

## **FALL GENERAL MEETING**

THURSDAY OCTOBER 26, 2000 7:30 PM  
St. Andrew United Methodist Church  
3975 North Highway 67

### MUNICIPALITY ANNEXATION PLANS AND THE OLD JAMESTOWN AREA

Lori Fiegel, Comprehensive Planning Manager for the St. Louis County Department of Planning, will report on the public meetings held to date by the St. Louis County Boundary Commission to review the annexation plans of municipalities elsewhere in the County. She will indicate the proposals that have been submitted by Blackjack, Florissant, and Bellefontaine Neighbors which include annexation plans of the Old Jamestown area. Public meetings for those plans are scheduled for November 28, 29 2000.

Latest Information on Area Development Projects  
Refreshments

**BRING YOUR NEIGHBORS/EVERYONE WELCOME**

### PUBLIC MEETINGS TO FOCUS ON FUTURE OF UNINCORPORATED AREAS

The St. Louis County Boundary Commission began hosting a series of eight public meetings on September 13th concerning possible annexations over the next five years. Meetings which could affect the Old Jamestown Area are scheduled on November 28 and 29, 2000. Location to be announced.

The public meetings are a result of state law which required municipalities and St. Louis County to submit by July 1, 2000 maps showing areas proposed to be annexed or to remain unincorporated. Thirty-three municipalities submitted plans to the Boundary Commission indicating possible annexation areas. St. Louis County also submitted a map plan showing areas of the County, which included the Old Jamestown Area, that could remain unincorporated should residents vote to do so. The municipalities of Black Jack, Florissant, and Bellefontaine Neighbors have submitted plans which would affect the Old Jamestown Area.

The purpose of the meetings is to give the public an opportunity to view the maps, hear what municipal and county officials have to say about future plans for the areas shown on the maps, and express their opinions about the maps. At the meetings, representatives of the municipalities and St. Louis County each have 15 minutes to make presentations, followed by questions from the Boundary Commission. Members of the public may then speak. Those unable to attend may submit written comments to the Boundary Commission until December 31, 2000.

## BELLEFONTAINE QUARRY WITHDRAWS REQUEST FOR EXPANSION

The proposal to expand Bellefontaine Quarry operations on an additional eighty acres southward along New Jamestown Road extending to Robbins Mill Road has been withdrawn at the request of quarry representative John King. The request for expansion was originally submitted in 1998 and then withdrawn. The same proposal was resubmitted to the Planning Commission in April 1999, and after two requests by the owner to delay, the public hearing was finally held on November 15, 1999. A large number of area residents expressed their concern at the hearing for airborne rocks being projected on their property, for damage to water wells, for shockwave damage to their houses, for depreciation of property values, and for the diminishment of their overall quality of life.

The Association raised the safety issue of the proximity of long term blasting to the two Laclede Gas high pressure pipelines (20 inch natural gas and the more volatile 8 inch liquid propane) which are located on each side of the New Jamestown Road and the Robbins Mill Road right-of-ways for a distance of approximately 3000 feet along the frontage of the quarry property. The pipelines carry gas to the Laclede underground storage field which, during the heating season, provides gas to much of the metropolitan area.

After an extended period of review, the Planning Department on May 1st recommended approval stating that "quarry expansion will not have an adverse impact on residential areas", and that "it will not have a negative impact on the existing and future development of this immediate area." The Association, at that point, requested and was granted a two week delay for time to review the Department report by the Association and the residents. The Planning Commission, acting then upon the recommendation of the Planning Department, voted to recommend approval to the County Council. Before it was transmitted to the Council for final action, the Planning Commission on July 17th voted to reconsider their earlier vote for approval. In the second vote they reversed their earlier position and recommended DENIAL of the request.

On August 10th the County Council received and filed the request from the quarry for WITHDRAWAL WITH PREJUDICE of the expansion proposal. WITH prejudice means that it cannot be resubmitted within one year.

## DEVELOPER REVISES PROPOSAL TO CONFORM TO AREA STUDY

McBride and Son Homes Inc. has revised their request to rezone a 22.36 acre tract on Lindbergh Boulevard and Robbins Mill Road to a density which will conform to the recommendations of the Old Jamestown Community Area Study completed by the County in 1988. Their request for R-4 Density (7500 sq.ft.) exceeded the maximum of R-3 Density (10,000 sq.ft.) as recommended in the Study and would have established a precedent for future residential construction on Lindbergh. The Planning Department had recommended an R-3 Density since it conformed to the Study and was also consistent with existing construction along Lindbergh. The Planning Commission however decided to recommend approval at the R-4 Density originally requested by McBride.

The recommendation for approval at the R-4 Density was then transmitted to the County Council for their action. The Association requested of Councilman Jim O'Mara that the proposal be referred to the Public Improvements Committee where another public hearing would be held. That hearing was held on Thursday, October 5th at which time the position of the Association was presented. On the following Tuesday, October 10th, the attorney for McBride indicated that they would accept the R-3 Density so that work could proceed this fall. The development, Robbins Mill Estates, will consist of a combination of single family homes and of attached homes.

## VISIT THE OLD JAMESTOWN ASSOCIATION AT.....

<http://communities.postnet.com/stlouis/oldjamestownassn>

The Association is on the web now as part of the Postnet community websites for not-for-profit organizations which they provide at no cost. Association member Peggy Kruse is the site administrator. Visit the site and send any comments or suggestions to Peggy.

### PUBLIC HEARING DATE SET FOR COMPOST FACILITY LEASE RENEWAL

The Planning Commission has tentatively scheduled a public hearing on November 13, 2000 at 7:00 P.M. in the County Administrative Center to hear a request by Organic Resource Management Incorporated to extend their operating lease to twenty four years. The company was originally granted a five year lease in 1993 to operate a yard waste composting facility at the Fort Bellefontaine (now West) County Park located near Highway 367 and Lindbergh Boulevard. The agreement included specified returns to the County for the use of the property. Question has been raised to the need for the County to grant such a lease on public property.

### ASSOCIATION OFFICERS ELECTED FOR 2000/2001

The following officers were elected at the Directors Meeting on May 30th and will serve until May 2001.

Ken Smith - President

John Flanders - Treasurer

Donna Smith - Vice-President

Sandra Romay - Secretary

### MEMBERSHIP DUES STRUCTURE CHANGES

Members at the May general meeting voted to endorse the recommendation of the Board of Directors to modify the dues structure of the Association to include a "Family Membership" classification effective June 1, 2000. Family Membership includes all designated persons in a single household twenty one (21) years or older. The present Individual annual dues are \$10, and the Family dues are \$15. Since June 1st, seventy per cent of renewals have been for the Family classification.

### NEW DIRECTOR APPOINTED

Denise Pearson has been appointed by president Ken Smith to complete the unexpired term of Ben Hall, former director who resigned in June 2000 upon his family move to Georgia. His term would have ended in May 2001.

Denise was born in St. Louis and grew up in a family of six children in the St. Ann area. She has lived in the Florissant area for 19 years, currently in Parc Argonne. Denise has volunteered her time for the Childrens' Miracle Network, Our Little Haven and Support Dogs Inc. Her hobbies are reading and crafts.

### NEW MEMBERS ALWAYS WELCOME

Everyone is welcome to become a part of the network of residents who are informed about events and issues in the Old Jamestown Area by sending a check for annual dues to The Old Jamestown Association, Box 2223 Florissant, MO 63032. Individual dues are \$10 per year and Family dues, which includes all adult household members, are \$15. The Association was founded in 1942. New members will receive an information packet about the area and an annual membership card.