



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 Chairman declares the hearing open for comment. The second opportunity to address the Board will come near the end of the agenda with the Chairman 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, June 12, 2017 – 6:30 PM
Jamestown Town Hall, Council Chambers

Items on the agenda:

1. Call to Order – Art Wise, Chairman
2. Roll Call – Matthew Johnson, Director of Planning
3. Approval of minutes from May 8, 2017, meeting – Art Wise, Chairman

4. 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. Proposed rezoning: New Patrick Place, LLC, owners; 720 R1 W. Main St. Consideration of rezoning from CZ-MFR (Conditional Zoning – Multifamily Residential) to CZ-MFR (Conditional Zoning – Multifamily Residential) for 4.09 ac +/-; **Tax Map # 0157856 and request for rezoning for 101 Matthews Ln. from C (Commercial) to CZ-MFR (Conditional Zoning – Multifamily) for 1.44 ac +/-; **Tax Map # 0157857**- Matthew Johnson, Director of Planning**

5. Discussion of ongoing Planning Board training modules – Matthew Johnson, Director of Planning

6. Public Comment Period:

Procedure: The Board Chair will ask the Town Clerk if anyone has signed up to speak to the Board. It is advisable that if you wish to address the Board that you see the Town Clerk prior to the start of the meeting. Once you have been recognized by the Chair, 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, even if direct questions are asked.

7. Other business

8. Adjourn

9. Next regularly scheduled meeting will be July 10, 2017, at 6:30pm in the Council Chambers.

WORKING AGENDA

Items on the agenda:

1. **CALL TO ORDER**

- i. **Welcome to the June 12, 2017, regularly scheduled Planning Board meeting. As a reminder, public comments are welcome during public hearings and during the “PUBLIC COMMENT” portion of the agenda. Speakers during that portion of the meeting will be limited to 3 minutes per speaker.**

2. **ROLL CALL**

	Present	Absent
Art Wise	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Glanville	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Oakley	<input type="checkbox"/>	<input type="checkbox"/>
Ed Stafford	<input type="checkbox"/>	<input type="checkbox"/>
John Capes	<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"/>
Lynn Montgomery, Council Rep.	<input type="checkbox"/>	<input type="checkbox"/>

3. **Approval of Minutes: May 8, 2017, regular meeting**

- a. **Request from Staff: Staff requests approval of minutes from May 8, 2017, regular meeting as presented.**
 - i. **Motion:**
 - ii. **Second:**
 - iii. **VOTE:**

4. **Public Hearings**

- A. Proposed rezoning: New Patrick Place, LLC, owners; 720 R1 W. Main St.** Consideration of rezoning from CZ-MFR (Conditional Zoning – Multifamily Residential) to CZ-MFR (Conditional Zoning – Multifamily Residential) for 4.09 ac +/-; **Tax Map # 0157856** and request for rezoning for 101 Matthews Ln. from C (Commercial) to CZ-MFR (Conditional Zoning – Multifamily) for 1.44 ac +/-; **Tax Map # 0157857**- Matthew Johnson, Director of Planning

Request from Staff: Staff requests approval of zoning request as presented.

- i. **Motion:**
- ii. **Second:**
- iii. **VOTE:**

5. Discussion on Planning Board training modules – Matthew Johnson

6. Public Comment

7. Other business

8. Adjourn

9. Next regularly scheduled meeting will be July 12, 2017, at 6:30pm in the Council Chambers.

Planning Board Meeting
5-8-17

Council Chambers
6:30 pm

Minutes & General Account

Planning Board Members Present: Art Wise, Chair; Eddie Oakley, Ed Stafford, John Capes, Richard Newbill (ETJ), Steve Monroe (ETJ), Robert Lichauer (ETJ), Sherrie Richmond (ETJ), & Kerry Miller, Alternate.

Planning Board Members Absent: Sarah Glanville, Vice Chair

Town Council Representative: Lynn Montgomery

Staff Present: Matthew Johnson & Katie McBride

Visitors Present: Jack Sullivan, Jr., Carol Brooks, & William McLean

1. **Call to Order-** Art Wise, Chair, called the meeting to order
2. **Roll Call-** Matthew Johnson, Planning Director, took roll call as follows:

Art Wise- Present
Sarah Glanville- Absent
Eddie Oakley- Present
Ed Stafford- Present
John Capes- Present
Richard Newbill- Present
Steve Monroe- Present
Robert Lichauer- Present
Sherrie Richmond- Present
Lynn Montgomery- Present
Kerry Miller- Present

3. **Approval of minutes from April 10, 2017-** Richmond noted that she had seen an error within the minutes. She stated that the line on page seven that read, "Richmond suggested putting a height limitation of eight feet on the chicken coup," should be amended. She had suggested that the height limitation should be six feet and not eight feet. McBride stated that the correction would be made.

Stafford made a motion to approve the minutes as amended. Capes made a second to the motion. The motion passed by unanimous vote.

4. **Public Hearing to consider an amendment to the Land Development Ordinance (LDO) Article 2.13-2: Fences and Walls-** Johnson explained the public hearing process and gave an overview of the proposed amendment. The amendment would allow chain link-type fences in

residentially zoned areas in the rear and side yards. They would be required to have a vinyl coating of black, brown, or green. He described any exceptions to the amendment and gave further detail on the types of fencing that would not be permitted.

Wise opened the public hearing to anyone that would like to speak in opposition of the amendment. He asked that they please come forward, state their name and address, and please adhere to the three minute time limit.

Jack Sullivan, Jr., 507 Guilford Rd.- Sullivan spoke about his personal experience with a neighbor that had placed fencing along the boundary of his father's property. He stated that the Board may want to emphasize that the fencing must be aesthetically pleasing.

Wise asked if there was anyone else that would like to speak in opposition of the amendment. There was no one. Wise closed that portion of the public hearing.

The Planning Board discussed the details and implications of the amendment with Johnson.

Miller made a motion to approve the amendment as presented. Monroe made a second to the motion.

McBride took a roll call vote as follows:

- Kerry Miller- Aye
- John Capes- Aye
- Ed Stafford- Aye
- Eddie Oakley- Aye
- Richard Newbill- Aye
- Robert Lichauer- Aye
- Sherrie Richmond- Aye
- Steve Monroe- Aye

Johnson stated that the Board's recommendation to approve the amendment would be presented to Council at the June 20th meeting.

5. **Public Hearing to consider an amendment to the LDO Article 2.19-11: Parking of Oversized/Commercial Vehicles in Residentially Zoned Areas-** Johnson presented an overview of the amendment. He stated that the amendment was a response to complaints the Town has received from citizens about the parking of oversized/commercial vehicles within their neighborhoods. He defined commercial and oversized vehicles in regard to the amendment. Johnson listed any exceptions to the amendment.

The Board discussed the details of the amendment with Johnson.

Wise opened the public hearing to anybody that would like to speak in opposition of the amendment. There was no one. Wise closed that portion of the public hearing.

Wise opened the public hearing to anybody that would like to speak in favor of the amendment. There was no one. Wise closed that portion of the public hearing.

Johnson asked the Board if they had any further questions. Oakley asked Johnson if this amendment applied to campers or RV's. Johnson explained the current policies of the Town in regard to campers and RV's.

The Board discussed the details and implications of the amendment with Johnson.

Ed Stafford made a motion to approve the amendment as presented. Newbill made a second to the motion.

McBride took a roll call vote as follows:

- Kerry Miller- Aye
- John Capes- Aye
- Ed Stafford- Aye
- Eddie Oakley- Aye
- Richard Newbill- Aye
- Robert Lichauer- Aye
- Sherrie Richmond- Aye
- Steve Monroe- Aye

6. **Public Hearing to consider an amendment to the LDO Article 10.1-29.1: Tattoo & Body Piercing Studios-** Johnson gave an overview of the amendment. He stated that the language for the amendment mimics that of the tobacco and related uses ordinance. It regulates the types of businesses that would be allowed within a certain amount of feet of tattoo and body piercing studios.

Wise opened the public hearing to anyone that would like to speak in opposition of the amendment. There was no one. Wise closed that portion of the public hearing.

Wise opened the public hearing to anyone that would like to speak in favor of the amendment. There was no one. Wise closed that portion of the public hearing.

Wise asked the Board if they had any further questions. There were none.

Monroe made a motion to approve the amendment as presented. Miller made a second to the motion.

McBride took a roll call vote as follows:

- Kerry Miller- Aye
- John Capes- Aye
- Ed Stafford- Aye
- Eddie Oakley- Aye
- Robert Lichauer- Aye
- Sherrie Richmond- Aye
- Steve Monroe- Aye

7. **Public Hearing to consider an amendment to the LDO 10.1-33: Winery, Brewery, or Distillery-** Johnson presented an overview of the amendment. He explained the differences in definition between primary and accessory use. He also noted that he had added some wording in regard to the parking requirements of facilities that would be considered manufacturing as a primary use. Johnson asked the Board if they had any questions.

The Board discussed the details of the hours of operation of the facilities with Johnson. They also spoke about the specific production requirements included in the amendment.

Wise opened the public hearing to anyone that would like to speak against the proposed amendment. There was no one. Wise closed that portion of the public hearing.

Wise opened the public hearing to anyone that would like to speak in favor of the proposed amendment. There was no one. Wise closed that portion of the public hearing.

Miler made a motion to approve the amendment as presented. Capes made a second to the motion.

McBride took a roll call vote as follows:

- Kerry Miller- Aye
- John Capes- Aye
- Ed Stafford- Aye
- Eddie Oakley- Aye
- Richard Newbill- Aye
- Robert Lichauer- Aye
- Sherrie Richmond- Aye
- Steve Monroe- Aye

Johnson reiterated that the amendments would be presented to Council at the June 20th meeting.

8. **Public Hearing to consider an amendment to the LDO 10.1-24: Limited Agriculture-** Johnson presented an overview of the amendment. He noted that this amendment would allow people to engage in keeping domestic fowl or other small animals. It did not permit any commercial use of the animals.

The Board discussed the details of the amendment regarding the ownership of chickens. Johnson stated that the maximum number of chickens allowed on lots less than three acres in size would be six. Richmond suggested that the number be further limited to four. Planning Board members discussed that option.

Wise opened the public hearing to anybody that would like to speak against the amendment.

Jack Sullivan, 507 Guilford Rd. - Sullivan stated that he believed that the coups should be required to be further away from any property line. The current amendment required that the coups be a minimum of six feet from any property line and he did not believe that was an adequate distance.

Wise asked if there was anyone else that would like to speak against the amendment. There was no one. Wise closed that portion of the public hearing.

Wise asked if there was anyone that would like to speak in favor of the amendment. There was no one. Wise closed that portion of the public hearing.

Oakley asked if the chicken coups that currently exist would be required to comply with the amendment. Johnson stated that they would have to meet the requirements outlined in the amendment.

Stafford made a motion to approve the amendment as presented. Newbill made a second to the motion.

McBride took a roll call vote as follows:

- Kerry Miller- Aye
- John Capes- Aye
- Ed Stafford- Aye
- Eddie Oakley- Aye
- Richard Newbill- Aye
- Robert Lichauer- Aye
- Sherrie Richmond- Aye
- Steve Monroe- Aye

9. Discussion of ongoing training modules-

- *Case Study-*
 - Johnson spoke about the case study- a board of zoning appeals had upheld a city's decision to allow an adult store to open at the entrance of a neighborhood
 - Planning Boards are often faced with making decisions on moral issues. They should base their decision on law and not emotion
 - Citizens may feel very strongly about certain issues, but it is the responsibility of the Planning Board to make decisions objectively. It could prevent potential legal battles in the future.
 - Johnson referenced an article that covered the issue decided upon by the zoning appeals board. The coverage was extremely negative because the board failed to execute the appropriate procedures while determining whether or not to uphold the city's decision. Johnson highlighted the importance of the Planning Board to follow procedure and the importance of explaining the process to citizens.
 - Johnson asked the Board if they had any suggestions to improve the communication about the meeting procedures with citizens. Planning Board Members discussed possibilities to improve communication.
- *Reading Chapters-*
 - Johnson spoke about comprehensive plans- what they are, what they're used for, & Jamestown's history with them
 - Johnson noted that the Town would need to start considering updating the comprehensive plan in the near future.

- He also emphasized goals that were listed in previous comprehensive plans that have been reached and goals that have not yet been completed
- Board Members discussed the comprehensive plan and goals that may be included in the future.

10. **Public Comment Period-** Wise asked if anyone had signed up for public comment. McBride stated that Jack Sullivan had signed up. Sullivan no longer wished to speak.

11. **Other Business-** Planning Members briefly discussed upcoming annexation cases with Johnson

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

The meeting ended at 7:44 pm



Planning Board Hearing Date: June 12, 2017

GENERAL INFORMATION

Applicant: Gannaway, LLC. 500-D State St. Greensboro, NC 27405

Request: Rezoning of property located at 101 Matthews Ln. and 720 R1 W. Main St. for the purpose of developing a 36 unit townhome community.

Conditions: See attached.

Location: 101 Matthews Ln. and 720 R1 W. Main St.

Parcel ID#: 0157857 and 0157856

Public Notice: Notice of Pubic Hearing mailed 6/1/2017

Tract Size: Total of all tracts is approximately 5.53 +/- acres.

Topography: Generally flat near W. Main St., gently sloping to the rear of the property towards City Lake.

Vegetation: Mostly wooded.

TRC Review: TRC review will be performed following rezoning and prior to construction.

SITE DATA.

Existing Use: Vacant land.

Adjacent Uses:

	Adj Zoning	Adj Land Uses
North	SFR	Single Family Residential
South	C	Commercial
East	MFR & C	Multifamily Residential (apartments) and Commercial
West	SR & C	Single Family Residential and Commercial

Zoning History:

Case #	Date	Summary
N/A	2009	This property was rezoned as part of the LDO update in 2009 to match zoning requested in the 2007 rezoning.
2007-03	4/2007	Request to rezone property from R-9 to R-9 PUD with Special Use Permit to allow 47 apartment units on 4.41 acres (with conditions).

SPECIAL INFORMATION

Overlay Districts: This site is not currently subject to any special overlay districts with the exception of watershed, which all parcels in Jamestown are subject to.

Environmental:

Watershed: City Lake WCA (Tiers 2 & 3)

Floodplains: Site is not adjacent to any floodplain per FEMA maps.

Streams: There appears to be an intermittent or perennial stream on the western side of the property. This should be verified during TRC review.

Other: Site must meet water quality & quantity control requirements.

Utilities: Public Water and Sanitary Sewer are available near this site.

Landscape Requirements: Landscaping requirements will be per Article 11 of the LDO.

Tree Conservation Areas (TCA): TCA of 3% of the overall lot area is required. All trees 4 in. or greater DBH that are located within the required planting yard or within 15 feet of the side and rear property lines, whichever is greater.

Open Space: 500 sq. ft. of open space is required per unit or 10% of lot area, whichever is greater.

Transportation:

Street Classification: W. Main St. (Major Thoroughfare)

Site Access: W. Main St.

Traffic Counts: 10,945 trips per HPMPO counts in 2015 at intersection of W. Main St. and Scientific St. (approximately 980 ft. east of subject property)

Sidewalks: Existing along W. Main St.

Transit: Area is serviced by HiTran.

Traffic Impact Study: No TIS is required.

Street Connectivity: N/A

Other: N/A

IMPACT ANALYSIS

Land Use Compatibility and 2020 Land Development Plan (LDP)

The future land use map identifies a portion of this parcel as being located in the “Urban Residential” district and a portion being in the “Commercial” district. The 2020 Land Development Plan defines the “Urban residential” and “Commercial” districts as:

URBAN RESIDENTIAL: Areas accommodating existing multi-family residential uses, and encouraging new, medium- to high-density residential uses within walking distance of commercial areas and major thoroughfares. New urban residential developments should create a sense of place and a pedestrian-friendly atmosphere at a higher density. Design elements include smaller lots, building placement close to the street, interconnectivity between neighborhoods, and abundant sidewalks, street trees, greenway trails and neighborhood parks to serve the needs of local residents.

COMMERCIAL: Areas designated to accommodate existing commercial & office uses, and a limited amount of exclusively commercial & office development outside of designated Activity Centers. Most existing uses are located along major roads and at key intersections. Such “strip development” is generally oriented towards the automobile, and is characterized by numerous curb cuts and signs, and large amounts of parking in front of stores.

The requested MFR zoning district is consistent with the intent of the LDP.

2020 LDP Goals and Policies Applying To This Proposal

GROWTH MANAGEMENT

GOALS:

- A. Carefully manage growth, making smart growth decisions that maintain and enhance Jamestown’s special community characteristics and heritage.

- B. Strategically locate new land development in the most appropriate places.
- C. Use infrastructure investments as efficiently as possible.

POLICIES:

- 1.5 Carefully manage land development patterns along existing and planned major roads (e.g. Guilford College Road, High Point Road, future Bypass) to maintain their safety and function and create welcoming, aesthetically pleasing entranceways that reflect our small-town character.
- 1.11 Continue to value, preserve and enhance existing residential uses and neighborhoods, to maintain the unique small-town character of Jamestown. Infill development is encouraged to efficiently use existing infrastructure, however, new buildings and the renovation of existing buildings should fit the scale and character and add value to existing neighborhoods.
- 1.12 Encourage new residential land uses and neighborhoods that strike a balance between quality and affordability, and add to the livability and character of Jamestown by providing mixed-use, pedestrian-friendly neighborhoods that are well-connected to the community via sidewalks & greenways and provide a mixture of appropriate uses and housing types in appropriate locations.
- 1.13 Encourage opportunities for adequate, affordable, attractive, quality housing to be provided for residents through the renovation of existing older homes, and the building of a balanced mixture of housing types to match a range of lifestyles and income levels.
- 1.15 Carefully balance individual property rights with the good of the whole community by expecting new development to use the best design features of our favorite existing areas and by providing adequate buffers between incompatible uses.
- 1.16 Encourage alternative types and patterns of development [mixed-use, cluster, Planned Unit Developments (PUD), Traditional Neighborhood Developments (TND)] to reduce development costs, to reduce traffic, to increase convenience and a sense of community, to protect environmentally sensitive areas, and to provide more parks and open space close to where people live and work.

PLANNING COORDINATION

GOALS:

Coordinate land development planning and decision-making with surrounding jurisdictions, so that future land development in Jamestown fits well into its regional context, and maintains and enhances the quality of life for citizens in and around its jurisdiction.

POLICIES:

- 2.2 Seek opportunities for collaboration with surrounding communities to plan and develop parks, greenways, water, sewer, roads and other community infrastructure.

COMMUNITY APPEARANCE

GOALS:

Carefully preserve and enhance Jamestown's small-town character and community appearance as it grows.

POLICIES:

- 3.1 Value and preserve Jamestown's small-town feel.
- 3.4 Carefully consider the appearance and design of new buildings and site development, to insure a good fit, and to maintain and improve the appearance of our community, and to create a greater sense of harmony and compatibility among various uses throughout our community.
- 3.6 Protect, improve and beautify the appearance and function of entrance road corridors, through the use of design guidelines, development standards, landscaping & beautification efforts, and overlay district regulations.

QUALITY OF LIFE

GOALS:

Carefully preserve Jamestown's natural, cultural and historic resources as we grow.

POLICIES:

4.4 Maintain & improve water quality by carefully managing and restoring stream-banks, establishing minimum riparian buffer requirements along streams and creeks, encouraging cluster development to provide open space and avoid disturbance in riparian buffer areas, adopting low-impact design guidelines, implementing phase II storm water regulations, and by coordinating growth management efforts with the County and surrounding municipalities.

PUBLIC SERVICES AND FACILITIES

GOALS:

Provide adequate public services as we grow, consistent with our ability to pay for them.

POLICIES:

5.6 Carefully manage access along major thoroughfares and road entranceways, to protect public safety, road function, and community aesthetics.

CONFORMITY WITH OTHER PLANS

Town Plans: N/A

Other Plans: N/A

STAFF COMMENTARY:

The property owner wishes to rezone this property to accommodate a 36 unit townhome development. Currently, approximately 4.09 acres of the total 5.53 acres is zoned the appropriate "multifamily residential" zoning. However, the conditions that were developed in 2007 were specific to an apartment project which never came to fruition. Therefore, the applicant wishes to change the conditional zoning to accommodate their project. The applicant has offered several zoning conditions (attached). The 'front' parcel is currently zoned "commercial" and will be recombined with the larger parcel to be part of the overall townhome community.

Currently, the townhome housing type is underrepresented in this part of Jamestown. There are apartment units and condominiums nearby. The existing property was identified as a potential for an apartment tax credit project in 2007, which would have yielded 47 apartment units. However, this project was not selected for tax credits, and subsequently was not developed. The applicant has elected to keep a number of the original conditions, but wishes to reduce the overall density to 36 units rather than 47 units.

Suggested timeline for consideration:

Planning Board Public Hearing: June 12, 2017

Town Council Public Hearing: July 18, 2017

The requested zoning districts are consistent with the intent of the LDO and the staff recommend approval as presented.

Zoning Staff Report prepared for the Town of Jamestown Planning Department by Matthew Johnson, AICP.

Zoning Conditions Proposed by the Applicant – 5/30/17

- 1) The maximum density of the development shall be reduced from 10 dwelling units per acre to 8 dwelling units per acre.
- 2) Developer must combine all of the existing parcels at the time of plat recordation of the first lots.
- 3) Exterior lighting shall be designed with the pedestrian in mind. Exterior lighting shall be located, angled, shielded and/or limited in intensity so as to cast no direct light upon adjacent streets or properties.
- 4) Open space shall be incorporated as a feature of the development. Open space may be dedicated to the public provided the public entity has interest in acquiring the land, or such open space may be held privately. With the exception of preserves and stream buffers, open space shall be cleared of underbrush and debris and may contain landscaping, walkways, benches, or other similar improvements. Significant stands of trees, streams and other valuable topographic and natural features should be preserved within open space areas.
- 5) Design guidelines shall be required for the purpose of facilitating unified developments with compatible architecture, scale, proportion and building elements that provide visual unity and are harmonious within the development.
 - a) Signage plan requirements and criteria, including locations, area(s), copy, illumination proposed, height(s), material(s), and proposed color schemes.
 - b) Exterior building materials and colors to be consistent throughout the development.
 - c) Common landscaping scheme, including street yard(s) and peripheral plantings, and tree preservation where possible.
 - d) In addition, at the discretion of the developer, the design guidelines shall address at least two (2) of the following criteria, which shall be unified throughout the development:
 - Building heights.
 - Roof shapes.
 - Pedestrian circulation, sidewalks







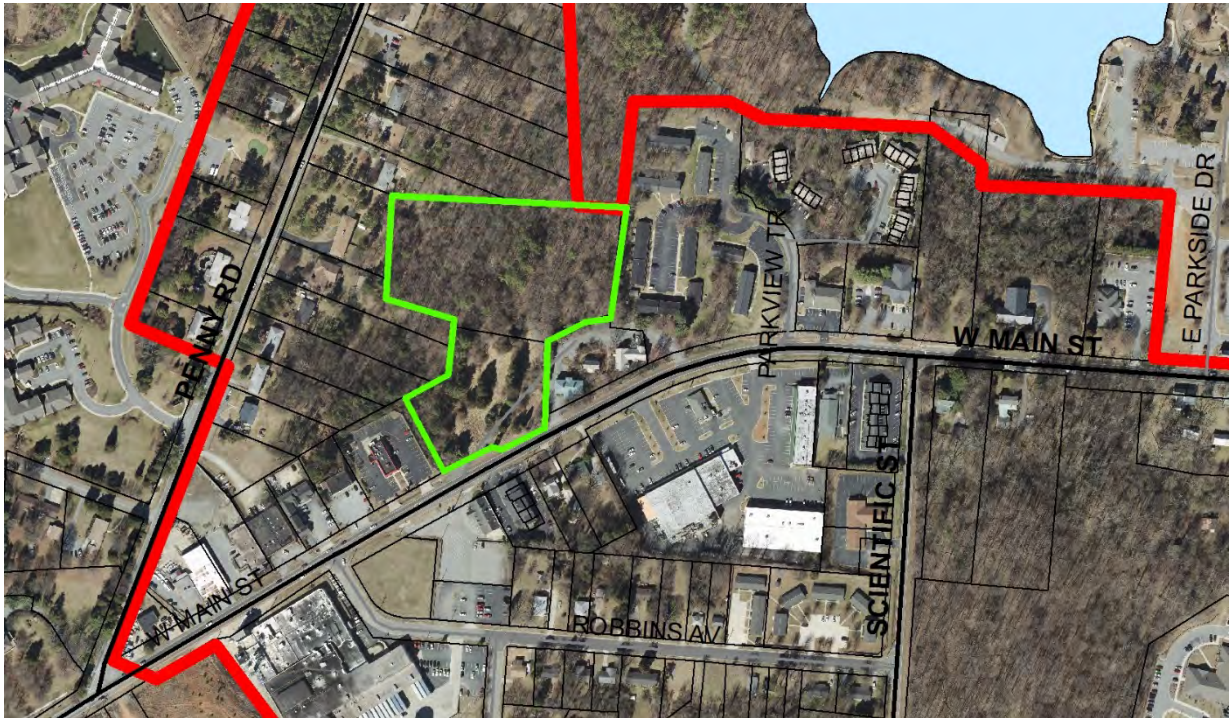
NOTICE OF PUBLIC HEARING Planning Board

ZONING CASE 2017-05

A request for rezoning has been filed with the Town of Jamestown Planning Department for the property shown on the attached map (highlighted in green). The request is described below:

Proposal: Request for rezoning of two parcels - 720 R1 W Main St. and 101 Matthews Lane - to Conditional Zoning – Multifamily Residential (CZ-MFR) from Conditional Zoning – Multifamily Residential CZ-MFR and Commercial (C), respectively.

Location: The site is located near 720 R1 W Main St. and 101 Matthews Ln. (in green below).



Applicant: Gannaway, LLC 505-D State St. Greensboro, NC 27405

Applicant's Contact: Rich Glover – Jamestown Engineering Group – 336-886-5523, or Tom Flannagan – Gannaway, LLC – 336-373-0995

You are receiving this notice because public records indicate that you own property adjacent to, and within 500 feet, of this rezoning request, which has been scheduled for a public hearing. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted zoning proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request.

The public hearing is not the appropriate setting to learn about a zoning proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The staff recommend that you contact the applicant or the Town of Jamestown prior to the meeting to learn more about the proposal.

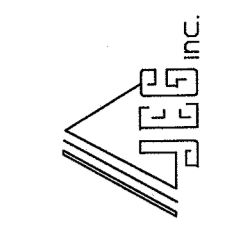
PUBLIC HEARING

PUBLIC HEARING DATE: Monday, June 12, 2017 **TIME:** 6:30 PM
LOCATION: Town of Jamestown Town Hall, 301 E. Main St., **COUNCIL CHAMBERS**

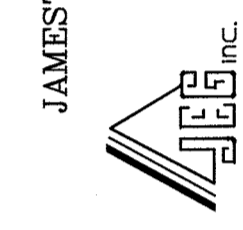
The meeting facilities of the Town of Jamestown are accessible to people with disabilities. Anyone needing special accommodations should call (336) 454-1138. Notice of public hearing shall also be published in the Jamestown News.

Mailed: June 1, 2017

TRACT 'A'
 OWNER/DEVELOPER:
 MAG PROPERTY MANAGEMENT, LLC
 500-D STATE STREET
 GREENSBORO, NC 27405
 336-706-1222



JAMESTOWN ENGINEERING GROUP, INC.
 CONSULTING ENGINEERS
 117 E. MAIN STREET
 P.O. BOX 365
 JAMESTOWN, N.C. 27282
 Telephone: C - 0626



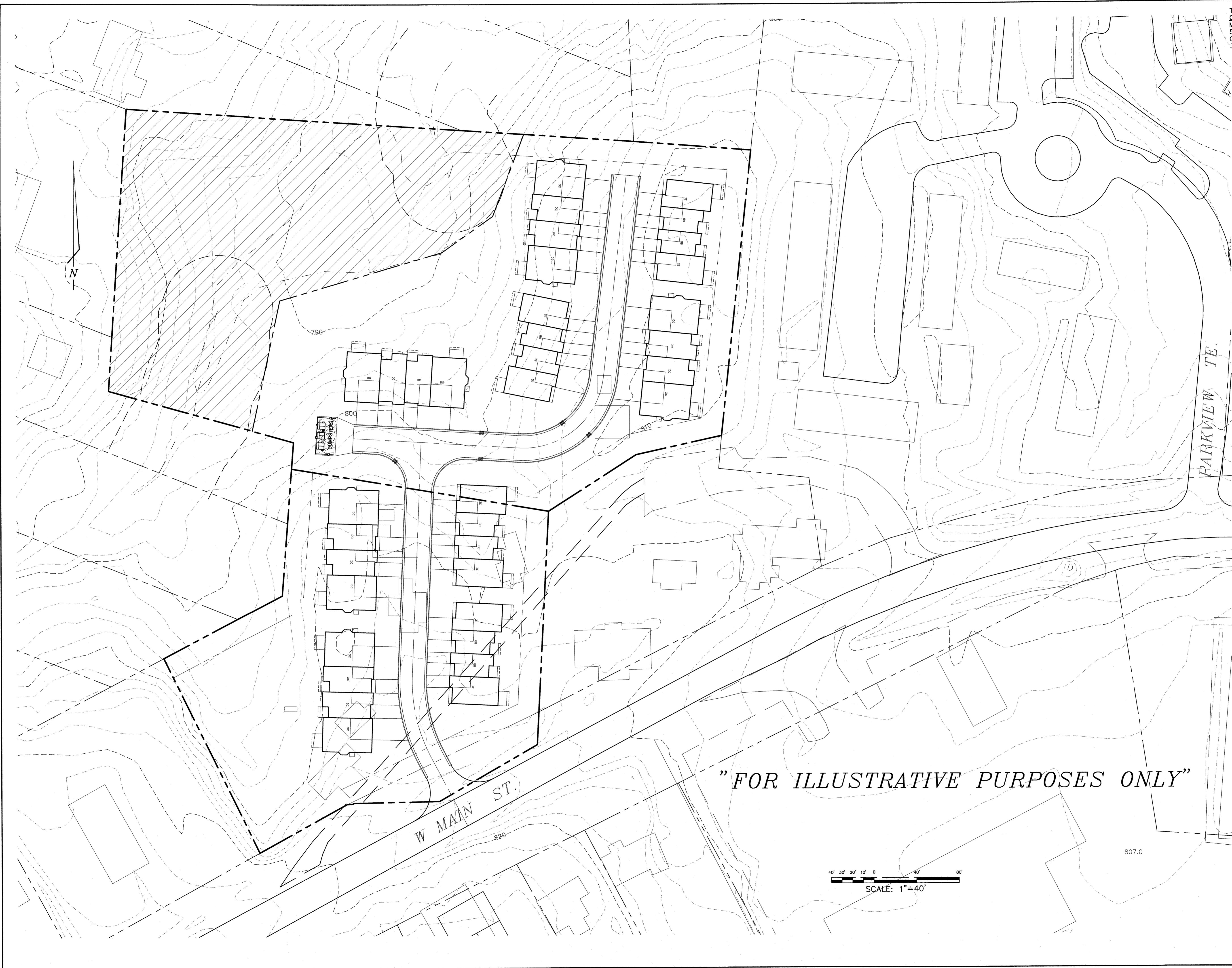
MAG Property Management, LLC
 Sketch Plan - West Main Street
 Jamestown Township
 Town of Jamestown, North Carolina 27282
 Drawing Title: SKETCH PLAN

By	Revision

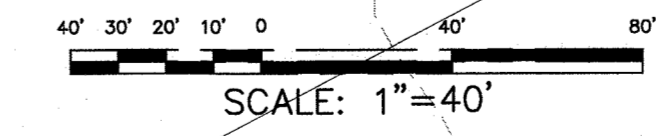
PROJECT NUMBER
 2017-009

DATE
 MARCH 2017

Sheet:
 C-1



"FOR ILLUSTRATIVE PURPOSES ONLY"



BEFORE YOU DIG!
 CALL 811
 N.C. ONE-CALL CENTER
 IT'S THE LAW!

Town of Jamestown Planning and Zoning Board
Zoning Staff Report
May 7, 2007

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Plan Review process to address subdivision and development regulations.

Item: 2007-03

Location: 720 R1 W. Main St.

Applicant: Kavanagh Associates, Inc.

Owner: Kavanagh Associates, Inc.

From: R-9

To: R-9 PUD w/ Special Use Permit to allow Apartments

Conditions: Staff recommends addition of the following conditions:

- 1) Limiting residents to 55 years or older.
- 2) There shall be a maximum of forty-seven (47) apartment units.
- 3) Developer agrees to install a sidewalk along one side of the new street. Developer agrees to repair any damages which may occur to the existing brick sidewalks along the property frontage during construction, grading or other work on the property prior to issuance of a certificate of occupancy.
- 4) Developer must record new plat to "move" property line to location of desired new "zoning lot line". This will prevent "split parcels" in our zoning map.
- 5) Buildings shall be constructed primarily of brick, given the proximity to the Jamestown Historic District.
- 6) Exterior lighting shall be designed with the pedestrian in mind. Exterior lighting shall be located, angled, shielded and/or limited in intensity so as to cast no direct light upon adjacent streets or properties.
- 7) Open space shall be incorporated as a fundamental element of the development and shall be planned and improved to be highly accessible and usable by persons living or working nearby. Open space may be dedicated to the public provided the public entity has interest in acquiring the land, or such open space may be held privately. With the exception of preserves and stream buffers, open space shall be cleared of underbrush and debris and may contain landscaping, walkways, benches, fountains, ponds, ball fields, playground equipment, or other similar improvements. Significant stands of trees, streams and other valuable topographic and natural features should be preserved within open space areas.
- 8) Design guidelines for shall be required for the purpose of facilitating unified developments with compatible architecture, scale, proportion and building elements that provide visual unity and are harmonious with other buildings in the surrounding area. Prior to the development of any phase of a multitenant group development, design guidelines governing the

appearance of all buildings within the property shall be submitted by the developer for the review and approval of the Town Planner prior to the approval of any final development plan or the issuance of any permits.

Said guidelines shall address and include the following criteria:

- a) Common signage plan requirements and criteria, including locations, area(s), copy, illumination proposed, height(s), material(s), proposed color schemes, and provisions for shared use of signage.
- b) Exterior building materials and colors, including examples of materials and colors to be consistent throughout the development.
- c) Facade design, mass and rhythm.
- d) Common landscaping scheme, including street yard(s) and peripheral plantings, parking area plantings, and tree preservation.
- e) In addition, at the discretion of the developer, the design guidelines shall address at least two (2) of the following criteria, which shall be unified throughout the development:
 - Building heights.
 - Roof shapes.
 - Pedestrian circulation, sidewalks

SITE INFORMATION	
Maximum Developable Units	47 (10 du/ac)
Net Density	N/A
Existing Land Use	Forested/Single Family Residential
Acreage	4.41 acres
Physical Characteristics	<i>Topography:</i> <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	B-2 portion is located in Jamestown Historic District; R-9 portion is not.
Generalized Future Land Use	Residential (per 1964 Land Use Plan)
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential	R-12
<i>South</i>	Commercial	B-2
<i>East</i>	Commercial & Residential	R-9 PUD & B-2
<i>West</i>	Residential & Commercial	B-2 & R-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property is currently zoned R-9. Prior to the implementation of the Development Ordinance, it was zoned R-8 (also a residential zoning).

DIFFERENCES BETWEEN R-9 (EXISTING) AND R-9 PUD (PROPOSED) ZONING DISTRICTS
R-9: The R-9, Residential District is primarily intended to accommodate moderate to high density single-family detached dwellings in urban areas at a maximum overall density of 4.0 units per acre as well as condominiums, townhouses, and multi-family residences.
R-9 PUD: The R-9, Residential District is primarily intended to accommodate moderate to high density single-family detached dwellings in urban areas at a maximum overall density of 4.0 units per acre as well as condominiums, townhouses, and multi-family residences. The major difference between these two zoning classifications is the addition of the special use permit. In this case, the permit would allow the construction of apartment units.

TRANSPORTATION	
Street Classification	W. Main St. – Major Thoroughfare
Site Access	New Public Street off of W. Main St.
Traffic Counts	Per 2002 HPMPO 10,196 total at Scientific/Main St. intersection
Trip Generation	N/A
Sidewalks	Currently, 5' brick sidewalk along W. Main St. frontage.
Transit	HITRAN Route 25, 6 stops daily, nearest stop is Penny Rd.
Traffic Impact Study	None required.
Street Connectivity	N/A
Other	N/A

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, City Lake Watershed Critical Area (Tier 2 & 3)
Floodplains	This property does not appear to be in a FEMA floodzone.
Streams	Appears to be a USGS blue line stream on western portion of property. Stream classification needs verification.
Other	N/A

LANDSCAPING REQUIREMENTS

Location	Required Planting Yard Type and Rate
<i>North</i>	Type B planting yard
<i>South</i>	Type B planting yard
<i>East</i>	Type B planting yard
<i>West</i>	Type B planting yard

COMPREHENSIVE PLAN POLICIES

Comprehensive Plan Written Policies:

1964 Land Development Plan:

The area requested for rezoning lies within the following map classifications:

Existing:

R-9: This category includes the Town's high density single-family residential and multifamily districts (with issuance of special use permit). Densities are typically 4.0 dwelling units per acre or less.

Proposed:

R-9 PUD (special use permit for apartments): This designation is intended to promote a moderate to high density single-family detached dwelling neighborhood with a maximum density of 4.0 units per acre, including condominiums, townhomes and multifamily residences.

1964 Land Development Plan Policies:

The Zoning Ordinance is the principal means by which the Land Development Plan is carried out. In the past zoning has often been instituted before there was a plan. It is now recognized that zoning is a tool for carrying out a plan and that zoning not based on a plan is not valid. The Land Development Plan outlines land use objectives to be attained over a substantial period of time. It indicates uses expected to be desirable in the future for the Jamestown Planning Area. Zoning, on the other hand, establishes land use controls which are based on the plan but also reflect current conditions. (1964 Land Development Plan pg. 54)

The Land Development Plan is intended to provide a flexible guide for the future development of the Jamestown Planning Area. The Plan is flexible since it is not possible to foresee all circumstances which will affect future growth. Therefore, it may be necessary to modify the goals and objectives of the Land Development Plan. In addition to this, the scope of this plan provides for only a certain level of planning. When actual projects are undertaken, it will be necessary to provide a more detailed evaluation, particularly in the view of time intervals involved.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

The new complex would also fulfill an important need by bringing for the first time a residential independent living center to Jamestown's senior residents.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

N/A – not addressed by applicant in letter; applicant may address this at hearing.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

Town Plans: 1964 Land Development Plan shows a mix of single-family and multifamily residential in the vicinity of the parcels in question on its future land use map. The "Principles observed in locating residential land" includes a note regarding housing variety. From page 41 of that document, "Variety: the plan should recognize the need for residential areas of a variety of densities to meet various needs and incomes. Ordinarily, the areas of highest density will be closest to existing and proposed commercial and industrial uses, but some variety should be available in all parts of the planning area."

Other Plans: N/A

STAFF COMMENTS

Planning: The property in question has historically been zoned for residential uses. According to the 1972 zoning map, this area was zoned R-8.

This property is bordered to the North by a R-12 zoned land which have single family residential homes located on them.

The land located to the West of this property is currently zoned B-2 and R-12. The R-12 component is a continuation of the single family home subdivision mentioned above, which front Penny Rd.

The property is bordered by B-2 and R-9 PUD (apartments) to the East. Parkview Apartments and the law offices of B. Farmer (along with several other small businesses) are located on the parcels immediately to the East of this property. This property will be subject to a Watershed Review by the City of High Point . This property lies within the City Lake Watershed Critical Area.

This area features a diversity of lot sizes and zoning classifications. Within a 700-foot radius of the subject property, residential zoning designations consist of primarily R-9 and R-12 and commercial designations consist of primarily LI and B-2.

Within a ¼ mile from the property (+/- 5 min. walk) are areas which include shopping centers, restaurants, other service related industries, and City Lake Park.



NOTICE OF PUBLIC HEARING TOWN COUNCIL

ZONING CASE 2007-03

A request for rezoning has been filed with the Town of Jamestown Planning Department for the property shown on the attached map. The request is described below:

Proposal: To rezone approximately 4.41 acres from R-9 to R-9 PUD with a Special Use Permit to allow apartments. The applicant is proposing the following:

- **47 apartment units on 4.41 acres.**
- **The applicant has voluntarily placed the following conditions upon the rezoning request:**
 - Limiting residents to 55 years or older.
 - There shall be a maximum of forty-seven (47) apartment units.
 - Developer agrees to install a sidewalk along one side of the new street. Developer agrees to repair any damages which may occur to the existing brick sidewalks along the property frontage during construction, grading or other work on the property prior to issuance of a certificate of occupancy.
 - Developer must record new plat to "move" property line to location of desired new "zoning lot line". This will prevent "split parcels" in our zoning map.
 - Buildings shall be constructed primarily of brick, given the proximity to the Jamestown Historic District.
 - Exterior lighting shall be designed with the pedestrian in mind. Exterior lighting shall be located, angled, shielded and/or limited in intensity so as to cast no direct light upon adjacent streets or properties.
 - Open space shall be incorporated as a fundamental element of the development and shall be planned and improved to be highly accessible and usable by persons living or working nearby. Open space may be dedicated to the public provided the public entity has interest in acquiring the land, or such open space may be held privately. With the exception of preserves and stream buffers, open space shall be cleared of underbrush and debris and may contain landscaping, walkways, benches, fountains, ponds, ball fields, playground equipment, or other similar improvements. Significant stands of trees, streams and other valuable topographic and natural features should be preserved within open space areas.
 - Design guidelines shall be required for the purpose of facilitating unified developments with compatible architecture, scale, proportion and building elements that provide visual unity and are harmonious with other buildings in the surrounding area. Prior to the development of any phase of a multitenant group development, design guidelines governing the appearance of all buildings within the property shall be submitted by the developer for the review and approval of the Town Planner prior to the approval of any final development plan or the issuance of any permits. Said guidelines shall address and include the following criteria:
 - a. Common signage plan requirements and criteria, including locations, area(s), copy, illumination proposed, height(s), material(s), proposed color schemes, and provisions for shared use of signage.
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 - c. Facade design, mass and rhythm.
 - d. Common landscaping scheme, including street yard(s) and peripheral plantings, parking area plantings, and tree preservation.
 - e. In addition, at the discretion of the developer, the design guidelines shall address at least two (2) of the following criteria, which shall be unified throughout the development:
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Location: 720 R1 W. Main St. (See attached map)
Applicant: Kavanagh & Associates.
Applicant's Contact: Kavanagh & Associates; Robert Miles. (336) 272-9904

You are receiving this notice because public records indicate that you own property adjacent to this rezoning request, which has been scheduled for a public hearing. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted zoning proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request. **The public hearing is not the appropriate setting to learn about a zoning proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing.**

If you would like more information about this request, you could contact the Town Planner at (336) 454-1138 prior to the public hearing. You may also contact the applicant's contact person listed above.

PUBLIC HEARING

PUBLIC HEARING DATE: Tuesday, April 17, 2007 **TIME:** 7:00 PM
LOCATION: Town of Jamestown Town Hall, 301 E. Main St., Council Chambers

The meeting facilities of the Town of Jamestown are accessible to people with disabilities. Anyone needing special accommodations should call (336) 454-1138. Notice of public hearing shall also be published in the Jamestown News.

Mailed: Monday, April 2, 2007