

**Planning Board Meeting  
March 8, 2021  
Ragsdale Civic Center  
Minutes & General Account**

**Planning Board Members Present:** Sarah Glanville, Chair; Ed Stafford, Vice Chair; Dennis Sholl, Russ Walker, Richard Newbill (ETJ), Cara Arena (ETJ), & Sherrie Richmond (ETJ)

**Planning Board Members Absent:** Eddie Oakley & Steve Monroe (ETJ)

**Council Member Representative:** Rebecca Mann Rayborn

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

**Visitors Present:** Jane Walker Payne

**Call to Order-** Johnson called the meeting to order at 6:00 pm.

**Election of Chair of the Planning Board-** Johnson presented an overview of the process to nominate and elect the Chair and Vice Chair of the Planning Board. He asked for nominations for Chair.

Arena nominated Sarah Glanville to serve as Chair of the Planning Board.

Johnson asked twice if there were any other nominations. There were none.

Arena made a motion to appoint Sarah Glanville to continue to serve as the Chair of the Planning Board. Sholl made a second to the motion. The motion passed by unanimous vote.

**Election of Vice Chair of the Planning Board-** Johnson asked for nominations for Vice Chair of the Planning Board.

Walker nominated Ed Stafford to serve as Vice Chair of the Planning Board.

Glanville asked twice if there were any other nominations. There were none.

Walker made a motion to appoint Stafford to continue to serve as Vice Chair of the Planning Board.

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

## **DRAFT**

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

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

Rebecca Mann Rayborn- Present

**Consideration of approval of Planning Board Regular Meeting Schedule for 2021-** Stafford made a motion to approve the Planning Board regular meeting schedule for 2021 as presented. Richmond made a second to the motion. The motion passed by unanimous vote.

**Consideration of approval of minutes from the September 14, 2020 meeting and the September 28, 2020 meeting-** Newbill made a motion to approve the minutes from the September 14<sup>th</sup> and the September 28<sup>th</sup> meetings as presented. Walker made a second to the motion. The motion passed by unanimous vote.

**Public Hearing for Land Development Ordinance (LDO) Amendments-** Johnson stated he would not go through every change as there were not a lot of substantive changes and most are as required by recently adopted state statute 160-D. The most comprehensive change has been to signage section. He asked for comments from the Board.

### Board discussion:

Walker stated in the section 'conflict of interest', the word 'rescue' should be 'recuse'.

Glanville said she had discussed the federal change relating to signage with Johnson. As per a Supreme Court case, you cannot regulate based on messaging on the sign.

### **Public Hearing for Land Development Ordinance (LDO) Amendments**

Glanville opened the hearing at 6:20 pm.

1. Krisdena Reeser, at 2621 Glasshouse Road-

For months she has prolifically written staff representatives and volunteers about procedural and behavioral issues that plague the Town. She was deemed an outcast because she is not physically a resident of Jamestown, even though she has a Jamestown address. She was dismissed and ignored so since her letters were not effective, she is here in person to express her thoughts and concerns. Kudos to the Town for finally removing the protest petition from the LDO, which was repealed back in August 2015.

## **DRAFT**

The LDO has been revised three and soon to be four times since the statute was repealed. She wants to reaffirm what she has been saying all along that the LDO is garbage. She spent the last week reading it cover to cover and it is an absolute disgrace. She cannot believe the staff representatives and volunteers have continually approved the document as written which includes grammatical errors. It contains formatting issues, duplicate sections, sequencing issues and confusion of LDO and N.C. General Statute articles and sections and chapters and the list goes on and on. None of these corrections appear to be in the current draft of the LDO provided to you for this public hearing.

Based on the issues she found, she questions why the Town retains an attorney and she wonders if the Town ever consults the attorney on legal matters as she can guarantee the LDO has never been reviewed by an attorney or anyone with a legal background. The current state of the LDO would be laughed out of court – it is that bad. You have been hoodwinked by someone who continually touts twenty years of professional experience in land use development and planning – the same person responsible for updating the Town’s ordinances including the LDO.

She advises the Planning Board to not vote on the LDO changes until it is reviewed cover to cover by someone with a legal background and corrected into a sound viable legal document as the Town deserves better.

As there were no other speakers, Glanville closed the hearing at 6:28 pm.

Sholl asked if the Town Attorney had reviewed the LDO changes.  
Johnson replied that it has been reviewed by an attorney.

Richmond said that errors had been pointed out to be corrected by the updates and it was said that if there were significant errors, it would go through the process involved in updating the LDO again.

### **Vote on recommendation to Town Council**

Stafford made the motion to recommend to the Town Council approval of the LDO amendments as presented.

Newbill seconded the motion.

### **Roll call vote –** Weiner took the roll call vote as follows:

- Dennis Sholl- No
- Ed Stafford- Yes
- Russ Walker- Yes
- Richard Newbill- Yes
- Cara Arena- Yes
- Sherrie Richmond- Yes

The motion passed by a five to one vote in favor.

## DRAFT

### Adoption of the Consistency/Inconsistency Statement

Stafford read the consistency statement as follows:

“The Planning Board recommends 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 because:*
  - A. The Comprehensive Plan action recommendations in section 5.3 suggests that the Town continue to review and update ordinances on a regular basis.
2. *The proposed zoning amendment is reasonable.* The Planning Board considers the proposed zoning amendment to be reasonable because:
  - A. The request to update the ordinances stems directly from updates to state and federal laws which the Town is required to comply with.AND
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 Planning Board further finds that the proposed zoning amendment is in the public interest because it will update the local ordinances to be in compliance with state and federal laws and will allow for the Town to efficiently enforce its zoning code.AND
4. By approving this motion, the Board hereby also recommends that the Town Council also consider approval of the amendments as presented.

Adopted this the 8<sup>th</sup> day of March, 2021 by the Town of Jamestown Planning Board.”

Stafford made the motion to adopt the consistency statement as presented.

Arena seconded the motion.

The motion passed by a unanimous vote.

### Public Comment Period

None

Interim Town Manager Dave Treme introduced himself to the Board members saying he will be here until the Town Council hires a new manager.

### Adjournment

Newbill made the motion to adjourn at 6:45 pm.

Arena seconded the motion.

The motion passed by a unanimous vote.