the site. He provided examples of the proposed townhome units and reiterated the conditions included in the rezoning application. Hall stated that Dionne Brown was present to provide additional information about the TIA.

Dionne Brown, Davenport Engineering Representative, came forward. She stated that her address was 4600 Marriott Drive in Raleigh. Brown explained the traffic count process used for the TIA. She stated that NCDOT had recommended that a left and right turning lane be added to the entrance and exit of the site.

Council Member Capes asked if the six townhomes along the private drive would be easily accessible for solid waste collection.

Rich Glover, Glover Engineering Representative, came forward. He said that solid waste pickup would be along Harvey Road for those units.

Mayor Montgomery opened the public hearing to anyone that would like to speak regarding the annexation request.

Nobody spoke.

Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Wolfe stated that the area was listed as being within the Town's boundaries for future annexation in the agreement with High Point. She noted that the property was also located in the preliminary growth area in the Comprehensive Plan. She added that it seemed appropriate that the land be annexed into the Town of Jamestown.

Council Member Wolfe made a motion to adopt the ordinance to extend the corporate limits for the annexation of 4718 Harvey Road. Council Member Capes made a second to the motion.

Weiner took a roll call vote as follows:

- Council Member Wolfe- Aye
- Council Member Capes- Aye
- Council Member Straughn- Aye
- Council Member Rayborn- Aye

The motion passed by unanimous vote.

(Ordinance to Extend the Corporate Limits for the Annexation of 4718 Harvey Road)

- Public Hearing on rezoning request from Windsor Homes for property located at 4718 Harvey Road from Agricultural (AG) to Conditional Zoning-Bypass (CZ-B)- Mayor Montgomery asked Johnson and the applicant if they had any additional information to present. No more information was presented.

Mayor Montgomery opened the public hearing to anyone that would like to speak regarding the rezoning request.

Nobody came forward.

Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Wolfe commended the developer for adjusting the proposal to reflect the desires and concerns of the community. She said that she liked the floor plans and believed that the townhomes would appeal to the aging population. She noted that the Town was an AARP Livable Community and suggested that some of the units be constructed to be handicap accessible.

Council Member Rayborn stated that she had been impressed by how proactive the developer had been in response to the public.

Council Member Straughn agreed with what had been previously stated.

Council Member Capes agreed with the other Council Members.

Council Member Capes made a motion to approve the rezoning request for 4718 Harvey Road from Agricultural (AG) to Conditional Zoning-Bypass (CZ-B) with the following conditions: no apartments shall be allowed, the maximum number of residential lots shall be 95, there will be no commercial uses on the site, a TIA will be completed and the developer shall comply with the requirements identified in the TIA, proposed conditional architectural standards, maximum front setback of 30' along the internal roads and 70' along Harvey Road. Council Member Rayborn made a second to the motion.

Weiner took a roll call vote as follows:

Council Member Wolfe- Aye
Council Member Capes- Aye
Council Member Straughn- Aye
Council Member Rayborn- Aye

The motion passed by unanimous vote.

Council Member Wolfe made the following motion:

"I make a motion that the proposed zoning amendment 2022-01 regarding 4718 Harvey Road, be approved based on the following:

1. The proposed zoning amendment is consistent with the adopted Comprehensive Plan of the Town of Jamestown because the development facilitates growth in a

manner that achieves the Town's desired urban development pattern and quality of public infrastructure. AND

2. The proposed amendment is reasonable because it ensures Jamestown's residents have access to housing that is appropriate for all stages of life and family situations, including housing to allow older residents to "age in place". AND
3. The proposed amendment is in the public interest because the development promotes a use of housing types that meets the needs of current and future residents of all ages, abilities, family compositions, and socioeconomic backgrounds."

Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of lease agreement with Pinecroft Sedgefield Fire Department (PSFD) for property located at 6007 West Gate City Blvd. (parcel #156246)- Johnson stated that the Town owned property at 6007 West Gate City Blvd. and would like to enter into a long-term ground lease agreement with PSFD for future use of the property for a fire station. He added that the Town Attorney and PSFD attorneys were still reviewing the lease. He requested that Council continue their consideration of the lease agreement to the February 21st Town Council meeting.

Council Member Wolfe made a motion to continue the consideration of the lease agreement with PSFD for the property located at 6007 West Gate City Blvd. to the February 21st Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

New Business-

- Request to set a public hearing date for the consideration of a text amendment to the Land Development Ordinance (LDO) regarding the Planned Unit Development (PUD) zoning district- Johnson said that the Town had received a request for some minor amendments to the PUD zoning district. He added that the proposed amendment was necessary to allow for a higher quality development by authorizing the development agreement to address issues which were a bit ambiguous in the LDO. Johnson said that the Planning Board would consider the amendment at their January 9th meeting. He requested that Council set a date for a public hearing for the consideration of the amendment for the January 17th Town Council meeting.

Council Member Rayborn made a motion to set a public hearing date for the consideration of a text amendment to the LDO regarding the PUD zoning district for the January 17th Town Council meeting at 6:00 pm in the Civic Center. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Manager/Committee Reports-

- Manager Report- Johnson presented his monthly Manager report to Council. He thanked the Rotary Club of Jamestown for sponsoring the annual Christmas Parade in conjunction with the Jamestown Business Association (JBA) and Ragsdale YMCA. He noted upcoming dates that Town Hall would be closed. He said that the Council would have a Budget Retreat on January 24th at

9:00 am. He also provided updates on several ongoing projects. He noted that the Golf Course Strategic Plan would be completed by the end of the year.

Council Member Wolfe asked if the Parks and Recreation Committee would review the Golf Course Strategic Plan before it was presented to Council. Johnson said that the Parks and Rec Committee would review the Plan.

Mayor Montgomery thanked the Public Services employees for their hard work on the Christmas Parade on behalf of the Jamestown Rotary Club, JBA, and YMCA.

- Council Member Committee Reports- There were none.

Public Comment- Nobody spoke.

Other Business- Council Member Wolfe said that Anne Petty had passed away on December 16th. She stated that she was hired by the Town in 1974 as a Utility Billing Coordinator and was promoted to Town Clerk in 1996. She added that Petty retired in 2004 with 30 years of service to the Town. Council Member Wolfe extended her thoughts and prayers to John Petty and family.

Adjournment- Council Member Straughn made a motion to adjourn. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 6:56 pm.

Mayor

Town Clerk