

**Special Meeting of the Town Council
March 10, 2020
6:30 pm in the Civic Center
Minutes & General Account**

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

Staff Present: Kenny Cole, Matthew Johnson, Katie Weiner, & Beth Koonce, Town Attorney

Visitors Present: Katie Gumerson, Janina Austin, Jennifer Morris, Tom Tervo, Robert Coon, Dee Fink, Kathryn Austin, Cindy Baggett, Jim Tobin, Ellen Wolfe, Beth Hammer, Susan Orfanedes, Owen Morris, Chris Grew, Sandy Grew, Ashely Snead, Todd Walker, Mike Slaton, Judith Tobin, Tricia Payne, David Cooley, Craig Fogleman, Kristi McDaniel, Stan McDaniel, Kelly Sweatt, Bill Sweatt, Amanda Hodierne, Ethel Newman, Lee Richmond, Martin Wordell, Kristie Hill, Tom Ozment, Dan McDaniel, Donna McDaniel, Tom Tervo, Pam Karboski, Laura Kathryn Fuqua, John Winslow, Brian McMillan, Gary Forbis, Susan Jorgensen, Lou Jorgensen, Bob Moore, Ingrid Moore, Brenda Saufley, Dee Fink, Denise Cooley, Judy Penny, Tim Hutchinson, Carol Hay, Chris Sieredzki, David Ulander, Bonnie Schurr, Ellen Wolf, Paul Morien, Tayler Coleman, Andrew Coleman, Howard Tucker, Kami Tucker, Jesse Canniff-Kuhn, Dolores Rapuano, Vincent Rapuano, Myra Krebs, Kara Tracey, Jennifer Garrison, Steve Monroe, Dustin McDaniels, Carl Saporitti, Linda Saporitti, Randy Beck, Richard Hay, Chet Hodgkin, Nancy Harrelson, Donald Smith, Sherry Smith, Donna Turner, Greg Turner, Jason Mikles, Heidi Mikles, Ellen Burrow, Patti Holtzman, Delbert Holtzman, Abed Dumarieh, Kisenia Dumarieh, Carl Burgess, Pam Burgess, Cheryl Burnette, Jenny Oleson, Brent Ayers, Darren Myers, Susan Myers, Doyle Heath, Bruce Rich, Karin Bias, Sherry Brown, Jay Smith, Angie Williams, Brandon Kern, Amber Kern, Robert Manzella, Ellen Bliven, Ken Bliven, Bruce Canada, Penny Canada, Dorothy Yates, Jolanda VanBree, Enrico Jones, Rita Bernacchi, Juan Bernacchi, Charles Hinsley, Bernard DeGree, Robert Frederick, Theresa Campbell, Ed Stafford, Paul Mitchell, Karen Kern, Charles Kern, Susan Yeager, Richard Yeager, John Cunningham, Pam Alonge, Ken Alonge, Jackie Lawrence, Janine Shaw, Brent Lawrence, Brian Baillargeon, Mia Sparks, Owen Sparks, Joe Basile, Michele Basile, Aden Hailemariam, Jennifer Pruitt, Anne Hatcher, Sterling Nicholson, Nancy Hoffman, Richard Boyles, Sean Boyles, Lisa Keck, Gary Miller, Nancy Miller, Thomas Rooks, Chris Graham, Dana Graham, Marc Tolson, Theresa Rhodes, Doug Wright, Anne Wright, Richard Ward, Dianne Ward, Vanessa Carter, John Edge, Cece Leonard, Linda Curtis, David Callahan, Sherri Callahan, Cheryl Foorkas, David Talsey, Julie Bullard, Cecil Little, Pat Little, Karen Small, Mary Saia, Tony Saia, Mike Saia, Tracy Saia, Donna Saia, Nick Saia, Mary Liz McCourt, Mark Pond, Ashley Sanonez, Scott MacLeod, Dari Starkey, Chuck Starkey, Chuck Kern, Karen Kern, Chris Stadler, Mark Heinbach, Raymond Ellis, Keith Bryant, Michael Ross, Raquel Sharkey, Carla Jones, Shirley Rosenfeld, Leonard Rosenfeld, & Carol Brooks

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

- Pledge of Allegiance- Mayor Montgomery led everyone in the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence.

Mayor Montgomery gave an overview of the public hearing process. She noted that Johnson, the Town Planner, would present his staff report regarding the Planned Unit Development (PUD) text amendment to the Land Development Ordinance (LDO). She added that he would not discuss specifics of the Johnson property because the Town had not received any formal application from the property owners or developers. She noted that the Town Council would not be voting on the text amendment that night and that it would be continued to the March 17th Regular Town Council meeting. She also presented the ground rules for those that wished to speak during the public hearing.

Public Hearing to consider a text amendment to the Land Development Ordinance (LDO) to add a new zoning district, “Planned Unit Development” (PUD) to Article 8 “Zoning Districts”- Johnson presented his staff report on the PUD amendment to Council. He thanked all the citizens that came to Town Hall to meet with him to discuss the amendment. He noted that he had been in contact with the developers of the Johnson property and had shared the feedback that he had received from concerned citizens. Johnson reiterated that the Town had not received any formal request from the property owners or the developers. He stated that he would not discuss any specifics related to the property, but he acknowledged that the PUD zoning district would be an important tool for the development of the Johnson property. He noted that the PUD amendment was not being presented for Council’s consideration solely based on that project.

Johnson stated that the PUD zoning district was a planning tool that would allow Council and citizens the maximum amount of legal input over development. He added that the PUD would be a binding legal document at the end of the zoning process. Johnson said that traditional zoning would not permit staff or Council to address and mitigate the concerns of the public like the PUD would. He noted that PUD’s were especially important for larger tracts of land because it would allow the development to be planned in a cohesive fashion.

Johnson said that the details regarding the text amendment were outlined in the Council packet. He highlighted that the PUD amendment would only apply to parcels of land that were ten acres or larger and would require site specific development plans as part of the approval process. He added once the plans were adopted that they would be binding by law. He noted that the PUD concept was achieved through the relaxation of zoning and subdivision regulations to allow the creative development of a parcel as a single entity. He stated that the Town would have much stronger control over the final project through negotiations that were a key part of the approval process. He noted that if large properties were developed through traditional zoning that staff, elected representatives, and citizens would have much less input on the final project than if a PUD zoning district were utilized. Johnson asked Council if they had any questions.

Council Member Capes asked Johnson what the most likely scenario would be if Council could not use the PUD zoning district to have more control over the development of the Johnson property.

Johnson stated that the developer would most likely begin to develop the property through traditional means. He added that the Planning Board and Council would be legally obligated to consider the rezoning requests. He reiterated that there would be less community input available if the property were developed conventionally.

Council Member Wolfe stated that the Council would not have to approve a developer’s plan for a PUD.

Mayor Montgomery thanked Johnson. She also stated that there was a line of citizens outside that could not come into the building because it was already at capacity. She encouraged those that had spoken to consider stepping out of the meeting in order to let others in that wished to state their opinions.

Mayor Montgomery opened the public hearing. She asked Weiner to call the first three people that had signed up to speak to come forward. Weiner called Katie Gumerson, Janina Austin, and Jennifer Morris forward.

- Janina Austin, 403 Thornwood Road- Austin said that she appreciated that the Council was willing to listen to her even though she lived in the ETJ area. She stated that she did not understand why a PUD development was necessary at that time. She added that development for development's sake was not a good way to plan a Town. She also questioned the ability of Town staff to oversee such a large development. She stated that the Town would not be able to hold the developer accountable in regard to housing density if a PUD were approved. Austin said that existing zoning methods could be used to develop the property as separate parcels.
- Jennifer Morris, 314 Guilford Road- Morris stated that she had lived in Jamestown for sixteen years. She said that the schools in the area were already overcrowded. She added that a high density development would be detrimental to the Town. She encouraged Council to be thorough and take their time with making the decision regarding the PUD.
- Katie Gumerson, 4648 Jamesford Drive- Gumerson spoke about the Jamestown United Facebook Group that she had created. She noted that she was concerned about the Johnson development. She stated that it was her understanding that staff did not have experience overseeing a PUD development or the resources necessary to take on the approval process of an enormous project. She encouraged Council to put the amendment on hold while they continue to research the issue.
- Tom Tervo, 2 Langholm Court- Tervo said that he had lived in Whittington Hall for twenty years. He noted that he had lived in communities that were similar before moving to Jamestown. He said that he believed that the PUD was a good thing because it gave citizens more control over the development. However, Tervo stated that there was enough commercial properties in the area and he did not think that there was a need to include more in the Johnson development. He also did not believe that allowing more apartments to be built would be fitting with Jamestown's current small-town feel.
- Robert Coon, 200 Hidden Ridge Drive- Coon thanked Council for delaying the vote on the amendment. He also thanked them for taking the time to explain that the PUD amendment would provide the flexibility necessary to have a positive influence on the development of the Johnson farm. He noted that the current Comprehensive Plan encouraged the use of a PUD for a variety of reasons in regard to development. He noted that there was only one chance to get things right. He encouraged Council to research other PUD developments to determine best practices. He stated that a well-written PUD ordinance was a tool that the Town should have in its toolbox to maintain the look and feel of Jamestown while building a quality Town for the future.
- Dee Fink, 315 Guilford Road- Fink thanked Council and staff for the time they had spent on the issue and for their patience. She added that she would rather have the best PUD and keep the memories of the Johnson Farm that she has now. She encouraged Council to continue to research the issue.
- Katherine Austin, 209 Woodmont Road- Austin stated that she had lived in Cedarwood for twenty-eight years. She said that she had moved away for about ten years, but she came back to Jamestown because it was her favorite place that she has ever lived. Austin said that Council

was considering a huge change and she did not want them to rush their decision. She added that Jamestown was unique and that it should be kept that way.

- Cindy Baggett, 3900 Rock Ridge Road- Baggett said that she was representing Sedgefield Women's Club. She added that the club was a community group that worked with the schools in the area. Baggett stated that the schools in the Ragsdale district were over capacity. She requested that elected and appointed officials consider the school system when making decisions about development.
- Jim Tobin, 601 Forestdale Drive- Tobin said that he had been a resident of Jamestown for sixteen years. He added that he and his family were active participants in the community. Tobin stated that he cherished the green space in the Town. He noted that he had served on the Parks and Recreation Master Plan Steering Committee. Tobin added that he did not understand why the Town had not asked for as much community input on the Johnson development as the Master Plan for the parks. He encouraged Council to take their time with their decision and to survey the citizens.
- Ellen Wolf, 100 Violet Lane- Wolf stated that she had lived in the Cedarwood subdivision since 1992. She added that she had lived in Forestdale North prior to moving to Cedarwood. She said that she was not anti-development. However, she was frustrated that the Diamondback proposal had come out of the blue. She stated that she was against the PUD as it was proposed. She noted that there needed to be synchronization between the developer, the Town Council, and the Comp Plan Steering Committee. She urged Council to slow down.
- Beth Hammer, 2120 Guilford College Road- Hammer stated that she lived directly across from the Johnson Farm. She said that she had attended multiple meetings with Council Members, but she wanted to keep the small-town feel that existed in Jamestown. She urged Council to continue to research other PUD projects that were in other communities and determine best practices. She added that there was no need to rush the process.
- Lee Richmond, 601 Tangle Drive- Richmond said that he had lived at Tangle Drive for thirty years. He stated that the property was really close to existing businesses. He noted that the Johnson development should be considered while the Comp Plan Steering Committee worked on their update.
- Tricia Payne, 304 Jordan Ridge Way- Payne stated that she was not against PUDs. However, she noted that everyone that had spoken seemed to be in favor of controlled, planned, mindful, and smart development. She said that nobody knew how a large development would impact the Town's resources and the Town staff. Payne stated that it was difficult to make a decision without additional information.
- Pastor Jesse Canniff-Kuhn, 100 Woodland Drive- He stated that he was not an expert on development. He encouraged Council to consider the needs of affordable housing for lower-income people when making zoning decisions. He noted that his wife was a math teacher, and they both loved living in Jamestown. However, he added that they could barely afford to live in Jamestown and their household income was well above the median in the general area. He said that everyone was entitled to housing and the opportunity to live in a good neighborhood. He

reiterated the importance of considering the needs of people that have less wealth when making zoning decisions.

- Karen Tracie, 4637 Chesterfield Place- She said that she appreciated that the Town Council were trying really hard to listen to the whole community. She stated that one of the things that really struck a chord with her was that a PUD could be a good tool, but the Town's number of staff members was limited. She strongly encouraged Council to consider how they would manage such a large development.
- Brent Ayers, 2120 Guilford College Road- Ayers stated that he lived across from the Johnson property. He said that he would like to see a revised plan from the developer that showed that they were responding to feedback from the citizens. He noted that he did not believe that a PUD would be beneficial until everyone was able to see the new plans. He added that he thought it may be more manageable for the property to be developed in smaller increments.
- Darren Myers, 314 Pearce Drive- Myers thanked Council for being willing to meet with citizens. He said that using a PUD as a planning tool made sense to him. However, he was unsure why the PUD needed to be approved before it was defined. He was also concerned about how the PUD development would impact existing home values. He thanked Council for the job that they do and encouraged them to take their time with their decision.
- Laura Katherine Fuqua, 101 Mendenhall Road- Fuqua was concerned with the speed of the decision regarding the PUD. She stated that citizens pay to live in a small, bedroom community. She noted that she was against apartments and low-income housing.
- Gary Forbis, 101 Newberry Street- Forbis said that he lived in Raleigh when it was developing. He noted that Cary used to be a small town and encouraged Council to consider how it looks now. He said that a PUD was a tool that should be considered. Forbis was concerned about the potential loss of character due to large-scale development. He said that it was possible that development could be done well, but that careful planning would be necessary. He thanked Council for their service.
- Jeff Craig, 111 Jordan Creek Drive- Craig thanked everyone for taking the time to meet with him. He said that he was on the fence about the PUD. He noted that everyone was so involved because they loved Jamestown. He encouraged Council to listen to the citizens and slow down the development process. He said that it was notable that nobody from Diamondback had spoken during the public hearing.
- Nancy Harrelson, 401 Thornwood Road- Harrelson said that Ted Johnson used to be her neighbor. She stated that Ted Johnson was spinning in his grave.
- Richard Hay, 607 West Main Street- Hay stated that he was opposed to the PUD and that he thought it was not worth the risk. He said that doubling the Town's population was beyond the scope of the zoning board. He encouraged Council to consider a formal referendum and noted that it would be beneficial for everyone involved.

- Susan Myers, 314 Pearce Drive- Myers said that it was very important to consider how many houses would be allowed per acre on the proposed PUD and how that compared to previous PUDs.
- Cheryl Farkas, 224 Spencer Street- Farkas stated that she created Triad Sustainability and that she worked with realtors in the area. She said that everyone needed space for parks and recreation. She was concerned about animal and plant life that may become displaced if the Johnson Farm were developed.

Mayor Montgomery asked if anyone else would like to speak on the subject. Nobody came forward. She opened the floor to Council for discussion.

Council Member Wolfe stated that she was born and raised in Jamestown. She said that she loved the Town. Council Member Wolfe stated that it had been her honor and privilege to serve the community. She noted that the development was a really big deal and a huge decision. She stated that she wished the Comprehensive Plan update was further along. She noted that a consultant from Benchmark was scheduled to speak about PUDs at the upcoming Council meeting. She added that Council was still taking their time about deciding whether a PUD was in the best interest of the Town.

Council Member Capes said that everyone wanted the best for the Town. He said that he had lived in Jamestown for seventeen years. He added that one of the things that stood out to him was that there was a lot of concern about speed and transparency. He noted that citizens had made very good points and that they had given Council a lot to think about. He also stated that everyone that had been involved in the process had attempted to reach out to get as much input as possible from the public. Council Member Capes encouraged everyone to remember that the Johnson Farm was private property. He said that there were more questions that needed to be answered and that Council would continue to consider the issue.

Council Member Straughn said that he heard a lot of concerns about the number of staff necessary to handle the development. He added that there would have to be an increase in staff if Jamestown experienced large-scale development. Council Member Straughn said that he was still on the fence about the PUD. He noted that he was continuing to research the issue and that he had went to visit other areas that had PUD developments. He added that he was concerned about housing density. However, he noted that there had not been any formal request submitted. Council Member Straughn said that a PUD could give Council the ability to place certain restrictions on the development. He said that he was happy to listen to anyone that wanted to speak with him and that he had not made a decision on the issue.

Council Member Rayborn encouraged anyone that would like to speak with her about the PUD to contact her. She said that she was open to listen to anyone or to answer any questions that may arise.

Mayor Montgomery thanked everyone for attending the meeting and for being respectful of every speaker. She assured the citizens that Council did not take their decision lightly and that they were not finished with their research on the issue.

Council Member Wolfe made a motion to continue the public hearing to March 17th at 6:30 pm in the Civic Center without further notice. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

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

The meeting ended 8:02 pm.

Mayor

Town Clerk