

**Planning Board Special Meeting
August 24, 2020
6:00 pm in the Civic Center
Minutes & General Account**

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

Council Member Representative: Rebecca Mann Rayborn

Staff Present: Kenny Cole, Matthew Johnson, & Katie Weiner

Visitors Present: Kerry Miller, Jane Walker Payne, Amanda Hodierne, Zach Tran, Jeff Hochanadel, Beth Blackman, & Neal Beasley

Call to Order- Glanville called the meeting to order.

Glanville welcomed the newest ETJ Planning Board Member, Cara Arena.

Arena introduced herself to the Board, and Glanville thanked her for being willing to serve.

Roll Call- Johnson took roll call as follows:

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

Rebecca Mann Rayborn- Present

Public Hearing for Rezoning Request for the following parcels: 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, 5230 Mackay Road, and 5303 Mackay Road from AG (Agricultural) to PUD (Planned Unit Development)- Glanville opened the public hearing that had been continued from the August 10th Regular Planning Board meeting.

Johnson stated that staff did find through their research that 5230 Mackay Road had already been annexed into Greensboro. He added that there would be more information on those findings later. He noted that it would not cause a problem with the ongoing public hearing.

Johnson gave a brief overview of the agenda for the meeting. He noted that the topic of overcrowding in Guilford County Schools had come up at the previous meeting. He added that the Mayor, staff, and Glanville had been in touch with some of the Guilford County School representatives. He noted that a

letter had been sent regarding the issue to the Planning Board. He said that there was someone present from the Guilford County School system that could answer questions that the Board Members may have.

Glanville called Amanda Hodierne forward. She stated that she was representing her client, Diamondback Investment Group. She said that her office was located at 804 Green Valley Road, Suite 200 in Greensboro. She noted that the following people from the Diamondback team were present: Zach Tran (the Principal of Diamondback Investment Group), Beth Blackman (representative of the design professional team), Jeff Hochanadel (representing the traffic engineers), and Neal Beasley (the arborist consultant).

Glanville stated that there were numerous issues regarding the rezoning request that the Board needed to discuss. She encouraged everyone to focus on one issue at a time in order to have a more organized, productive conversation. She suggested that the Board discuss the school issue first.

Hodierne said that Diamondback remained a ready and willing participant in the conversations regarding the school. Glanville asked Hodierne to provide the Board with information regarding school projections that would result from the development.

Glanville stated that she had reached out to the Guilford County School Board about potential impacts that could result from the development. She added that Deena Hayes-Green, Chairperson of Guilford County Board of Education, sent her a letter which had been distributed to the Board. She noted that she had learned that the Guilford County Board of Commissioners (BOCC) also needed to be involved in the conversation about funding of schools. She added that the BOCC had already identified \$1.6 billion in unmet facility needs across the district without the addition of the development. She highlighted the bond referendum that would be on the ballot for the school system in the upcoming election. Glanville was very concerned about the lack of funding for schools and the unmet needs that already existed within the community. She suggested that the developer consider donating 40 acres of the Johnson property for the construction of a new school. She also underscored the importance of being aware of the Guilford County Schools Master Plan while ensuring that it was aligned with growth.

Stafford arrived at the meeting at 6:20 pm.

The Board Members discussed the Facilities Master Plan, the reduction of density within the development, and the potential of land donation from the developer.

Glanville asked the school representatives to come forward.

Angie Henry, Chief Operating Officer with Guilford County Schools, came forward. She thanked the Planning Board for allowing her to be a part of the conversation. Henry distributed copies of the Guilford County Facilities Master Plan Recommendations to the Planning Board Members. She highlighted certain aspects of the Plan that related to Jamestown. She also gave a brief overview of the Master Facilities Plan in regard to the Jamestown area. She noted that it would take millions of dollars to fund the upgrades to the schools that were listed in the Master Plan. She stated that it was important to encourage the BOCC to continue to prioritize funding improvements and maintaining the schools.

Glanville asked Henry if there were options to address overcrowding that she had seen be successful. Henry said that there was precedent for developers to donate land for a school. She noted that it had occurred a couple of times within the last several years.

Glanville discussed the school bond that would be on the ballot in November with Henry.

Planning Board Members discussed the details of the Master Facilities Plan with Henry.

Glanville thanked Henry for attending the meeting on such short notice and for answering the Board's questions. She said that everyone she had reached out to about the issue had been very responsive.

Glanville asked Khem Irby if she had anything that she would like to add to the discussion.

Khem Irby, School Board Representative for District 6, came forward. Irby thanked the Planning Board Members for reaching out to the School Board. She noted that it was important for everyone to engage in a holistic conversation about the county school system. She added that the Superintendent had taken the initiative to create a Master Plan to ensure that every school's needs were taken into consideration. Irby encouraged everyone to be supportive of the Master Plan and to be mindful of the long-term needs of the schools within Guilford County. She thanked the Planning Board for inviting her to be a part of the conversation regarding the new development and its potential impacts to the school system.

Glanville called Hodiernne forward to continue the discussion about the details of the proposed rezoning.

Hodiernne stated that she was aware of the Master Facilities Plan for the Guilford County schools. She said that she was grateful that the representatives could attend and give everyone more context about the issue. She noted that it would be important for everyone to figure out how to work together within that context moving forward. She added that it may be best to discuss the issue within the parameters of development infrastructure and potential community impacts.

Glanville asked Hodiernne if the developer would be willing to consider donating a portion of land for a new school to be constructed. Hodiernne stated that there would need to be further discussions about the details of a potential donation of land with the School Board. Hodiernne added that it would need to be a much larger conversation, but the developer would be open to it.

Glanville called for a five minute recess at 6:55 pm.

Glanville called the meeting back to order at 7:00 pm.

Glanville stated that she was grateful that the Board had such a thoughtful conversation about the development's impact on the school system. She asked the Planning Board Members which item they would like to discuss next. It was decided that the Board would discuss the square footage of the homes and lot sizes.

Hodiernne stated that it seemed that one of the main concerns that the Board had with lot/home sizes was compatibility with existing neighborhoods. She said that it could be dangerous to think about the homes in terms of whole price and final numbers and how that may compare with areas like Cedarwood. She added that it may be more useful to consider the homes in Castleton Village in terms of price per square foot. Hodiernne said this would allow for everyone to take into consideration that there

were buyers in the market that were looking for different things. She stated that the Board could then consider what elements contribute to the price per square foot.

Hodierne stated that she understood that the development would be located next to multiple different neighborhoods that already exist. However, she said that it was important to remember that the property was almost 500 acres. She noted that it would establish its own neighborhood with a unique feel. Hodierne stated that the new development should complement existing areas and certainly not detract from them. Hodierne added that this would be the first Traditional Neighborhood Development (TND) in the Town of Jamestown. She noted that lot sizes were usually a little bit smaller in a TND. She said that the development would need to be compatible, but it would not look exactly like the neighborhoods that have already been developed in the Town.

Richmond was concerned that there would be division between Castleton Village and the rest of Jamestown. She noted that she had heard from several people that they were worried about potential negative impacts to their home values that may result from the development. Hodierne said that everyone wanted to build the best community possible, and she did not believe that the development would lower existing home values.

Monroe stated that the developers would not be able to duplicate Cedarwood, but that Castleton Village should complement the surrounding neighborhoods. He noted that Bourdoux Retreat along Renaissance Parkway was a good example of a development that flattered the existing area.

Sholl said that he had some questions about the dimensions of the townhomes and the size of their garages.

Hodierne requested that Beth Blackman, design representative, provide more information on the design of the townhomes.

Blackman introduced herself to the Board. She noted that she worked for Timmons Group and her office was located at 5410 Trinity Road Suite 102, Raleigh, NC 27607 for the record. She said that the townhomes were generally between fifty and fifty-five feet deep. She said that the garages could accommodate one car.

Sholl discussed the size of the garage with Blackman. Sholl was concerned that the garages would be too small. He added that most people had two cars and that they would probably have to park in the driveway or on the street. Sholl stated that the Town may have to provide garbage totes if the development were annexed because of an increase in demand for trash collection. He was worried that a garbage toter would not fit in the garage along with a vehicle.

Blackman said that there were potential design solutions that could be used to address the concern about the garbage totes. Hodierne stated that the development team would be open to looking into providing an indent within the garage for storage.

Planning Board Members discussed the need for more parking options within the development. Hodierne stated that the developer had planned to provide auxiliary parking. She noted that she would provide more information about where those lots would be located and their specific capacities. Planning Board Members discussed their concerns about the density of the development with Hodierne. Arena stated that she was concerned that the density statistics that were provided by the developer

included public spaces. Hoderne said that she understood her concerns. However, she noted that smaller lot sizes would allow for more amenities to be provided to the residents of Castleton Village. She added that it was a balancing act and she wanted to be sure that she understood the priorities of the Board.

Sholl was concerned that some of the residents would not be able to walk to the proposed commercial areas. Arena suggested that the developer consider moving the amenities towards the center of the development in order to increase accessibility.

Arena asked whether the amenities would be available for community use. Hoderne stated that most of the amenities would be available to the residents of Castleton Village through homeowner association dues. She added that the greenway and the proposed baseball field would be dedicated to the Town.

Glanville stated that she was concerned about the "Civic" area being placed at the corner of Guilford College Road and Guilford Road. She noted that it would increase traffic and that any sort of use that would involve sirens would be detrimental to the neighborhoods that already exist surrounding it.

Hoderne said that the parcel was not very accessible from Guilford College Road. Therefore, the development team believed that it would be best to allow GTCC to do something with the parcel or to set it aside for a different civic use.

Walker discussed the proposed townhomes located on Guilford College Road and Mackay Road. He noted that he lived in Jordan Creek which was adjacent to that parcel. He suggested placing a medical office there instead. Arena stated that the Cedarwood community seemed to be happier to see townhomes in that location than an alternative.

Richmond was concerned about the farmers market being located across from the Cedarwood area. She noted that there was already a farmers market that was held by the Baptist Church. She added that she was concerned about the sustainability of the market during the off season. Hoderne stated that the developer included the farmers market within the plan as a result of the feedback that they had received from the community in February. She encouraged the Planning Board to be specific about their priorities in order for their concerns to be addressed in the updated plan. Hoderne highlighted that the developer wanted to provide something for the community that they would enjoy.

Glanville stated that the Planning Board needed to be clear about their changes so that Hoderne and the rest of the team could begin implementing changes to their plan. She added that there were a lot of topics to cover, and that she did not expect to get through everything in one night.

Hoderne agreed that there would be several changes made to the plan. Therefore, she added that they did not need to discuss all of the details that night.

Glanville called for a five minute recess at 8:11 pm.

Glanville called the meeting back to order at 8:16 pm.

Glanville called Jeff Hochanadel forward to present an overview of the traffic study that was conducted for the proposed development.

Hochanadel stated that he worked for Timmons Group and his office was located at 5410 Trinity Road Suite 102, Raleigh, NC 27607 for the record. He said that Timmons Group had determined the scope of the project area in 2019. He added that counts were conducted around January 2020 before the Coronavirus pandemic. Hochanadel highlighted that school had still been in session and that the study had taken place during a time with a normal traffic pattern. He added that the study followed all NCDOT guidelines and procedures. They had examined existing year traffic and had also taken into consideration the three phases of growth that were proposed for the Castleton Village Development. He stated that their recommendations had been submitted for NCDOT review and approval. He said he would be happy to answer any questions that the Board may have about the study.

Glanville reiterated that she was concerned about the traffic that would be generated by any use that was placed at the corner of Guilford College Road and Guilford Road. Hochanadel stated that NCDOT would not allow for anything to be constructed on that corner that would create major traffic concerns. He explained the NCDOT approval process to the Planning Board.

The Planning Board discussed the details of the traffic study with Hochanadel.

Monroe asked if there would be sidewalks constructed along Guilford College Road. Hoderne stated that sidewalks would be constructed along that road.

Oakley asked if curb and gutter would be included along Mackay Road. Hoderne stated that she was unsure about the Town's curb and gutter requirements. Oakley requested that staff provide the curb and gutter requirements to the Planning Board.

Planning Board Members discussed potential traffic that would be generated for the Cedarwood community with Hochanadel and Hoderne.

Hoderne thanked the Planning Board Members for their feedback.

Glanville requested that the arborist come forward and give the Planning Board a brief introduction on his role within the development team.

Neal Beasley introduced himself to the Board. He stated that he worked for Timmons Group. He noted that his office was located at 1001 Boulders Parkway #300, Richmond, Virginia 23225 for the record. He added that he went to NC State and had earned a landscape horticulture degree. He noted that he was a registered landscape architect, a certified horticulturist, and a certified arborist.

Beasley stated that he was introduced to the project a few days ago. He added that he had driven the perimeter of the site and had taken a brief list of existing species on the property. He noted that it was very evident in the Town's ordinance that there was a lot of value placed on trees within the community. Beasley gave a brief overview of the protections that were required for trees within the ordinance. He stated that it would take some effort to document the existing species, but he had begun that process.

Discuss possible change of time and venue for September 14, 2020 Regular Meetings- Glanville stated that staff had proposed to continue the hearing to September 14th at 6:00 pm.

Walker made a motion to continue the public hearing to September 14th at 6:00 pm in the Civic Center without further advertisement. Monroe made a second to the motion. The motion passed by unanimous vote.

Adjournment- Newbill made a motion to adjourn. Monroe made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 9:11 pm.