

Planning Board Meeting  
May 10, 2021  
Ragsdale Civic Center  
Minutes & General Account

**Planning Board Members Present:** Sarah Glanville, Chair: Robert Coons, Cara Arena (ETJ), Jane Walker Payne, Eddie Oakley, and Russ Walker

**Council Member representative:** Rebecca Mann Rayborn

**Staff Members Present:** Dave Treme, Interim Town Manager; Matt Johnson, Director of Planning; Anna Hawryluk, Planner; Katie Weiner, Town Clerk.

**Visitors Present:** Charlie Melvin, attorney for rezoning applicant

**Call to order:** Glanville called the meeting to order at 6 pm.

**Roll call** – Johnson called the roll as follows:

Robert Coons - present  
Sarah Glanville - present  
Cara Arena (ETJ) - present  
Jane Walker Payne - present  
Eddie Oakley - present  
Russell Walker – joined the meeting at 6:20 pm

Rebecca Mann Rayborn – present

**Consideration of approval of minutes from the October 12, 2020 meeting** -Coon made a motion to approve the minutes from the October 12, 2020 meeting as presented. Arena made a second to the motion. The motion passed by a unanimous vote.

**Public Hearing for Rezoning Request-** Hawryluk stated the Town received a rezoning request from GTCC for parcels at

- I. 6014 W. Gate City Blvd (Parcel #220421) 1.65 +/- acres, From CIV to CZ-C
- II. 6016 W. Gate City Blvd (Parcel #220422) 1.7 +/- acres, From CIV to CZ-C

The request is to rezone from Civic (CIV) to CZ (Commercial). Parcels consist of 3.35 acres that are vacant and cleared. The parcels are adjacent to the GTCC Center for Advanced Manufacturing and the property owner wishes to rezone the parcels to identifying land uses for the CZ-C zone. The Town has investigated the parcels and determined they can be served by its Public Utilities for both water and sewer. The purpose is to match use that is consistent with the GTCC campus.

Applicant testimony

Charlie Melvin stated he is the attorney for the applicant and when the property was purchased eight years ago, it was subdivided out from a larger parcel with the view to, at the proper time, request rezoning to commercial. They worked to limit their use to the Town's already permitted uses. The applicant believes the uses are appropriate to the Town's permitted uses. GTCC's intent is to enter into long term leases. He requested the Planning Board recommend approval to the Town Council. Glanville asked if with the land lease a national chain restaurant with a very recognizable storefront was allowed and then went out of business and abandoned the building, what would happen. Would GTCC demolish the building?

Melvin responded that as this area is the entrance to GTCC's campus, the college would probably have an interest in demolishing the building as they would not want a derelict property there.

Glanville opened the Public Hearing for comments at 6:12 pm.

As no one signed up to comment, Glanville closed the hearing at 6:13 pm.

Board review

Cara said she is concerned that there is no specific use listed for future development.

Oakley stated he shares the same concern as Glanville and asked if we can control the design?

Glanville said she did not think we could control design if this rezoning to commercial is allowed.

Johnson said GTCC doesn't have a specific use in mind and is only using the Town's limited use list. The Town does not have a guide for the look of a building and that is not the request that is before the Board tonight. The Town does not have resources to make a business take down a building after vacating. If the property is in a leasehold and the property is vacated, it is up to property owner.

Payne questioned the access to the lots and asked if it is from GTCC.

Johnson said there is controlled access using an existing driveway on the western most lot. It depends on the type of use and they have to work with the Department of Transportation on access. Staff recommends adoption of rezoning request as presented

**Vote on Recommendation to Town Council**

Motion – Oakley made a motion to recommend approval of the rezoning request as presented to Town Council. Arena made a second to the motion.

**Roll call vote** – Johnson called the roll call vote as follows:

- Robert Coon - yes
- Sarah Glanville - yes
- Cara Arena (ETJ) - yes
- Jane Walker Payne - yes
- Eddie Oakley - yes
- Russ Walker – yes

The motion was passed by a unanimous vote.

**Adoption of Consistency/Inconsistency Statement-**

Coon read the Consistency Statements as follows:

“The Planning Board recommends that the proposed zoning amendment **be approved** based on the following:

1. *The proposed zoning amendment, even though it is inconsistent, with the adopted comprehensive plan of the Town of Jamestown is adopted because:*
  - A. The change in conditions meets the development needs of the community.
  - B. It takes into account future growth and includes Jamestown in county wide economic development.
2. *The proposed zoning amendment is reasonable.* The Planning Board considers the proposed zoning amendment to be reasonable because:
  - A. Consistent with current zoning and usage with surrounding lots.

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 proposed rezoning will allow for business development that meets a need for a larger growing population.
  - B. It also amends the Comprehensive Plan to reflect the approved zoning amendment.

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 10<sup>th</sup> day of May, 2021 by the Town of Jamestown Planning Board.”

Arena made a motion to adopt the Consistency Statement as read. Payne seconded the motion. The motion passed by a unanimous vote.

**Public comment** – none

**Adjournment**

Walker made a motion to adjourn at 632 pm. Oakley seconded the motion. The motion was passed by a unanimous vote.