



*Settled 1752*  
**JAMESTOWN**  
NORTH CAROLINA

Town of Jamestown  
Planning Board  
September 14, 2020  
6:00 pm in the Civic Center  
Agenda

1. Call to Order- Sarah Glanville, Chair
2. Roll Call- Matthew Johnson, Assistant Town Manager/Planning Director
3. Public Hearing for Rezoning Request- Matthew Johnson, Assistant Manager/Director of Planning
  - I 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/- . From AG (Agricultural) to PUD (Planned Unit Development).
  - II 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- . From AG to PUD
  - III 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/- . From AG to PUD
  - IV 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD
4. Discuss possible change of time and venue for next meeting- Matthew Johnson, Assistant Manager/Director of Planning
5. Public Comment Period
6. Adjournment



Town of Jamestown  
Planning Board

*Welcome to the Town of Jamestown Planning Board meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Board members. The first opportunity will come if there is a public hearing on the agenda, when the Chair declares the hearing open for comment. The second opportunity to address the Board will come near the end of the agenda when the Chair will inquire if anyone wishes to address the members of the Board. Anyone addressing the Board will approach the podium; give your first and last name and your complete physical address. Comments may be limited to three minutes.*

TO: Planning Board Members

FROM: Matthew Johnson, AICP - Director of Planning

RE: **Regular Meeting**  
**Monday, September 14, 2020 – 6:00 PM**  
**Jamestown Town Hall, Civic Center**

Items on the agenda:

1. Call to Order – Sarah Glanville, Chair of the Planning Board
2. Roll Call – Matthew Johnson, Assistant Town Manager/Director of Planning
3. **Public Hearings:**  
*Procedure: Staff will present the case to the Board, followed by commentary from the applicant. The Chair will open the public hearing and request to hear from both those in favor and those opposed. If you wish to address the Board during the public hearing, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you at this time, even if direct questions are asked. **Once the public hearing is closed, no one may speak on the issue unless specifically requested by the Board Chair.***
- A. CONTINUED FROM THE AUGUST 24, 2020, Regular meeting - Rezoning Request – Matthew Johnson, Assistant Town Manager/Director of Planning. A rezoning application has been received for the following parcels:
  - i. 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/-.  
From AG (Agricultural) to PUD (Planned Unit Development).
  - ii. 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- . From AG to PUD.
  - iii. 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/-.  
From AG to PUD.
  - iv. 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD .

***\*\*This will be a continuation of the standard public hearing format whereby the applicant and the Board will engage in dialogue about the proposal. The purpose of this meeting will be to allow the Board to further explore the plans for the development and to encourage a conversation amongst Board members to find solutions which meet the vision for the Board and the public. The meeting discussion will be facilitated by Benchmark Planning, consultants to the Town. The public will be invited to speak at a future meeting.\*\****

- b. Vote on recommendation to Town Council –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)
- c. Adoption of the Statement of Consistency –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)
4. Discuss possible change of time and venue for next meeting – Matthew Johnson, Assistant Town Manager/Planning Director
  - a. Staff recommends adjusting the time and location for this meeting to allow for longer periods of discussion amongst Board members and the consultant. A date will be discussed and decided upon during the meeting.
5. Public Comment Period – Sarah Glanville, Chair of the Planning Board
  - a. This period will be limited to a maximum of 30 minutes. Due to COVID, persons wishing to speak must contact the Town Clerk at 336-454-1138 no later than 12 noon on Monday Sept. 14, 2020, to secure a time to address the Board.
6. Adjourn
7. Next regularly scheduled meeting will be announced in agenda item #4.

***\*\*Due to COVID-19, restrictions on public entry to Town Hall will be observed. Public entry will not be permitted at the Sept. 14, 2020, meeting.\*\****

Anyone entering Town Hall must agree to have their temperature taken by a contactless thermometer and are encouraged to wear a face covering.

The meeting will be broadcast live on the Town’s YouTube channel at:

<https://www.youtube.com/c/TownofJamestownNC>

Click “Subscribe” and tap the “bell” icon to be notified when we go live.

**WORKING AGENDA**

*Items on the agenda:*

**1. Call to Order – Sarah Glanville, Chair of the Planning Board**

- i. Welcome to the **September 14, 2020, Regular Planning Board meeting**. In order to allow all attendees to be able to hear Board business, I would ask that at this time, members of the board and the audience please set your cell phones to “SILENT”. Thank you.

**2. ROLL CALL**

	Present	Absent
Sarah Glanville	<input type="checkbox"/>	<input type="checkbox"/>
Dennis Sholl	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Oakley	<input type="checkbox"/>	<input type="checkbox"/>
Ed Stafford	<input type="checkbox"/>	<input type="checkbox"/>
Russ Walker	<input type="checkbox"/>	<input type="checkbox"/>
Richard Newbill, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Steve Monroe, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Robert Lichauer, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Sherrie Richmond, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Rebecca Rayborn, Council Rep.	<input type="checkbox"/>	<input type="checkbox"/>

**3. Public Hearings**

- A. CONTINUED FROM THE AUGUST 10, 2020, Regular meeting. Rezoning Request – Matthew Johnson, Assistant Town Manager/Director of Planning. A rezoning application has been received for the following parcels:
  - i. 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/-.  
From AG (Agricultural) to PUD (Planned Unit Development).
  - ii. 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/-.  
From AG to PUD.
  - iii. 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/-.  
From AG to PUD.

iv. 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD .

- b. Vote on recommendation to Town Council –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)
- c. Adoption of the Statement of Consistency –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)

**4. Discuss possible change of time and venue for next meeting – Matthew Johnson, Assistant Town Manager/Planning Director**

- a. Staff recommends adjusting the time and location for this meeting to allow for longer periods of discussion amongst Board members and the consultant. A date will be discussed and decided upon during the meeting

**5. Public Comment Period – Sarah Glanville, Chair of the Planning Board**

- b. This period will be limited to a maximum of 30 minutes. Due to COVID, persons wishing to speak must contact the Town Clerk at 336-454-1138 no later than 12 noon on Monday Sept. 14, 2020, to secure a time to address the Board.

**6. Adjourn**

- a. **Motion to adjourn:**
- b. **Second:**
- c. **VOTE:**

**7. Next regularly scheduled meeting will be announced in agenda item #4.**