

Town of Jamestown
Regular Meeting of the Town Council

03/21/17
6:30 pm

Council Chambers
Minutes & General Account

Council Members Present: Mayor Volz, Council Members Montgomery, Nixon, Ragsdale, Straughn

Staff Present: Kathryn Billings, Judy Gallman, Matthew Johnson, Paul Blanchard, Martha Wolfe, Katie McBride, & Beth Koonce, Town Attorney

Visitors Present: Dick Franks, Ben Robinson, Lori Smith, Austin Cunningham, Noah Jordan, Jack Brennan, Patrick Ivey, Nathan Brennon, Colin O'Beirne, Ben Durant, Mike O'Beirne, John Yoakum, Brian Ulrich, Kathy Bargar, Burke Ivey, John Capes, Samuel Ivey, Thomas Ulrich, Luke Lacivita, Tyler B., Jake Bias, Thomas, Joshua Graeber, Koki Yoshida, Tommy Booher, Jahmel Aponte, Darian Boykin, Jonathan Puckett, Donna Peterson, Robert Frederick, Deborah Clodfelter, Lori Smith, Steve Kim, Abby Kim ,Carol Brooks (Jamestown News)

Mayor Volz welcomed Cub Scout Pack 85 and Boy Scout Pack 88 to the meeting. He thanked everyone for coming.

1. **Call to Order-** Mayor Volz called meeting to order.
2. **Community Reflections-** Mayor Volz announced the following community events:
 - March 29th- The Daughters of the American Revolution are hosting a ceremony honoring the Vietnam Veterans. It will be held at 11:00 am at the Veterans Memorial at Wrenn Miller Park
 - April 14th- Town Hall is closed for Good Friday. There will be no garbage pickup that day
 - April 21st- Arbor Day celebration will be held at 4:00 pm at Wrenn Miller Park
 - May 13th- Town of Jamestown Spring Fling will be held at Wrenn Miller Park from 5:00-10:00 pm.
 - May 20th- Marylene Griffin Memorial Golf Classic Tournament will be at 9:00 am at the Jamestown Golf Course
 - June 3rd- Town of Jamestown Community Yard Sale will be held at Wrenn Miller Park from 7:00 am – 1:00 pm
 - Mayor Volz called for a moment of silence.
3. **Approval of minutes from the February 2, 2017 Special Town Council Meeting and the February 21, 2017 Regular and Closed Session Town Council Meetings-** Council Member Straughn made a motion to approve the minutes from February 2nd and February 21st. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

4. **Public Hearing to consider initial zoning of 4301 Millis Road to Conditional Zoning-Bypass (C Z-B) property owned by Koury Corporation and 4503 Merlin Dr. to Single Family Residential (SFR) property owned by William Pearson-** Johnson stated that this public hearing was to address the initial zoning of the property. He gave details on the history of the property and presented a map of location. He stated that Art Wise was in attendance as a representative of the Planning Board Committee. Wise stated that the Planning Board was in full support of this zoning.

Dick Franks, 4905 Hackamore Rd. (Koury Corporation)-Franks asked the Council to approve the initial zoning.

Mayor Volz asked if anybody else wanted to speak in favor of the zoning. There was no one. Mayor Volz closed that portion of the public hearing.

Mayor Volz opened the public hearing to anyone that wanted to speak in opposition of the zoning. There was no one. Mayor Volz closed the public hearing.

Council Member Straughn asked Johnson if there had been any changes to the property since they were last updated. Johnson said that no changes had been made.

Council Member Nixon made a motion to approve the zoning. She stated:

"I move that the request for initial Town zoning for the parcels listed in case number 2017-01 be approved and that we adopt the following Consistency Statement. The request is consistent with the Town's adopted comprehensive plan because it meets the following goals and policies of the 2020 LDP:

- Growth Management- Policies 1.3; 1.5; and 1.11
- Planning Coordination- Policies 2.1; 2.2; and 2.6
- Community Appearance- Policy 3.4
- Quality of Life
- Public Services and Facilities- Policies 5.1 and 5.2

And the proposal is in the public interest because:

- The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare
- The use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;
- The use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property; and
- The use or development will be in harmony with the area in which it is to be located and conforms with the general plans for the land use development of Town of Jamestown and its environs."

Council Member Straughn made a second to the motion. There was a roll call vote:

- Council Member Montgomery- Aye
- Council Member Ragsdale- Aye

- Council Member Nixon-Aye
- Council Member Straughn- Aye

The motion passed by unanimous vote.

5. **Public Comment Period**

Lori Smith, 6 Staddler Place, Greensboro, NC- Smith was there on behalf of Ronnie Smith Golf Tournament that would be held on June 3rd. It is the tenth year that the Tournament has been held and there are usually about 140 players that attend. She stated that the Jamestown Park & Golf Course had quoted them at \$39 this year. She noted that they had been charged \$30 in the past. She asked if the price could be reduced. Smith stated that all the proceeds go towards a scholarship for a Ragsdale High School student. She also asked if outside catering were allowed.

Mayor Volz thanked her. Billings stated that the price had already been set by Council and it could not be changed. She also stated that outside catering was allowed and that she would speak to Ross Sanderlin, Golf Pro, about the event.

Robert Frederick, 706 Ragsdale Rd. Jamestown, NC- Frederick stated that at the last Council meeting that Council Members had discussed unsealing closed session minutes annually. He stated that the minutes should be released as soon as the situation is no longer detrimental to the Town. He noted that he understood why it had been considered a “housekeeping task”, but by delaying the process until December, citizens would not have access to the minutes until after the Council elections. He noted that the minutes may be pertinent to some people’s choice for Council. He urged Council to consider releasing the minutes before the upcoming election.

Council thanked him.

Amanda Moore, 3318 Dillon Rd. Jamestown, NC- said that she was the Wolf Leader for Cub Scout Pack 85. She stated that they would be doing a service project called Socks of Love. They would be filling socks with toiletries for the homeless. The project would be during April, but a specific date had not been set.

Council Member Nixon asked if she could provide more information to the Town about the project. She said that she would provide more details. Council Member Montgomery asked if they would be taking toiletry donations. Moore stated that they would be. Council thanked her.

6. **Jamestown Public Library Grant Progress Report-**Joy Cecil-Dyrkacz presented the grant progress report. She has been the Library Director since August 2016. She stated that there were over 31,439 circulations, 21,997 visitors, and an estimated 1,400 people that had attended a program at the Library within the last six months. The Library offers books, audiobooks, newspapers, magazines, and computer access. They also have several programs that were available to the community. The Library provides a meeting place for any educational purpose for free. They also provide community service opportunities. Cecil-Dyrkacz explained how the Library allocated the funding that was granted to them by the Town. She stated that the majority of the money was spent on payroll, building insurance, and building maintenance. She thanked the Council.

7. **JYL Grant Progress Report-** Ben Roberson thanked the Council for giving JYL a grant. He stated that the Town typically grants them \$5,000 each year and that he was grateful for that. He said that most of the money was spent on rent at the Jamestown Athletic Complex. The grant money is also spent on field rentals and baseball uniforms. There were 620 athletes that participated last Spring. He stated that there were 400 people in their baseball program, 285 in their basketball program, and 32 cheerleaders. He thanked the Council for their contribution.
8. **Set Public Hearing date to consider request for rezoning from Davis Family Enterprises, LTD located at 413 E. Main St. from Conditional Zoning-Agriculture (CZ-AG) to Conditional Zoning Single Family Residential (CZ-SFR)** - Johnson gave the background details on the property and the requested rezoning. He asked to set the date for the Public Hearing to April 18th at 6:30. Council Member Montgomery made a motion to set the Public Hearing date for April 18th. Council Member Nixon made a second to the motion. The motion passed by unanimous vote
9. **Set Public Hearing date to consider a rezoning request from Riverwalk I, LLC for the property located at 3511 RI and 3511 Z Dillon Rd. from Single Family Residential (SFR) to Multi-Family Residential (MFR)** - Johnson gave the background details on the property and the requested rezoning. The Planning Board had not given their recommendation to approve the rezoning to the Council. However, Johnson stated that he believed they would give their recommendation for approval by the next Council meeting. Wolfe asked if there would be enough time to meet the legal requirements for public notices. Johnson stated that there was sufficient time. There would be another Public Hearing at the Planning Board meeting on April 10th on the rezoning. Johnson said that the previous Public Hearing was well attended by citizens.

Council Member Nixon asked if Johnson could give more details on the rezoning request. He went into more detail the property and the specific plans of the applicant. He also stated that the engineer that was representing the applicant had scheduled a meeting with the Home Owner's Association on March 29th at 6:00 pm. The meeting would be held at the Ragsdale Civic Center.

Mayor Volz asked Johnson if he believed there would be sufficient time before the next Council meeting to work out any issues about the rezoning. Johnson stated that he did express concern about the time limitation to the applicant, but they wanted the case to be heard at the next Council meeting. Council Member Nixon asked if there would be a recommendation by the Planning Board by the April 18th. Johnson stated that the Planning Board would have to give a recommendation of approval or disapproval by that time.

Wolfe asked Johnson if he planned to send out notices about the Public Hearing at the Town Council before the Public Hearing would be held at the Planning Board meeting. Johnson said that the Town Council notices would be sent out before the Public Hearing would take place for the Planning Board.

Council Member Nixon stated that the Council could continue the issue if there were any problems. Council Member Montgomery agreed and believed that there would be sufficient time.

Council Member Montgomery made a motion to set the Public Hearing for April 18th at 6:30 pm. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

10. **Certificate of Sufficiency referencing the petition for annexation by Koury Corporation regarding Tracts B (Section 1), Tracts C (Section 2), and Tract D (Section 4)** - Wolfe reminded the Council of the background information on the property. She said that Koury Corporation had paid their annexation fees. They had also provided meets and bounds descriptions along with maps of the property. Wolfe noted that the area was contiguous with the borders of Jamestown. The petition had been signed and included the address of the property. She also stated that she had investigated the ownership of the tracts land that were petitioned for annexation. She had used the Guilford County Register of deeds to confirm that Koury Corporation does own the tracts of land. There is sufficient evidence that Koury Corporation has the right to request the annexation.

11. **Resolution fixing date of Public Hearing on question of annexation pursuant to G.S. 160A-31-** Johnson presented the resolution to fix the Public Hearing date for April 18th at 6:30 pm. The Public Hearing would also be for the initial zoning of a small portion of the old High Point Rd. that would become a part of the property.

Council Member Nixon made a motion to set the Public Hearing for April 18th at 6:30 pm. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

12. **Consider appointment of Parks and Recreation Members and Alternates-** Wolfe presented the recommendation from the Parks and Recreation Committee to confirm Paul Craft and Jay McQuillan as active Members of Parks and Rec. She also presented the recommendation to confirm Doug Sampson and Dan McDaniel as the two new Alternate Members.

Council Member Straughn made a motion to approve the new Members and Alternate Members. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

13. **Budget Amendment-** Gallman presented Budget Amendment #12. Gallman gave an overview of the changes that would be implemented as a result of the amendment.

Council Member Straughn made a motion to approve the Budget Amendment. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

14. **Analysis of Financial Position of the Town of Jamestown-** Gallman gave a summary of the financial position of the Town as of February 28th 2017. She highlighted any changes in revenues or expenditures in the multiple funds. She stated that there was not much notable activity over the last month.

15. **Public comment-**

John Capes, 704 O'Neill Dr., - Capes stated that he wanted someone to make a motion that would prevent Martha Wolfe, Town Clerk, from retiring. He had attempted to do so at the last Planning Board meeting, but he thought he would try one more time with Council. He stated that it was very important that this was included in the public records. He said that he felt very strongly about this.

Wolfe thanked Capes for his statements. McBride, Deputy Town Clerk, reassured Capes that his request would be recorded in the Town's minute book.

16. **Other Business-** Johnson presented a special event permit request on behalf of Potent Potables. The event had been discussed during the February 21st Town Council meeting, but the applicant had not submitted all the required paperwork. Johnson stated that all the paperwork had been completed and the applicant had received insurance for the event. They had also notified any neighboring residents about the event. Johnson noted that the applicants, Steve and Abby Kim, were in attendance and would be able to answer any questions posed by Council. Johnson also stated that the applicants were requesting the Town's assistance with road closure and solid waste pickup on the day of the event.

Council Members discussed the details of the event. Council Member Nixon noted that the event was extremely well attended the previous year. Council Member Montgomery agreed.

Council Member Nixon made a motion to approve the special event request. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

17. **Closed Session per General Statutes 143-318.11 to discuss matters relating to real estate and attorney client privilege-** Council Member Nixon made a motion to go into closed session to discuss matters relating to real estate and attorney client privilege. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

-----Closed Session-----

Council Member Montgomery made a motion to go out of closed session. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

The Council reconvened in the Council Chambers for the regular meeting.

Council Member Montgomery made a motion to resume the regular meeting. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

The regular meeting resumed. No action was taken.

Council Member Nixon made a motion to adjourn. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote. The meeting ended at 7:32.