

ASSOCIATION GENERAL MEETING IN JANUARY

The general meeting initially planned for last October will take place on January 23, 1989 at the St. Andrew United Methodist Church, 3875 North Highway 67 at 7:30 p.m. This meeting will be the next step in reorganization of the Old Jamestown Association progressing from the original constitution and bylaws established in 1942 at the time of incorporation. This process has proven to be more time consuming than anticipated and has been the reason for delay. It is extremely important that the major restructuring of the constitution remains consistent with the original objectives of the Association and the articles of incorporation but at the same time is capable of responding to the rapidly changing community both now and in the future.

The proposed revised constitution will be submitted to a vote of the membership at the January meeting. Provisions of the constitution will include that the Directors of the Association will be elected by the membership at the annual business meeting to be held in April of each year. It is therefore anticipated that transition will occur at the first annual business meeting to be scheduled in April 1989. The proposed revised constitution will be mailed to members in January prior to the meeting on the 23rd. The executive board meets on a regular basis (normally once per month but every two weeks for the past two months) to respond to immediate issues in the community and to develop an organizational structure which will be appropriate for the future. Your support is essential to success of the Association.

Ken Smith
President

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UPDATE ON DEVELOPMENT PROPOSALS AND PROJECTS

The following list is an attempt to summarize the status of projects which are either proposed or under construction in the Old Jamestown area.

Mobil Oil - Gas/convenience store/car wash
Southeast corner of Old Halls Ferry Rd. and Lindbergh.

STATUS - Original proposal approved by Planning Commission (5-4). The County Council returned it to the Planning Commission for reconsideration because it did not comply with the Old Jamestown Area Study guidelines. Planning Commission voted against recommending approval by a 6-2 vote. The proposal, having a recommendation for denial, was transmitted to the County Council for final action. The Council approved a request by Mobil to delay the vote to permit time to modify the proposal. The Council scheduled a Public Improvements Committee (PIC) hearing on November 22nd for

Mobil to present their position. Neighboring residents attended and expressed their concerns for problems of neighborhood integrity, traffic, storm water, and duplication of services. The Association's position that another service station at that corner was a duplication of services and therefore in conflict with the Old Jamestown Area Study was restated by president Ken Smith. The proposal by Mobil remained essentially unchanged. Their main position is that the County cannot legally deny a use that is permissible under that commercial zoning classification. Mobil requested, and was granted a 90 day extension. The Association has kept residents in that area advised of the situation.

Walters-Kroenke Development Co. - Jamestown Centre Northwest corner of Lindbergh and Old Jamestown Rd. Thirty acres of commercial including a large retail (originally a Wal-Mart), grocery store, banking facility, two fast food restaurants, small retail shops, and two medical/office buildings. This project was approved in 1985 but did not proceed after Wal-Mart withdrew their interest in the location. The Karst topography to the North of this property causes a major problem in the disposal of storm water runoff. The County has tentatively approved an elaborate automated pumping system in the event the sinkholes backup.

STATUS - A new site plan was submitted in September that appears to have added a 10,000 sq. ft. outlot building that was not authorized by the enacting ordinance. The Association is awaiting a clarification from the Planning Department regarding that issue and the tentative acceptance of a stormwater study for the site. The developer has been granted an eighteen month time extension to submit a site development plan.

Waldbart Nursery

Nine acres on the west side of Old Jamestown Rd. just north of Lindbergh (not their present location).

STATUS - The move from Lindbergh to the Old Jamestown Rd. location which was scheduled for Fall has been delayed. All of the contingencies which are part of the transfer of approximately sixty acres from Walters-Kroenke to the Inwood Corporation have not been completed.

Dalton Construction - Diane Marie Estates Old Jamestown Rd. opposite Shamblin Dr. Twenty-nine acres R-1 single family.

STATUS - Two homes under construction. Pumped sanitary sewage system has received final MSD approval.

Donald Basford - Village of Fours Sixty-eight units on eighteen acres arranged in fourteen four family buildings at R-2 and R-3 density (PEU) North side of Lindbergh approximately one half mile west of Old Jamestown Rd.

STATUS - Construction underway last year but stopped last Fall. No activity since then due to apparent financial problems.

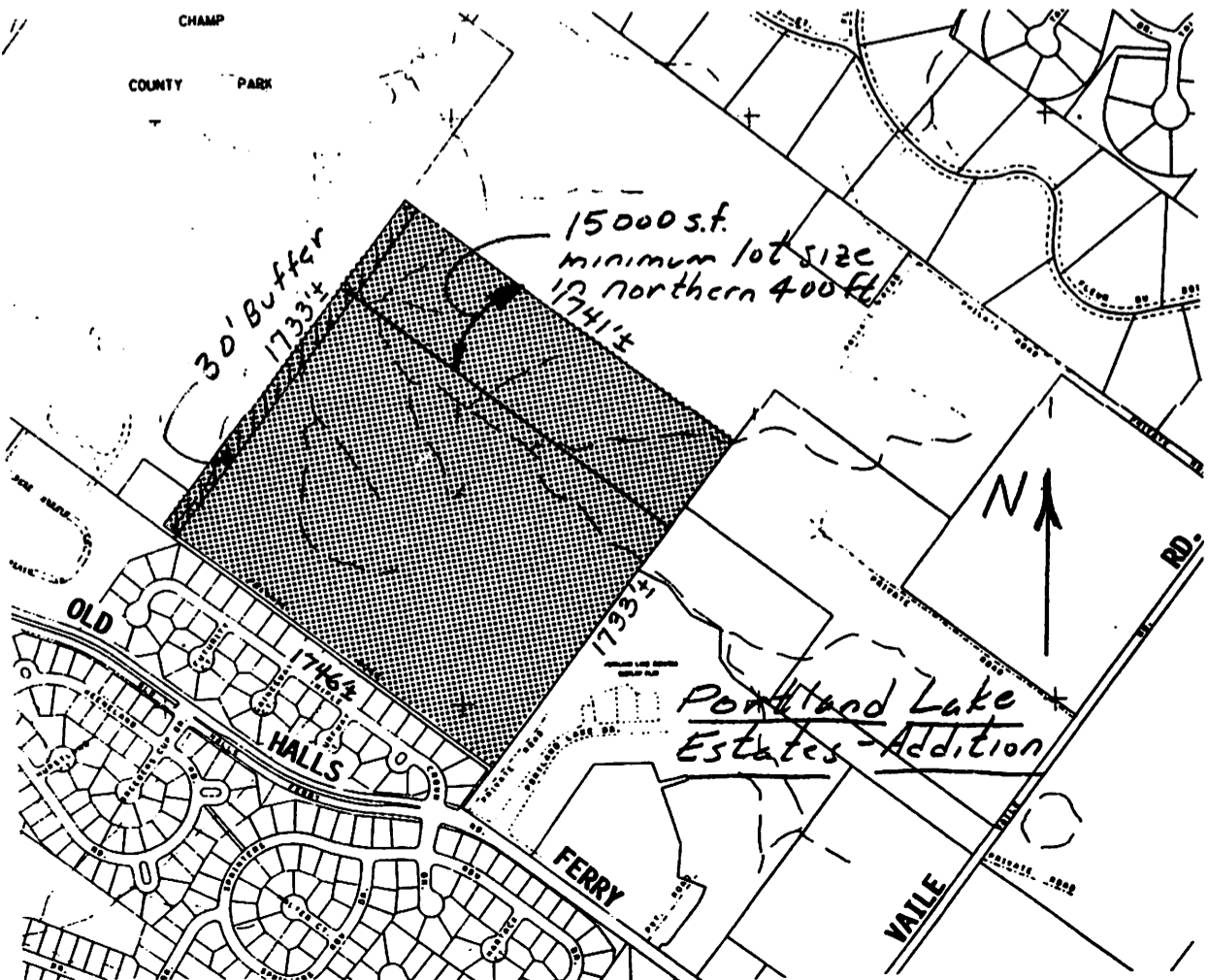
F. M. Kemp Group - Portland Lake Estates
Northeast side of Old Halls Ferry Rd., northwest of
Vaile Ave. (Keeven Sod Farm).

STATUS - Thirty-two acres/R-2 single family
(Planned Environment Unit) under construction.
Seven acres of this project were sold to the Ha-
zelwood School District for a potential school
site. This project was originally requested for
R-3 density but was reduced to R-2 because of area
study guidelines.

F. M. Kemp Group - Portland Lake Estates Addition
Sixty-nine acres of R-2 zoning with a PEU requested at
a public hearing on October 11, 1988. Located on the
north side of Old Halls Ferry Road extension and situ-
ated between Champ Park and Portland Lake Estates. One
hundred and sixty-six units on lot sizes between 10,800
and 23,100 sq. ft.. Special conditions of this project
include the necessity to pump sanitary sewage out of
the development and the recommendation in the Geotech-
nical Report to require inspection and testing of all
earth fills and additional constuction requirements to
prevent water entry into basements.

STATUS - In a statement at the public hearing,
the Association concurred with the overall density
of the project being in agreement with recommenda-
tions for Subdistrict 3 of the Old Jamestown Area
Study, but called for larger lots sizes adjacent
to Champ Park and on the northern boundary of the
project in anticipation of future transitional to
the three acre tracts in Fleur Du Bois. The Asso-
ciation also called for the requirement that po-
tential buyers be advised that the sanitary sewage
would be pumped out of the development rather than
by gravity flow.

The Commission voted 8-0 on November 7th to recom-
mend the northern 200 ft. zoning density be up-
graded from R-2 to R-1A, lots in the northern 400
ft. be 15,000 sq.ft. minimum, and a 30 ft. non-
improvement buffer be maintained adjacent to Champ
Park.



Inwood Corporation (George Mustermann) - Bay Pointe
Twenty-three acres of R-2 and R-3 single family (PEU)
consisting of 69 units - North side of Lindbergh immed-
iately adjacent to the west of the Village of Fours.

STATUS - Approved by County Council. Awaiting
developer's start.

Behlmann Associates - Parc Argonne Estates
Forty-nine acres of R-1 single family (PEU) - Old
Jamestown Rd. and Vaile Ave.

STATUS - 4 homes under construction. Pump-
ed sewage line from this project has been install-
ed along Vaile Ave. to Old Halls Ferry.

Gary Mazander - Glen Eagles
Twenty-one single family units (three acre lots) on
sixty-six acres in Non-Urban zoning. Southeast side
of Vaile Ave., northeast of Old Halls Ferry.

STATUS - Seven lots sold. Construction delayed
pending MSD approval of sewers.

Lewis and Clark (Highway 367)/Lindbergh (Highway 67)
Interchange

Major construction is underway to modify the inter-
section as indicated on the schematic plan shown.
Northbound lanes of 367 will be relocated westward, ad-
jacent to southbound lanes, and will pass over Lind-
bergh. Lindbergh will be extended eastward beyond the
Burlington-Northern tracks and stubbed for future de-
velopment. There will be a grade crossing at the rail-
road and a new service road extending northward to the
Citgo station.

