

**Planning Board Regular Meeting
June 8, 2026
6:00 pm in the Civic Center
Minutes & General Account**

Planning Board Members Present: Chair Hope Inge, Darlene Fete, Robert Garland, & Sherrie Richmond, Eddie Oakley (Alt.), Robert Coon (ETJ), Donald Dale (ETJ), & Peggy Levi (ETJ)

Planning Board Members Absent: Vice Chair John Capes & Brant Gomez

Council Member Representative: Council Member Glanville was absent

Staff Members Present: Matthew Johnson, Katie M. Weiner, José Colón, Gordon Holton, & Jim Lanik, Planning Board Attorney

Visitors Present: Joe Coyne, Missy Coyne, Hannah Coyne, Judy Neal, Leon Barson, George McCowan, Keith French, Lynette French, Joseph Coyne, Debbie Marlowe, Christina Guerrero, Carlos Guerrero, Joe Kelly, Paula Kelly, Sarah Burns, Daniel Burns, Lee Richmond, Marie Busfield, David Busfield, Glen Laivins, James Williford, Carol Williford, Jeffrey Shipman, Mark Dalrymple, Sara Dalrymple, Randy Shealey & Rene Shealey

Call to Order: Chair Inge called the meeting to order.

Roll Call: Weiner took roll call as follows:

Sherri Richmond (ETJ)	present
Donald Dale (ETJ)	present
Darlene Fete	present
John Capes	absent
Hope Inge	present
Robert Garland	present
Eddie Oakley (Alt.)	present
Brant Gomez	absent
Peggy Levi (ETJ)	present
Robert Coon (ETJ)	present

Council Member Glanville absent

Weiner stated a quorum was present.

Approval of minutes from May 11, 2026, regular meeting – Coon made a motion to approve the minutes from the May 11, 2026, meeting. Richmond made a second to the motion. The motion passed by a unanimous vote.

Public Hearing – Mr. José Colón provided an update for the rezoning request for 4909 Guilford College Road- (Parcel #156695) - 2.18 acres +/- from Agriculture (AG) to Conditional Zoning- Single Family Residential (CZ-SFR)

Mr. Colón stated that the permitted uses remain limited to churches and related accessory uses plus single-family residential, and that historical de-designation still requires separate Town Council approval. He highlighted the new conditions which include:

- 1) A privacy fence (6 ft in height) shall be installed adjacent to the single-family subdivision to the east, according to the concept plan.
- 2) Any additional built-upon area on the property must meet stormwater regulations per the Jamestown Land Development Ordinance (LDO).
- 3) The property must meet the additional development standards for Church, Synagogue, Place of Worship on Single Family Residential zoning district (LDO Section 10.1.-12). Some of these additional development standards for places of worship in single-family districts include shielded exterior lighting, limits on accessory uses and signage, and submission of a comprehensive site plan.

Richmond asked why stormwater standards were not applied before now. Colón answered he is not sure about the past, but any future development must meet those standards.

Pastor Coyne stated that Harvest Church has followed all required permitting and stormwater regulations with Jamestown and Guilford County to date, and they obtained proper approvals and occupancy.

After the prior Planning Board meeting, Harvest Church held a community meeting on May 28th at Harvest Church with about 17 neighborhood residents and 20 church members to share what the church does for the community, explain intended uses for the Wiley House, and listen to concerns, especially about drainage and stormwater.

In response to complaints about car lights and privacy, he says they are willing to install fencing around the property and adjust or shield parking lot lights to reduce light spill into nearby yards.

Regarding drainage, he hired civil engineer Jeremy McCall, a Stormwater Specialist, to conduct an independent analysis. The engineer met with affected residents, walked their properties, and later provided a sealed professional report concluding, based on site data, elevations, drainage patterns, and stormwater analysis, that the existing conditions were not caused in the way some neighbors believed. Coyne emphasizes that the engineer was not hired to “favor” the church but to give an objective assessment, and that the engineer is willing to share plans and CAD drawings with any independent engineer hired by the neighbors to help identify solutions.

He stated that the intended use of the house is for church offices and small group ministries (such as men’s, women’s, single’s, business, homeschool, special needs parents, and support groups) rather than any residential addiction recovery home, which he states the church does not operate and does not plan to operate on its properties. He clarifies that a specific white car on the back of the property is associated with a church member who previously went through a Teen Challenge residential program, but that full-time recovery care occurs off-site with partner organizations, not on church property.

He described security measures already in place at the church (cameras, regular presence of sheriff and police officers, security at every event) and offered to have a designated point person for neighbors to contact if they see loitering or unusual activity.

Coyne expressed disappointment that, despite the meeting and offers of concessions (fencing, lighting adjustments, willingness to be part of a stormwater solution), some neighbors stated they simply did not want the church to have the property at all. He nonetheless reiterates that Harvest Church wants to be a better neighbor going forward, remains open to further communication, and is committed to transparency and collaboration while pursuing the rezoning.

Chair Inge opened the public hearing to anyone that would like to speak about the proposed rezoning request.

- Debbie Marlowe, stated that the neighborhood remains strongly opposed to anything but single-family residential use because they still have serious water runoff problems that she believes is caused by the church raising and backfilling the land behind their yards. She disputed the engineer's conclusion about water flowing from Grandover, citing her photos and Google Earth images to argue that the pasture was originally lower, and that rock and cement were later added to elevate the parking lot.
- Paula Kelly, explains that her property will be heavily affected because her entire backyard and side yard border the church, and her well sits only about 22 feet from the property line. She is very concerned that construction of a new parking lot and use of heavy equipment could damage or contaminate the well and underlying aquifer shared by neighbors. She also raised worries about increased noise, car lights, trash, safety, and what she sees as inconsistent statements from the pastor and an unprofessional stormwater inspection by the church's engineer.
- Sarah Burns, read a letter on behalf of her neighbor, Donna. It said neighbors still do not feel reassured about the rezoning because Pastor Coyne has described several different, shifting potential uses for the house. She is particularly opposed to any rehab residents or meetings due to perceived safety risks. She emphasized that her property already takes on excess water despite existing storm drains, and she fears a parking lot would worsen runoff directly over her well. She stated the church has other land it could develop, questioning why it needs to take away this remaining green buffer next to their homes
- Daniel Barnes, stated his main concern is the vagueness and constant shifting of the church's plans for the property. He also feels the church's recent outreach and claims of wanting to be a good neighbor are opportunistic, appearing only once the rezoning was sought after decades of limited engagement.
- James Wilford, is worried about privacy, safety, finances, and potential loss of property value, noting that his home is only about ten feet from the back of 4909 and that even with an existing six-foot fence, they can still clearly see and hear activity. The area was a quiet horse pasture when they moved in 30 years ago and says the church's alarms and activities already disturb the peace. He views this as a large, growing church trying to extend parking and multi-use facilities into the neighborhood. He asked whether others would want that directly in their own backyard.
- Jeffrey Shipman, stated that the neighbors do not dislike the pastor or the church and they are a loving community simply trying to protect their homes. He spoke about flooding problems from the elevated church property and runoff into their yards. He urged the

pastor not to be angry with the neighbors but to talk with them directly, as he believes open conversation would show they are reasonable and caring.

Chair Inge asked if anyone else would like to speak regarding the proposed rezoning. Nobody came forward.

Chair Inge opened the floor to the Planning Board for discussion.

Richmond stated that despite receiving information about Harvest Church's ministries, she remains concerned because the proposed uses for the house have not been clearly or consistently defined, raising worries about who might be staying there and what activities would occur. She noted conflicting accounts about drainage, and expressed ongoing concerns about potential light, noise, and quality-of-life impacts on nearby residents and highlighted the Envision Jamestown's guiding principle of protecting neighborhood livability and preventing nuisances in residential areas.

Garland thanked the church for inviting extensive community input and stated that while the rezoning could arguably be interpreted as consistent with the Comprehensive Plan, the Board must also decide if it is reasonable and, in the public's best interest. Based on substantial resident feedback and remaining unknowns about impacts—especially to wells, aquifers, drainage, and neighborhood conditions—he sees valid reasons for concern. After visiting the site, he acknowledged some noise is expected next to a church but feels the proposed range of uses is still too broad and would like clearer definition before supporting the request.

Fete agrees with Richmond and Garland's concerns.

Levi added that if a proposed improvement benefits one neighbor but causes real harm to another especially with respect to water, then it is problematic. She added once water resources are contaminated, resolving the damage would be extremely difficult.

Garland made a motion to recommend that Council deny the rezoning request for 4909 Guilford College Road from Agriculture (AG) to Conditional Zoning-Single Family Residential (CZ-SFR). Oakley made a second to the motion.

Roll Call: Weiner took roll call as follows:

Sherri Richmond (ETJ)	Aye
Donald Dale (ETJ)	Aye
Darlene Fete	Aye
Robert Garland	Aye
Eddie Oakley (Alt.)	Aye
Peggy Levi (ETJ)	Aye
Robert Coon (ETJ)	Aye

The motion passed by a unanimous vote.

Garland made a motion that the proposed zoning amendment be rejected based on the following:

1. The proposed zoning amendment is consistent with the adopted Comprehensive Plan of the Town of Jamestown. The Board finds that the proposed zoning amendment is

generally consistent with the Comprehensive Plan because the proposed institutional and residential-related uses align with the land use patterns and development vision contemplated for this area.

2. The proposed zoning amendment is not reasonable. The Board considers the proposed zoning amendment to be unreasonable because:
 - A. The Board further finds that the proposed zoning amendment is unreasonable because evidence presented during the public hearing indicates that existing development associated with the adjoining church property has resulted in ongoing concerns regarding stormwater runoff and drainage impacts affecting neighboring residential properties.
 - B. The Board further finds that the proposed zoning amendment is unreasonable because the proposed future use of the property has not been sufficiently defined to allow the Board to fully evaluate the scope, intensity, and impacts of the amendment on adjacent residential properties.
3. The proposed zoning amendment is against the public interest. The Board considers the proposed zoning amendment to be against the public interest because:
 - A. The Board further finds that the proposed zoning amendment is against the public interest because evidence was presented that existing church-related parking and activity generate noise impacts affecting neighboring residential properties, and the Board finds insufficient evidence demonstrating that future expansion of activities or parking facilities can be accommodated without further adverse impacts to adjacent residents.

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

Public Comment Period – No one signed up to speak.

Other Business- Colón stated that the Board of Adjustment would consider a variance request in the coming weeks. He added that the Board will also review an ordinance amendment updating the Town's flood damage prevention regulations to meet new state and federal compliance requirements at the July 13th Planning Board meeting.

Adjournment- Coon made a motion to adjourn. Garland made a second to the motion. The motion passed by a unanimous vote.

The meeting ended at 6:45 pm.