



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, August 10, 2020 – 6:30 PM
Jamestown Town Hall, Council Chambers

Items on the agenda:

1. Call to Order – Matthew Johnson, Assistant Town Manager/Planning Director
2. Election of Chair of the Planning Board – Matthew Johnson, Assistant Town Manager/Planning Director
3. Election of Vice-Chair of the Planning Board – Chair of the Planning Board
4. Roll Call – Matthew Johnson, Assistant Town Manager/Director of Planning
5. Welcome to new Planning Board member, Dennis Sholl and Alternate Jane Payne, both of whom were duly sworn by the Town Clerk. – Chair of the Planning Board
6. Approval of minutes from November 18, 2019, meeting – Chair of the Planning Board
7. **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. 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. 5230 Mackay Rd. (Parcel #65604) Approx. 0.41 ac +/-.
From AG to PUD.
 - v. 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**)

8. Public Comment Period: (Limited to a total of 30 minutes)

*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.*

9. Adjourn

10. Next regularly scheduled meeting will be September 14, at 6:30pm in the Civic Center.

****Due to COVID-19, restrictions on public entry to Town Hall will be observed. Public entry will not be permitted at the August 10, 2020, meeting unless you have made arrangements with the Town Clerk to submit a public comment prior to 12 noon on Monday, August 10, 2020.****

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/channel/UCmi_MH3cM_DfOvhsLO9ZC6w

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

WORKING AGENDA

Items on the agenda:

1. **CALL TO ORDER – Matthew Johnson, Assistant Town Manager/Planning Director**
 - i. **Welcome to the August 10, 2020, 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”. As a reminder, there are generally two opportunities for the public to address the Board. One will be during the “PUBLIC COMMENT” portion of the agenda. Speakers during that portion of the meeting will be limited to 3 minutes per speaker and were requested to sign up to speak with the Town Clerk. The other opportunity will be during any “PUBLIC HEARING”, when instructed by the Chair to do so. Speakers in a “PUBLIC HEARING” will be asked to keep their comments brief and must speak to the topic being considered. Thank you.

2. Election of Chair of the Planning Board – Matthew Johnson, Assistant Town Manager/Planning Director

3. Election of Vice-Chair of the Planning Board – Chair of the Planning Board

4. **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"/>

5. **Welcome to new Planning Board member, Dennis Sholl and Alternate Jane Payne, both of whom were duly sworn by the Town Clerk. – Chair of the Planning Board**

6. **Approval of Minutes: Nov. 18, 2019, regular meeting – Chair of the Planning Board**
 - a. **Request from Staff: Staff requests approval of minutes from Nov. 18, 2019, regular meeting as presented.**

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

7. Public Hearings

- A. Rezoning Request – Matthew Johnson, Assistant Town Manager/Director of Planning. A rezoning application has been received for the following parcels:
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From AG to PUD.
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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**)

8. Public Comment (LIMITED TO A TOTAL OF 30 MINUTES)

- a. *Reminder from Board Chair to audience: 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.*

9. Adjourn

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

10. Next regularly scheduled meeting will be Sept. 14, 2020, at 6:30pm in the Civic Center.

Chair
Sarah Glanville

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Planning Board Members
Art Wise, Vice Chair
Eddie Oakley
Ed Stafford
Russ Walker
Richard Newbill, ETJ
Steve Monroe, ETJ
Robert Lichauer, ETJ
Sherrie Richmond, ETJ
Rebecca Rayborn, Council Representative

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Election of PB Chair & Vice Chair

AGENDA ITEM #: 2 & 3

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: August 10, 2020

ESTIMATED TIME FOR DISCUSSION: 15 min.

DEPARTMENT: Planning

CONTACT PERSON: Matthew Johnson, AICP

SUMMARY:

Each year, the Planning Board's Rules of Procedure requires that the Board name a Chair and Vice-Chair for that year. Generally, this happens at the January meeting or the first meeting of the year. The rules of procedure state that the staff shall call the meeting to order and conduct the meeting until the Chair has been named. At that time, I will turn the meeting over to the Chair and they will conduct the election of the Vice-Chair.

Recommended Procedure:

I will begin by accepting nominations from the floor for the Chairman of the Planning Board. Nominations will be recorded in the order in which they are received. I will ask twice more for any nominations before closing the nominations. At any time before closing the nominations, a member who has been nominated may decline their nomination. At that time, I will call for a vote on the first nomination. If the first nomination has a majority vote in favor, they will be seated as the Chairman of the Board. Once the Chair has been named, they will take over the duties of Chair and will conduct an election for the Vice-Chair position. At this time, I would like to call for nominations for the Chair of the Planning Board:

- 1.
- 2.
- 3.
- 4.

I will make the 2nd call for nominations for the Chair. I will make the third and final call for nominations for Chair. Seeing none, I will declare the nominations for Chair of the Planning Board closed. All those in favor of _____ as Chair of the Planning Board for 2019, please say "Aye". Any opposed? Ladies and Gentlemen, please welcome _____ as your Chair.

Mr./Ms. Chairman, it is your meeting.

ATTACHMENTS:

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:

Chair
Sarah Glanville

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Planning Board Members
Art Wise, Vice Chair
Eddie Oakley
Ed Stafford
Russ Walker
Richard Newbill, ETJ
Steve Monroe, ETJ
Robert Lichauer, ETJ
Sherrie Richmond, ETJ
Rebecca Rayborn, Council Representative

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Welcome to new Planning Board members

AGENDA ITEM #: 5

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: August 10, 2020

ESTIMATED TIME FOR DISCUSSION: 5 min.

DEPARTMENT: Planning

CONTACT PERSON: Matthew Johnson, AICP

SUMMARY:

We would like to welcome Dennis Sholl as a newly appointed Board member who will be stepping in for Art Wise, whose term expired in August. Art faithfully served on the Board for 10 years. The Board would also like to welcome a new alternate, Jane Payne, to the Board.

ATTACHMENTS:

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:

Chair
Sarah Glanville

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Planning Board Members
Art Wise, Vice Chair
Eddie Oakley
Ed Stafford
Russ Walker
Richard Newbill, ETJ
Steve Monroe, ETJ
Robert Lichauer, ETJ
Sherrie Richmond, ETJ
Rebecca Rayborn, Council Representative

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Approval of minutes of Nov. 18, 2019, regular meeting

AGENDA ITEM #: 6

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: August 10, 2020

ESTIMATED TIME FOR DISCUSSION: 5 min.

DEPARTMENT: Planning

CONTACT PERSON: Matthew Johnson, AICP

SUMMARY:

Approval of Board minutes from Nov. 18, 2019. **Dennis Sholl should not vote on the minutes as he was not a full Board member and was not in attendance at that meeting**

ATTACHMENTS: Nov. 18, 2019 meeting minutes

RECOMMENDATION/ACTION NEEDED: Approval of the minutes as presented.

BUDGETARY IMPACT:

SUGGESTED MOTION: Move to approve the minutes of the Nov. 18, 2019, meeting as presented (or amended).

FOLLOW UP ACTION NEEDED:

CONFIDENTIAL

**Planning Board Special Meeting
November 18, 2019
Council Chambers
Minutes & General Account**

Planning Board Members Present: Sarah Glanville, Chair; Art Wise, Vice Chair; Eddie Oakley, Ed Stafford, Russ Walker, Steve Monroe (ETJ), Robert Lichauer (ETJ), & Sherrie Richmond (ETJ)

Planning Board Members Absent: Richard Newbill (ETJ)

Council Member Representative: Rebecca Mann Rayborn

Staff Present: Matthew Johnson, Kenny Cole, & Katie McBride

Visitors Present: Carol Brooks

Call to Order- Glanville called the meeting to order.

Roll Call- Johnson took roll call as follows:

Sarah Glanville- Present
Art Wise- Present
Eddie Oakley- Absent
Ed Stafford- Present
Russ Walker- Present
Richard Newbill- Absent
Steve Monroe- Present
Robert Lichauer- Present
Sherrie Richmond- Present

Council Member Rayborn- Present

Approval of minutes from the September 16, 2019 meeting- Glanville stated that she had noticed a typo within the minutes. She requested that McBride add the word "they" to the fourth sentence of the sixth paragraph on page two of the minutes. McBride agreed to correct the minutes.

Stafford made a motion to approve the minutes from the September 16th Planning Board meeting. Monroe made a second to the motion. The motion passed by unanimous vote.

Oakley arrived to the meeting at 6:32 pm.

Public Hearing:

- Text Amendment to the Land Development Ordinance (LDO) to add a new zoning district, "Planned Unit Development" (PUD) to Article 8 "Zoning Districts"- Johnson stated that a Planned Unit Development (PUD) was a base zoning district that would be highly flexible for future developers. He added that it would also allow the Planning Board and Council to have strict review prior to implementation. He said that PUD's were generally used to regulate larger scale developments which used unified land development practices and allowed a mixture of various

types of land uses while maximizing open spaces and recreational opportunities. Johnson asked the Planning Board Members if they had any questions.

Glanville asked Johnson which properties may qualify to be zoned as a PUD district. Johnson gave Glanville a general overview of the areas that may fall into that category in the future.

Richmond asked what the parameters would be for the PUD districts. Johnson said that all the conditions would be crafted individually for each development that was presented to the Planning Board and Town Council.

Planning Board Members discussed the potential economic and traffic impacts that may result from the PUD zoning district with Johnson.

Glanville opened the public hearing to anyone that would like to speak in favor or opposition of the text amendment. There was no one. Glanville closed the public hearing and opened the floor to the Planning Board for discussion.

Stafford made a motion to recommend the approval of the text amendment to add PUD as a new zoning district. Lichauer made a second to the motion.

McBride took a roll call vote as follows:

Ed Stafford- Aye
Eddie Oakley- Aye
Art Wise- Aye
Russ Walker- Aye
Robert Lichauer- Aye
Sherrie Richmond- Aye
Steve Monroe- Aye

The motion passed by unanimous vote.

Stafford made the following motion:

"I make a motion that the proposed zoning amendment be approved based on the following:

1. The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Jamestown. The Planning Board further finds that the proposed zoning amendment is consistent with the comprehensive plan because it promotes development that meets the high architectural and environmental standards integral in Jamestown's small town character.
2. The proposed zoning amendment is reasonable. The Planning Board considers the proposed zoning amendment to be reasonable because:
 - A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.
 - B. The Planning Board further finds that the proposed zoning amendment is reasonable because it allows for flexible land use while allowing for oversight by appointed and elected officials.

3. The proposed zoning amendment is in the public interest. The Planning Board considers the proposed zoning amendment to be in the public interest because:
 - A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.
 - B. The Planning Board further finds that the proposed zoning amendment is in the public interest because it will allow for unique development opportunities while providing safeguards to protect Jamestown's charm and natural resources."

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

Public Comment- Nobody signed up.

Adjournment- Richmond made a motion to adjourn. Wise made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:00 pm.

Chair
Sarah Glanville

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Planning Board Members
Art Wise, Vice Chair
Eddie Oakley
Ed Stafford
Russ Walker
Richard Newbill, ETJ
Steve Monroe, ETJ
Robert Lichauer, ETJ
Sherrie Richmond, ETJ
Rebecca Rayborn, Council Representative

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Public Hearing - Rezoning Request

AGENDA ITEM #: 7

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: August 10, 2020

ESTIMATED TIME FOR DISCUSSION: 1 hour

DEPARTMENT: Planning

CONTACT PERSON: Matthew Johnson, AICP

SUMMARY:

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. 5230 Mackay Rd. (Parcel #65604) Approx. 0.41 ac +/- . From AG to PUD.
- v. 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**)

ATTACHMENTS: Multiple - application for rezoning, staff report, site specific master plan, supporting documentation

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT:

SUGGESTED MOTION: No motion needed on this item at this meeting. Staff recommends continuing the public hearing until a special called meeting on August 24, 2020, at 6:30pm in the Civic Center without further advertisement.

FOLLOW UP ACTION NEEDED:



The following items must be submitted with this form before the application may be processed.
Please bring the following items with you when submitting your application form:

1. Copy of survey plat(s) and/or deed(s) or map to the parcel(s) requested for rezoning.
2. Completed *Adjoining Property Owner(s) List* form.
3. Completed *Project Questionnaire* included on page three of the application.
4. A site plan/development plan outlining features of the proposed use of the property (if new construction is proposed). The following items should be included on the plan:
 - Title, preparer, and date of plan
 - Property lines and dimensions
 - Easements affecting the property
 - Physical features such as flood plains
 - Setbacks, dimensions, floor area, and height of all existing and proposed buildings
 - Dimensions and locations of existing and proposed roads, driveways, entrances/exits, and parking areas (please label number of parking spaces on plan)
 - Location and description of site features such as landscaping, lighting, and signage (if proposed).

Additional Notes:

- Following approval of the rezoning application, your project may require additional permits. Please contact the Planning Department to discuss permits that may be required for the construction of your project at (336) 454-1138.
- BY SIGNING THIS FORM, YOU ARE GRANTING PERMISSION TO MEMBERS OF THE TOWN BOARD OR ELECTIONS BOARD TO VIEW ALL OF YOUR PROPERTY.
- You (or a designated representative) are strongly encouraged to attend all public hearings for your project. Failure to appear may result in the delay of the application.

Applicant Information

Applicant Name: Diamondback Investment Group, LLC c/o Isaacson Sheridan
 804 Green Valley Road, Suite 200 Greensboro, North Carolina 27408
 Street Address or P.O. Box City/State/Zip Code
 336-609-5137 919-264-7116 Amanda@isaacsonsheridan.com
 Home/Work Phone Number Mobile Number Email

Is the applicant the owner of the parcel(s) to be rezoned? Yes No

Owner Information

Owner Name: TTM Family Limited Partnership, William P. Johnson III Family Limited Partnership, William Pearce Johnson III and wife Bebe B. Johnson and The Edward A. Johnson Family Trust, By Kathleen R. Johnson, Trustee
 Street Address or P.O. Box City/State/Zip Code
 2221 Guilford College Road, Jamestown, North Carolina 27282
 Home/Work Phone Number Mobile Number Email

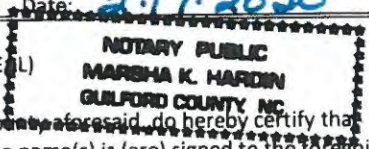
Applicant and Owner Certification and Signature

(If Applicant and Owner are different individuals, both must sign. If Applicant and Owner are the same, please sign as Owner.)

Applicant Signature: _____ Date: _____
 I, THE UNDERSIGNED, AM AN OWNER OF THE ABOVE-DESCRIBED PARCEL(S) AND CERTIFY I AM LEGALLY AUTHORIZED TO MAKE THIS APPLICATION FOR REZONING, HAVING THE PERMISSION OF ALL OTHER OWNERS (IF ANY).
 Owner Signature: William P. Johnson III Date: 2-17-2020

NOTARY STATEMENT:

State of NC, County of Guilford to wit: (SEAL)
 I, Marsha K Hardin a notary public in and for the state and county aforesaid, do hereby certify that William P. Johnson III whose name(s) is (are) signed to the foregoing statement, personally appeared before me in my state and county and acknowledged the same.
 My commission expires 9-28-2021
 Given under my hand this 17th Day of February, 2020
 Notary Signature Marsha K Hardin Printed Name of Notary: Marsha K Hardin



Received - 7/10/2020 - TTM/Johnson - Town of Jamestown

Permit Information		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #1: <u>159144</u>	Parcel Size: <u>27.89</u>	<u>2221 Guilford College Road, Jamestown, NC 27282</u>
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: <u>AG</u>	Request to Rezone to: <u>PUD</u>	
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #2: <u>159105</u>	Parcel Size: <u>30.70</u>	<u>5300 Mackay Road, Jamestown, NC 27282</u>
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: <u>AG</u>	Request to Rezone to: <u>PUD</u>	
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #3: <u>159106</u>	Parcel Size: <u>384.49</u>	<u>2207 Guilford College Road, Jamestown, NC 27282</u>
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: <u>AG</u>	Request to Rezone to: <u>PUD</u>	
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused		
Permit Information (Continued)		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #4: <u>65604</u>	Parcel Size: <u>0.41</u>	<u>5230 Mackay Road, Jamestown, North Carolina 27282</u>
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: <u>AG</u>	Request to Rezone to: <u>PUD</u>	
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #5: <u>158765</u>	Parcel Size: <u>0.6</u>	<u>5303 Mackay Road, Jamestown, North Carolina 27282</u>
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: <u>AG</u>	Request to Rezone to: <u>PUD</u>	
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused		

If you are requesting a Zoning Text Amendment, please provide proposed new language or uses below. Add additional sheets if necessary.

N/A

Adjoining Property Owner(s)		Tax Map Numbers
Please list ALL property owner(s) and street address(es) of parcel(s) immediately adjoining AND directly across street(s), road(s), and highway(s) from parcel(s) requested for rezoning.		
Please See Attached		
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	

Project Questionnaire

Rezoning requests involve analysis by Town staff, Planning Board, and Town Council members. The information provided below will help staff members review the application for compliance with town regulations. The questionnaire will also serve as an introduction to the Planning Board, as a copy of the application will be included in information delivered to each member prior to the meeting date. Please use additional sheets and attach photographs if necessary.

Why are you requesting this rezoning?

The applicant is requesting this rezoning in order to be able to develop a high quality, comprehensive master planned community. The proposed plan includes various uses and site features that are not permitted in the AG district.

Please provide a description of the site before and after development (if construction is proposed).

Currently the site is largely undeveloped with just three existing single family homes and associated outbuildings. The proposed after construction community would include primarily residential development with some supporting commercial uses. Please see the complete submittal package for additional details.

Please describe the operation proposed including number of employees and hours of operation, if applicable.

The proposed development is primarily residential. The commercial component will be of a neighborhood support scale but tenants and their scope of operations are not yet determined.

Please describe how the properties around your site are used (residential, churches, business, schools) and how the proposed project may impact the surrounding area (e.g. noise, traffic, light, impact on environmental or other unique features).

All adjoining uses are residential with the exception of one adjoining institutional use, GTCC.

Please describe potential impacts on public facilities and infrastructure such as the water/wastewater system, public schools, and roads.

The anticipated roadway impacts are analyzed in our associated Traffic Impact Analysis, submitted with this request. The Town has determined it has capacity to provide necessary water and wastewater, see attached letter. Impacts on public schools will be gradual due to the ten year projected build out of this project, thereby allowing plenty of time for growth planning by Guilford County Schools and proper allocation of the increased tax revenue generated by this project.

Will your project require a permit from other licensing agencies (e.g. NCDENR, NC Department of Transportation, US Army Corps of Engineers, etc). Yes No If yes, please explain.

Yes, all new access points to the road network will require a driveway permit from NCDOT. Additionally, the property has several streams and wetland areas that will require permits from NC DWQ and/or the Corps of Engineers for any crossing or impact.

For Town Use Only

Date Application Received: _____

Town of Jamestown, North Carolina
301 E. Main St.
Jamestown, NC 27282
(336) 454-1138



Frequently Asked Questions

What is a rezoning? A rezoning is required if the proposed use of your property is not permitted by right or with a Special Use Permit.

What is the process? Applicants submit an application for rezoning to the Planning Department by the second Monday of the month to meet the deadline for the following month's Planning Board meeting. Applications are then considered at a public hearing before the Planning Board which makes a recommendation for consideration by the Town Council.

How long does the process take? The process typically takes 2 to 3 months to complete from beginning to end. This time frame can vary if an application requires additional time for review by the Planning Board or Town Council.

What happens during a public hearing? All rezoning applications require two public hearings, one by the Planning Board and one by the Town Council. The NC General Statutes requires that a notice of public hearing be placed in the newspaper. Generally, all property owners within a 500 ft. radius of your property will receive a notice of the date, time and nature of the public hearing and are invited to attend to make public comments.

What can I expect during the meetings? At the time of your public hearing, the meeting chairperson will introduce the item by reading the case summary from the meeting agenda. The Chair will then ask town staff to provide a summary of the application. The applicant and those attendees in support and opposed to the project are then invited to speak.

Why is it important for the applicant to attend both public hearings?
During the public hearing, you (or your representative) will have the opportunity to present your project and respond to questions from Planning Board members and Interested parties in the audience.

Typical Timeline

Step 1. Meet with town staff to discuss your proposed project. Staff members can assist you with the application and answer any questions you may have about the rezoning process.

Step 2. Applications are always due on the second Monday of the month. A non-refundable application fee is due upon submittal.

Step 3. Your application is reviewed by town staff for completeness. Applicants are notified if there are any deficiencies.

Step 4. Complete applications are advertised for public hearing.

Step 5. The Planning Board meeting is held on the 2nd Monday of every month.

Step 6. The Town Council public hearing is scheduled, generally, for the 3rd Tuesday in the following month.

Step 7. Approved applications may proceed with the building permit application process.

Contact Information

You may find the following numbers helpful during your application process:

Planning Department	336-454-1138
Town Manager	336-454-1138
Public Services Department	336-454-1138
Guilford County Health Department	336-641-7777
NC Department of Transportation	336-487-0000
NC Department of Environmental Quality	336-641-3334
NC Department of Motor Vehicles	336-884-1003
NorthState Telecom	336-886-3600
Duke Energy	800-777-9898
Piedmont Natural Gas	800-752-7504
Time Warner Cable	800-892-4357
Utility Location Services	811

Planning Board Members

Eddie Oakley	336-454-1552
Ed Stafford	336-669-5106
Sarah Gianville	336-209-1712
Art Wise	336-884-1099
Russ Walker	336-454-4405
Richard Newbill**	336-688-2134
Steve Monroe**	336-454-2881

Robert Lichauer**
Sherrie Richmond**

**Denotes ETJ member



Planning Board Hearing Date: August 10, 2020

GENERAL INFORMATION

- Applicant:** Diamondback Investment Group, LLC c/o Issacson Sheridan
- Request:** Request for rezoning of the following parcels:
- 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/- . From AG (Agricultural) to PUD (Planned Unit Development).
 - 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- . From AG to PUD
 - 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/- . From AG to PUD
 - 5230 Mackay Rd. (Parcel #65604) Approx. 0.41 ac +/- . From AG to PUD
 - 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD
- Conditions:** PUD development will be per an approved site specific master plan. Draft is attached.
- Location:** Generally, corner of Mackay Rd. and Guilford College Rd. (exact parcels listed above).
- Parcel ID#:** 159144, 159105, 159106, 65604, 158765
- Public Notice:** Notice of Pubic Hearing mailed 07/28/2020
- Tract Size:** Total of all tracts is approximately 466.67 +/- acres.
- Topography:** Generally rolling, multiple creeks bisect the property and slopes run generally lower to the south and west of the property.
- Vegetation:** Developed with three single-family residential homes and supporting farm infrastructure. Forested areas and pastures are found throughout the property.
- TRC Review:** TRC has reviewed the proposed rezoning and a detailed construction plan review will be required prior to the issuance of any construction permits.

SITE DATA.

Existing Use: Generally vacant with three single-family residential home sites and associated farm infrastructure.

Adjacent Uses:

	Adj. Zoning	Adj Land Uses
North	MFR	Multi-family residential and other properties located in the City of Greensboro.
South	SFR, CIV/CO, CIV, CZ-AG	Single family residential, Civic – Campus Overlay, Civic, and Conditional Zoning - Agricultural
East	SFR	Single family residential and other properties located within the City of Greensboro.
West	SFR	Single family residential

Zoning History:

Case #	Date	Summary
N/A		

SPECIAL INFORMATION

Overlay Districts: Portions of this site are currently subject to the scenic corridor overlay district. In addition, the property is subject to watershed regulations, which all parcels in Jamestown are subject to.

Environmental:

- Watershed: Randleman Lake GWA
- Floodplains: Site is encumbered by floodplains on a portion of the property per FEMA maps.
- Streams: There appears to be several streams throughout the property in question.
- Other: N/A

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

Landscape Requirements: Landscaping requirements shall be per the adopted site specific master plan and/or the TOJ Land Development Ordinance.

Tree Conservation Areas (TCA): TCA requirements shall be per the adopted site specific master plan and/or the TOJ Land Development Ordinance.

Open Space: Open Space requirements shall be per the adopted site specific master plan and/or the TOJ Land Development Ordinance.

Transportation:

- Street Classification: Guilford College Rd. and Mackay Rd. – both are Major Thoroughfares
- Site Access: Guilford College Rd. and Mackay Rd.
- Traffic Counts: Counts are 2018 data: 16,000 ADT on Guilford College Rd. between Mackay Rd. and Guilford Rd. per NCDOT; 4,800 ADT on Mackay Rd. per NCDOT and 6,500 ADT on Guilford College Rd. between Guilford Rd. and W. Gate City Blvd. per NCDOT.
- Sidewalks: Existing along Guilford College Rd. Extension of sidewalks will be required by the Jamestown LDO and/or the site specific master plan.
- Transit: Not currently serviced by transit.
- Traffic Impact Study: TIS is forthcoming from applicant.
- Street Connectivity: N/A
- Other: N/A

IMPACT ANALYSIS

Land Use Compatibility and 2020 Land Development Plan (LDP)

The property in question, also known as the “Johnson Property” or “Johnson Farm” which we know today, was originally part of a much larger property which was owned by Clarence Mackay. Of the 2,000 or so original acres, the 467 +/- acres in question today represent the remaining portion of what was once a hunting outpost for the wealthy Mackay family. In the recent past, parts of the original farm were subdivided and developed for residential housing purposes. The neighborhoods of Cedarwood, Whittington Hall, Woodbine, Quarterpath Trace, portions of Forestdale North and the surrounding area were once a part of the Mackay hunting lands.

The areas surrounding this property have developed over the past 40+ years; primarily as single-family residential subdivisions. The availability of water/sanitary sewer utilities have had an impact on the density of those developments, with the average density of lots initially developed with water and sewer somewhere

around 4 units per acre (ex. – Whittington Hall). The Cedarwood subdivision did not initially develop with water/sewer utilities (they were made available later) and thus the density in that area remains closer to 1 unit per acre.

During the development of the 2020 LDP (Comp Plan), town staff met with members of the Johnson family and inquired about the proposed future of the property. Staff, knowing that the Johnson Farm represented a large portion of potentially developable land within the Town’s jurisdiction, felt that it would be prudent to carefully consider the future use of the property and include that in the comprehensive plan. The family indicated that they felt that it would be most likely that it would be developed primarily as a residential community with a light mix of supporting commercial. In other words, a true “mixed-use” development, not unlike the developments of Original Forestdale, Oakdale Cotton Mill, and several of the smaller developments which surround the town’s commercial core.

The resulting recommendation (and subsequent adoption) of the Comp Plan yielded a Future Land Use Map designation of this parcel as being located in the “Suburban Residential” district. The 2020 Land Development Plan defines the “Suburban Residential” district as:

SUBURBAN RESIDENTIAL – Areas accommodating existing medium-density, single family residential neighborhoods, while requiring new neighborhoods of similar density to be interconnected to surrounding neighborhoods and designed to be more pedestrian-friendly, with ample sidewalks, street trees, greenway trails and neighborhood parks.

However, this parcel also includes the “Traditional Neighborhood Development” overlay.

The 2020 Comprehensive Land Development Plan (hereinafter “Comp Plan”) identifies the need for updated zoning tools to promote traditional neighborhood land use patterns. This was the impetus for the months-long discussion and adoption of the “Planned Unit Development” zoning tool. As quoted in the Comp Plan,

Design-based ordinances combine zoning and subdivision rules to encourage pedestrian-friendly, traditional neighborhood land use patterns. Proposed developments are then reviewed holistically to evaluate how the existing site features, proposed land use, infrastructure, and site design will function together. Greater emphasis is placed on design guidelines to achieve a vibrant mixture of compatible uses and housing types, rather than the conventional approach of strictly separating uses and housing types.

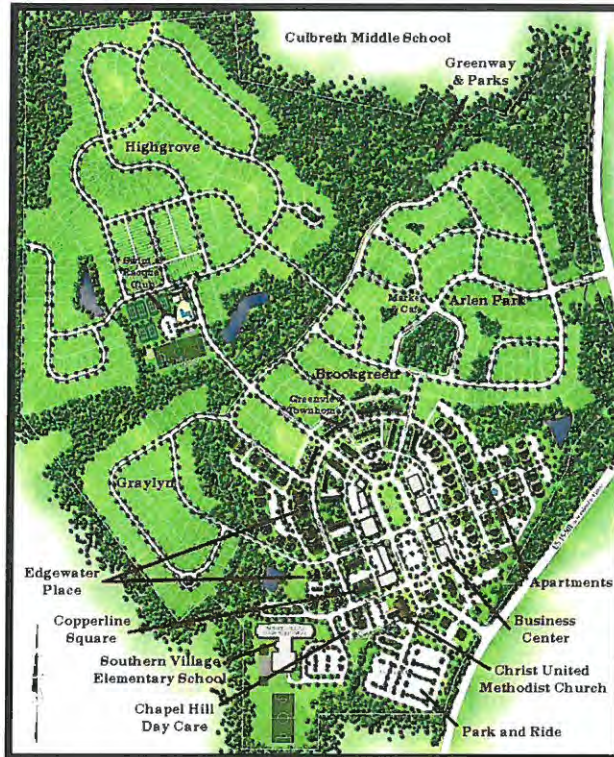
The Traditional Neighborhood Development overlay district seeks to incorporate a mix of land uses connected by a network of roadways. The definition in the Comp Plan is as follows:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OVERLAY - Indicates appropriate locations for new mixed-use Traditional Neighborhood Developments (TND) containing a variety of complementary residential, commercial and civic uses and public amenities, within easy walking distance. Traditional neighborhood design elements include smaller lots, building placement close to the street, narrower streets, alleys, interconnectivity among neighborhoods, abundant sidewalks and street trees, neighborhood parks to service the needs of local residents, and a mixture of uses and housing types.

The properties in question are also subject to a Gateway Corridor Overlay and the Comp Plan further elaborates on what these types of developments contain:

GATEWAY CORRIDOR OVERLAY: Designated to protect and enhance the function and aesthetic character of existing and proposed major local roads that serve as gateways into the community through a variety of potential incentives and/or regulations.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY: Medium- to high-density single- & multi-family residential uses and a mix of new commercial, office & institutional uses within activity centers to provide services and employment to surrounding neighborhoods. The TND Overlay District indicates appropriate locations for new mixed-use Traditional Neighborhood Development (TND). TNDs contain complementary residential, commercial and civic uses in a pedestrian-friendly environment with convenient access to surrounding neighborhoods, parks, schools and walking trails. Areas located closest to activity centers should accommodate a mixture of higher density single- and multi-family residential uses within walking distance of commercial areas and major thoroughfares. Traditional neighborhood design elements include smaller lots, building placement close to the street, narrower streets, alleys, interconnectivity among neighborhoods, abundant sidewalks and street trees, neighborhood parks to service the needs of local residents, and a mixture of uses and housing types.



Courtesy of Southern Village, Chapel Hill, NC



Conventional Large-Lot Subdivision: Wide streets, large building set-backs, no sidewalks or street trees.



Traditional Neighborhood Design: Narrow streets, smaller building lots & set-backs, and abundant sidewalks & street trees.

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.
- D. Attract new businesses and jobs and a more diverse tax base.
- E. Preserve our natural, cultural & historic resources and open space as we grow.

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.
- 1.6 Encourage the design of new activity centers to provide a wider mixture of uses and to serve as pedestrian-friendly community destinations and gathering areas.
- 1.7 Encourage the development of new commercial uses within designated activity centers to be energy efficient, aesthetically pleasing and pedestrian-friendly and the renovation, maintenance and creative re-use of existing commercial buildings to provide more retail, business and office uses in convenient locations.
- 1.10 Preservation and continued investment in key institutional & civic uses (e.g. YMCA, Town Hall, libraries, schools) is strongly encouraged throughout the community.
- 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.
- 1.13 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.
- 1.14 Encourage open space, parks & squares to be a part of every new neighborhood, and encourage these amenities to be well-connected by greenways, sidewalks, and bike lanes, and to be added to existing neighborhoods whenever appropriate and feasible.
- 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.
- 1.17 Encourage everyone in our community to use these land development plan goals and policies as guidelines for making smart growth decisions, to strategically locate land development in the most appropriate places, to use existing and future infrastructure investments efficiently, to reduce costly sub-urban sprawl, and to help maintain and enhance the community assets that make Jamestown special.

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:

- 2.1 Take into account the future growth plans of surrounding jurisdictions (e.g. Guilford County Southwest Area Plan, proposed High Point & Greensboro By-Pass), so Jamestown's land use planning and growth management approaches are as compatible and mutually supportive as possible. Provide plan documents and outreach to neighboring jurisdictions.
- 2.2 Seek opportunities for collaboration with surrounding communities to plan and develop parks, greenways, water, sewer, roads and other community infrastructure.
- 2.3 Identify transitional areas (future growth areas) around the Town's borders, to manage future development that may eventually become part of the Town's municipal limits.
- 2.4 Build cooperative partnerships with local institutions, agencies and businesses to expand community amenities and services, to create jobs, to maintain a strong tax base, to encourage new development that fits our small-town character, and to prevent conventional strip development along major road corridors.

COMMUNITY APPEARANCE

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:

- 3.1 Value and preserve Jamestown's small-town feel.
- 3.3 Maintain a strong sense of place and community pride as each new land use fits into our vision for the future – adding quality and value and enhancing our community character and quality of life.
- 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.
- 3.5 Beautify existing streetscapes, and encourage creation of new streetscapes that provide a pedestrian-friendly environment with adequate sidewalks and street trees, and attractive landscaping, signage and building facades.
- 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:

- 4.1 Carefully preserve Jamestown's numerous natural, cultural, and historic resources as the cornerstone of its identity – including preservation of the public school (library), the Mendenhall Plantation, and other important properties.
- 4.3 Maintain & improve air quality by recruiting environmentally-friendly industry, and encouraging pedestrian-friendly, mixed-use land use patterns, more sidewalks, bike lanes & greenways, interconnected street patterns, and open space (cluster) development.
- 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.
- 4.5 Provide a diverse open space & recreation system with an abundant variety of opportunities throughout our community – including small neighborhood parks and playgrounds; large active-recreational parks for soccer and softball(e.g. Jamestown Park and the YMCA); passive picnic, walking, and biking areas; and an extensive system of trails and greenways connecting each of these elements together. Gather feedback from the community on a regular basis to identify and meet recreation needs.

PUBLIC SERVICES AND FACILITIES

GOALS:

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

POLICIES:

- 5.1 Provide adequate water services (i.e. quantity, quality and pressure) to keep pace with growth and to encourage new development in the most appropriate places. The Town joins the Randleman treatment partnership.
- 5.2 Provide adequate sewer services to accommodate existing land development and plan future sewer system extensions to support new land development in the most appropriate places. Continue on-going sewer system improvements and maintenance.
- 5.4 Provide an adequate transportation system that supports new land development in the most appropriate places, keeps pace with the Town's growth, decreases congestion, increases mobility for people and goods, and provides a network of interconnected streets, sidewalks, greenways and bike lanes.
- 5.5 Create a multi-modal transportation system with a network of interconnected streets, sidewalks, greenways, bike lanes, designated bus stops and a train station - to provide better access and mobility for people of all ages and to support new land development in the most appropriate locations.
- 5.6 Carefully manage access along major thoroughfares and road entranceways, to protect public safety, road function, and community aesthetics.
- 5.7 Provide public buildings and facilities in prominent or central locations to conveniently serve the whole community (e.g. YMCA, post office, library, Town Hall, community center)
- 5.8 Provide an adequate solid waste disposal system and improve recycling efforts through curb collection and education within Town limits.

- 5.9 Develop and maintain a citywide park, recreation and open space system that becomes an integral part of our community and provides a variety of active and passive recreation opportunities. Require each new neighborhood to provide common green space and connect neighborhoods to parks, schools, and other community-oriented uses through a network of greenway trails, bike lanes, and sidewalks. Partner with the County school Board to meet common educational and recreational goals. Continue to survey residents concerning their recreational needs and address on-going park maintenance issues.
- 5.10 Encourage better cooperation with the Guilford County School Board to build and operate schools that provide multiple educational, recreational and cultural benefits for the whole community (e.g. community centers, parks, theaters, meeting facilities, libraries)
- 5.11 Strongly discourage development of gated communities or neighborhoods in favor of community-wide street and pedestrian system connectivity.

CONFORMITY WITH OTHER PLANS

Town Plans: N/A
 Other Plans: N/A

STAFF COMMENTARY:

For several decades the Town of Jamestown has been preparing for this property to develop. While nobody was aware of any specific plans, it is logical that the property would develop in some way in the future. Past leaders (Council, staff, etc.) in the Town of Jamestown have smartly prepared for this eventuality. The Town of Jamestown and the City of Greensboro defined areas of future growth for each municipality by signing an annexation agreement in 1991 placing the Johnson property within Jamestown’s right to annex; infrastructure investments in water/sewer have been strategically sized to accommodate development in this area; the 2020 Land Development Plan (aka Comp Plan) completed in 2007 identified this area as a potential for a traditional neighborhood development (one with various types of residential uses as well as commercial uses); and extra-territorial jurisdictional boundaries were expanded in 2008 giving the Town planning and zoning authority over the property.

In the past, a single-family home on a large (~ 1 acre or more) lot was considered the pinnacle of zoning. However, as this country’s population grew, it became quickly apparent that this model was not sustainable. Environmental impacts (encroachment on sensitive areas, water/sewer issues, and the overall consumption of land) from this type of development caused some observers to call for the use of land development techniques that **complement**, or at least co-exist with, the natural state of the land. Studies have shown that neighborhoods containing a mix of uses tend to be more desirable, sustainable, and less likely to succumb to urban blight and decay than those containing only one type of use. Thus, planners and developers, recognizing the need for the change in zoning ordinances to allow such uses, began to utilize the PUD as a method to achieve subdivisions with greater *design* for sustainability.

Staff understand the contentious nature of rezonings – to put it bluntly, change is difficult. This project is not unlike many other rezonings in that it will likely lead to a change in the area. However, the Town is fortunate to have the “Planned Unit Development” (PUD) zoning district which is the legal authority to permit the Town to have some influence over the development. The role of the Planning Board, and ultimately Town Council, is that of the designer. The Boards (both Planning Board and Council) have the ability to help craft the design of this development into something that “fits” the character of the greater community.

At this time, staff cannot simply ‘make a recommendation’ on acceptance or denial of the proposed rezoning. That is simply because the rezoning will be a work in progress, up until the time of the vote. It is important that the Board and Council work diligently to ensure that the development qualities that they seek for Jamestown are included in the final site specific master plan, which will become the legally-binding guide for development of the property. Architectural details, building materials, lot size, setbacks, open space, street

design, signage design, overall layout, tree preservation, amenities like sidewalks, recreation spaces, commercial building design and placement, etc. are just a few of the types of things that each Board will need to deliberate upon and request that the applicant address during the course of the public review. In lieu of a staff recommendation, the staff will offer advice that each Board must work diligently to craft the final outcome. Of course, staff remain available to the Board to offer advice as the process proceeds.

Suggested timeline for consideration:

Due to the size and complexity of this proposal, staff is recommending the following schedule for review by both Planning Board and Town Council. Staff feels that they, along with Planning Board and Town Council should have additional time to fully consider the proposal. Normally, simpler public hearings may be easily conducted within the scope of a single meeting. However, staff believes it would be best if the boards would consider the following process:

1st meeting – Introduction of the proposal by staff. Follow up introduction of the proposal by the applicant. No vote at this meeting. Meeting will be continued until the 2nd meeting.

2nd meeting - Approximately 2 weeks later, staff would recommend that a lengthy discussion be conducted by the Board which would include dialogue between staff, applicant, and Board members. There would not be a vote at this meeting. Meeting would be continued until a 3rd meeting.

3rd meeting – Approximately 2 weeks later. Staff would hope that the Board’s concerns had been addressed by the applicant and that a final draft of the site specific master plan would be ready for consideration and a possible vote by the Board at this meeting. At this meeting, the Board would also entertain commentary by the public.

Staff recommends that both the Planning Board and the Town Council consider setting special meeting dates for the implementation of the process above. A tentative timeline follows:

Planning Board Public Hearing:

1st meeting – August 10, 2020

2nd meeting – August 24, 2020 (special called meeting)

3rd meeting – September 14, 2020 (*earliest possibility of a vote of recommendation for/against to Council)

Town Council Public Hearing:

1st meeting – October 20, 2020

2nd meeting – November 3, 2020 (special called meeting)

3rd meeting – November 17, 2020 (*earliest possibility of a vote for/against adoption)

COVID-19 restrictions will be observed. Dates, times and locations are subject to change due to circumstances beyond Town Council and staff control. All dates, locations and times will be advertised according to North Carolina law.

The requested PUD (Planned Unit Development) zoning district appears to be consistent with the intent of the 2020 LDP.

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:

Effective October 1, 2017, state law has changed regarding the adoption of “consistency statements” when amending zoning ordinances. I have attached the UNC School of Government’s blog on the topic for your review. However, I thought I would pull some of the pertinent information out and place it below in a bulleted format:

- Boards are not required to take action that is consistent with an adopted Land Development Plan (aka – Comprehensive Plan or “Comp” Plan). They only need to consider what it says.
- The Council and Planning Board **must** adopt a statement that addresses plan consistency when considering zoning ordinance amendments.
- The adopted statement **may not be** something simple like “we find the request to be consistent/inconsistent with adopted policies”. Rather, it must say **how/why** the Council feels as it does.
- The consistency statement must include some modest discussion and explanation about the Planning Board and Council’s feelings on their actions. In other words, the statement should not be crafted beforehand by staff.
- The new law states that the Council must make their statement conform to one of three forms:
 - A statement approving the proposed zoning amendment and describing its consistency with the plan;
 - A statement rejecting the proposed zoning amendment and describing its inconsistency with the plan; or
 - A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.
- Each consistency statement **must** include an **explanation of why the board deems the action to be reasonable and in the public interest.**

All amendments must now follow this approach:

- 1) Consideration of the proposed zoning amendment and public hearing.
- 2) Deliberation by the Board.
- 3) Motion on consistency/inconsistency with the Land Development Plan (Comp Plan).
 - a. ***If the Board finds that the proposed amendment is inconsistent with the Comp Plan, but wishes to approve the amendment, it must also make a motion (separately) to amend the Comp Plan to conform to the amendment.*** The same is true if the Board finds that a proposed amendment is consistent with the Plan, yet wishes to deny the amendment.
- 4) Motion to approve/deny the zoning amendment.

A sample format is provided on the following pages.

MOTION

FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

I make a motion that the proposed zoning amendment **be approved** based on the following:

1. *The proposed zoning amendment is **consistent** with the adopted comprehensive plan of the Town of Jamestown.* The Planning Board further finds that the proposed zoning amendment is consistent with the comprehensive plan because:_____.

AND

2. *The proposed zoning amendment is reasonable.* The Planning Board considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Planning Board further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Planning Board considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Planning Board further finds that the proposed zoning amendment is in the public interest because:_____.

[Call for second etc.]

MOTION

FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

I make a motion that the proposed zoning amendment **be rejected** based on the following:

1. *The proposed zoning amendment is not consistent with the adopted comprehensive plan of the Town of Jamestown.* The Planning Board finds that the proposed zoning amendment is inconsistent with the comprehensive plan because:_____.

AND/OR

2. *The proposed zoning amendment is not reasonable.* The Planning Board considers the proposed zoning amendment to be unreasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be unreasonable is adopted by reference.

B. The Board further finds that the proposed zoning amendment is unreasonable because:_____.

AND/OR

3. *The proposed zoning amendment is in the public interest.* The Board considers the proposed zoning amendment to be against the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be against the public interest is adopted by reference.

B. The Board further finds that the proposed zoning amendment is against the public interest because:_____.

[Call for second etc.]

MOTION
TO APPROVE
ZONING AMENDMENT
(EVEN IF INCONSISTENT WITH COMP PLAN)

I make a motion that the proposed zoning amendment **be approved** based on the following:

1. *Even though the proposed zoning omendment is **inconsistent** with the adopted comprehensive plan of the Town of Jamestown, a change in conditions in meeting the development needs of the community has occurred since plan adoption. These changes include:*

_____.

Furthermore, the Board finds that the proposed zoning amendment meets the development needs of the community because:_____

AND

2. *The proposed zoning amendment is reasonable.* The Board considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Board further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Board further finds that the proposed zoning amendment is in the public interest because:_____.

AND

4. By approving this motion, the Board also recommends that the Town Council also hereby amends the Town of Jamestown Land Development Plan (comprehensive plan) to reflect the approved zoning amendment.

[Call for second etc.]

AFFIDAVIT OF NOTICE

REGARDING NOTIFICATION REQUIREMENTS FOR rezoning request before the Planning Board for 2221

& 2207 Guilford College Road and 5300, 5230, & 5303 Mackay Road located on Guilford County Tax Map/Parcel(s), and

PIN#(s) 159144, 159105, 159106, 65604, 158765

Check box if additional sheets are attached:

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD, to-wit:

I Katie M. Weiner, the undersigned, being first duly sworn, do hereby depose and certify as follows:

That in accordance with Section 160A-384 of the North Carolina General Statutes, the property owners listed on the attached sheet were notified of the August 10, 2020, public hearing before the Planning Board, to be held at 6:30 pm at Ragsdale Civic Center.

That said notification consisted of a written notification letter mailed to each listed property owner or their agent at least 10 and no more than 25 calendar days before the referenced public hearing.

That a sample notification letter and a list of the names of property owners or their agents or occupants of the property to whom notification was sent are attached.

That said notification was mailed from the Jamestown USPS, on July 28, 2020 by First-class mail.

That pursuant to the Town of Jamestown Land Development Ordinance, placards furnished by the Town, indicating the date, time and place of the public hearing before the Planning Board, a brief description of the matter being heard, and identifying the land which is the subject of the application, were erected on the property at least 10 and no more than 25 calendar days prior to the public hearing, and further, that said placards have been maintained up to the time of said hearing.

That the placards were posted on July 28, 2020.

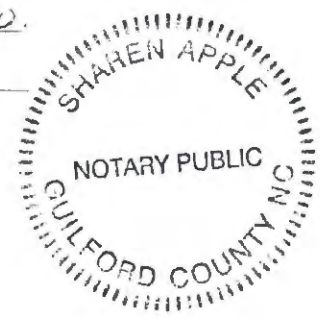
Katie M. Weiner
Town Clerk's Signature

Subscribed and sworn to before me this 28th day of July, 2020.

My Commission Expires: 8/9/2022

[Signature]
Notary Public's Signature

SHAREN APPLE
Printed Name of Notary Public



Owner	Mail Address	Mail City	Mail State	Mail Zip
2000 MCMORROW FAMILY TRUST;MCMORROW JR, DONALD R;MCMORROW, JUDITH ANN	4560 COPELAND AVE	SAN DIEGO	CA	92116
ACQUAYE, ALFRED ADOTEY;ACQUAYE, VERONICA	2018 KILDARE WOODS DR	GREENSBORO	NC	27407
ADAMS FARM COMMUNITY ASSOCIATION INC	PO BOX 77726	GREENSBORO	NC	27417
ADAMS FARM COMMUNITY ASSOCIATION INC	4 BEARKLING PLACE	GREENSBORO	NC	27407
ADAMS, RAYMOND HEMMING;ADAMS, CHERYL JEAN	8 KILDARE WOODS CT	GREENSBORO	NC	27407
ADCOCK III, JOHN F;ADCOCK, SHANNON J	319 WINROW DR	JAMESTOWN	NC	27282
ALFORD, SANDRA E	3059 RENAISSANCE PKWY	JAMESTOWN	NC	27282
ALLEN, JEFFREY B;ALLEN, CYNTHIA D	317 WINROW DR	JAMESTOWN	NC	27282
AMH 2015-2 BORROWER LLC	30601 AGOURA RD	AGOURA HILLS	CA	91301
AMH NC PROPERTIES LP	30601 AGOURA RD STE 200	AUGORA HILLS	CA	91301
ARCHAMBEAU, DONALD R;ARCHAMBEAU, GALE J	3829 HUNT CHASE DR	GREENSBORO	NC	27407
ARENA, CURTIS L;ARENA, CARA D	2106 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
ARGUETA, JAVIER;ARGUETA, LILLIAN	3901 HUNT CHASE DR	GREENSBORO	NC	27407
ARROWOOD, DENNIS M;ARROWOOD, JANET	2204 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
ATKINS, WILLIAM H;ATKINS, WANDA M	3306 BROOKRUN DR	JAMESTOWN	NC	27282
AYERS, BRENT C	2120 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
BACON, JENISE VICTORIA	2020 KILDARE WOODS DR	GREENSBORO	NC	27407
BAKER, AMER	3 KILDARE WOODS CT	GREENSBORO	NC	27407
BANNON, LAWRENCE C;BANNON, MARY J	202 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
BARNWELL, CATHERINE B	108 JORDAN CREEK DR	JAMESTOWN	NC	27282
BATEMAN LIVING TRUST;BATEMAN, AL D TR;BATEMAN, CAROLYN L TR	2014 KILDARE WOODS DR	GREENSBORO	NC	27407
BECK, RANDALL A;BECK, LYNNE C	105 JORDAN CREEK DR	JAMESTOWN	NC	27282
BERBERICH, DIANNE H;BERBERICH IV, JOHN V	209 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
BERGSTEIN, JUNE L	3912 HUNT CHASE CT	GREENSBORO	NC	27407
BERRY SR, ERIC N;BERRY, APRIL R	2016 KILDARE WOODS DRIVE	GREENSBORO	NC	27407
BETHEA, KAREN L	104 JORDAN CREEK DR	JAMESTOWN	NC	27282
BETHEL, APRIL M	408 GAY ST	DANVILLE	VA	24541
BEY, NASSIBA;YAHY, TOUFIK	3 NICHOLSON CT	GREENSBORO	NC	27407
BLACK, JOSHUA C	5803 EDGEBROOK CT	JAMESTOWN	NC	27282
BLACK, WARNER L	108 VIOLET LN	JAMESTOWN	NC	27282
BLOMQUIST, KATHLEEN M	8205 CHESTERSHIRE RD	OAK RIDGE	NC	27310
BLUE, ELLIOT	5902 RUNNING RIDGE RD	GREENSBORO	NC	27407
BONIFANT, SCOTT;BONIFANT, SMICHELLE	3218 BROOKRUN DR	JAMESTOWN	NC	27282
BOONE JR, MILTON J;BOONE, LAURA G	3305 BROOKRUN DR	JAMESTOWN	NC	27282
BORDEAUX RETREAT AT JAMESTOWN HOMEOWNWERS ASSOCIATION INC	315-A POMONA DRIVE	GREENSBORO	NC	27407
BOUYETT, JAVIER	2009 KILDARE WOODS DR	GREENSBORO	NC	27407
BOYD, MARCIA G;BOYD, RICKY J	222 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
BOYLE, DANIEL P;BOYLE, LORI M	318 WINROW DR	JAMESTOWN	NC	27282
BRANCAZIO, ANTHONY J	3 LANGHOLM CT	JAMESTOWN	NC	27282
BRASHERS, LORI ANN	3075 RENAISSANCE PKWY	JAMESTOWN	NC	27282
BREWER, JEUTONNE P	809 GUILFORD RD	JAMESTOWN	NC	27282

BRIGGS III, WILLIAM E;BRIGGS, WANDA S	2 MANGERTON TRL	JAMESTOWN	NC	27282
BROOK RUN ASSOC SUITE 120	1400 BATTLEGROUND AVE	GREENSBORO	NC	27408
BROWN, VINCENT P;BROWN, RASHAE H	805 GUILFORD RD	JAMESTOWN	NC	27282
BUCHANAN, SYLVIA P J/T R/S;HINDS, ELAINE BUCHANAN J/T R/S	3056 RENAISSANCE PKWY	JAMESTOWN	NC	27282
BUJE, DONALD R;PETERSON-BUJE, BECKY JO	2010 KILDARE WOODS DR	GREENSBORO	NC	27407
BULLOCK, WILLIAM M	3068 RENAISSANCE PKWY	JAMESTOWN	NC	27282
BURGESS, CARL J;BURGESS, PAMAILA	207 PEARCE DR	JAMESTOWN	NC	27282
CANADA, BRUCE R;CANADA, PENNY P	205 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
CAPPS, RITA WADE	100 WOODBINE CT	JAMESTOWN	NC	27282
CAPRA, VITANTONIO;CAPRA, CRISTINA	5607 WELLSLEY DR WEST	GREENSBORO	NC	27407
CARLOCK, MICHAEL JASON;CARLOCK, SHANNON	5606 WESTLOCK CT	GREENSBORO	NC	27407
CARPENTER, CHARLES JR;CARPENTER, RENEE	104 KORY PL	JAMESTOWN	NC	27282
CARTER JR, LARRY L;CARTER, ANNA P	4 MANGERTON TRL	JAMESTOWN	NC	27282
CARTER, JANELLE N	3209 BROOKRUN DR	JAMESTOWN	NC	27282
CHERRY JR, WILLIE L;CHERRY, FRANCINA F	2008 KILDARE WOODS DR	GREENSBORO	NC	27407
CHESS, SAMMIE JR;FOREE, SANDRA C	2 LEXA CT	JAMESTOWN	NC	27282
CHILTON, KENNETH;CHILTON, PAMELA	5909 RUNNING RIDGE RD	GREENSBORO	NC	27407
CITY OF GREENSBORO	PO BOX 3136	GREENSBORO	NC	27402
CLARK, TIMOTHY W;CLARK, KATHY S	3827 HUNT CHASE DRIVE	GREENSBORO	NC	27407
CLOPTON, GEORGE W;CLOPTON, SHARON L	4212 MEADOW VIEW DR	PASCO	WA	99301
COLE, JAMES ANTHONY;COLE, KAREN P;TURNER, JUDITH POOLE	2289 STUTTS RD	ASHEBORO	NC	27205
CONNER, HUNTER N;CONNER, CLARA F	4213 BRAMBLETYE DR	GREENSBORO	NC	27407
COOLEY, W DAVID;COOLEY, DENISE A	3303 BROOKRUN DR	JAMESTOWN	NC	27282
COOPER, BARBARA A	3012 IRONWOOD FLAT DR	HIGH POINT	NC	27265
COPE, GERALDINE W	101 JORDAN CREEK DR	JAMESTOWN	NC	27282
COSAJAY, JONAS;COSAJAY, MARIA	2 KILDARE WOODS CT	GREENSBORO	NC	27407
COTHREN JR, GLENN D;COTHREN, NANCY F	102 VIOLET LANE	JAMESTOWN	NC	27282
COYNE, JOSEPH J;COYNE, MISTI H	105 DUCHESS CT	JAMESTOWN	NC	27282
CRAIG, JEFFREY;CRAIG, PAMELA T	111 JORDAN CREEK DR	JAMESTOWN	NC	27282
CROOKS, GINA;CROOKS, JULIAN L	106 ARLINGTON DR	JAMESTOWN	NC	27282
D STONE BUILDERS, INC	2904 LAWNSDALE DR	GREENSBORO	NC	27408
D'ARCONTE, JOYCE J	5902 CEDARHURST CT	JAMESTOWN	NC	27282
DAILY, JERALD E;DAILY, ROSALAND F	2112 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
DAVIS FAMILY ENTERPRISES LTD	315 N ELM ST	HIGH POINT	NC	27262
DELONG, SHIRLEY	PO BOX 243	JAMESTOWN	NC	27282
DEPASQUALE, LYNN TYNDALL	206 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
DILLARD, THOMAS W;DILLARD, EMILY A	115 PEARCE DR	JAMESTOWN	NC	27282
DOAN, VU QUOC	1329 PONDHAVEN DR	HIGH POINT	NC	27265
DOCKERY, RODERICK GUILFORD;DOCKERY, JUNE YVETTE	117 PEARCE DR	JAMESTOWN	NC	27282
DODSON, RITA R	3054 RENAISSANCE PARKWAY	JAMESTOWN	NC	27282
DUFFY LIVING TRUST;DUFFY, THOMAS J TRUSTEE;DUFFY, LYNN M TRUSTEE	3081 RENAISSANCE PKWY	JAMESTOWN	NC	27282
DURANT, JOSE J;DURANT, TIESHIA ANN	2212 FAIRLAND RD	GREENSBORO	NC	27407

EVERHART, GREGORY A;EVERHART, KATHY P	300 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
FARLEY, LARRY P;FARLEY, PATRICIA S	2128 LAUREL OAK WAY	LELAND	NC	28451
FARRAR, SANDY	105 PEARCE DR	JAMESTOWN	NC	27282
FARRELL, JANET W	107 JORDAN CREEK DR	JAMESTOWN	NC	27282
FARRINGTON, CHANNEN E	3072 RENAISSANCE PKWY	JAMESTOWN	NC	27282
FARSON, KYLE;FARSON, SHANNON	112 ARLINGTON DR	JAMESTOWN	NC	27282
FENTON, ELIZABETH C	6 KILDARE WOODS CT	GREENSBORO	NC	27407
FERGUSON, ANNA C;FERGUSON, JERED R	3 GATEHOUSE LN	GREENSBORO	NC	27407
FERGUSON, DAVID K	111 PEARCE DR	JAMESTOWN	NC	27282
FISHER, DAVID M;FISHER, ALLISON E	205 CASTLETON PLACE	JAMESTOWN	NC	27282
FOGLEMAN, ARNOLD A	8002 FOGLEMAN RD #C	OAK RIDGE	NC	27310
FOGLEMAN, DONALD C;FOGLEMAN, SHEILA J	5804 EDGEBROOK CT	JAMESTOWN	NC	27282
FOLEY JR, ROBERT A;FOLEY, SARAH R	15 GATEHOUSE LANE	GREENSBORO	NC	27407
FORSTER, ARLENE	12533 WOODGREEN ST	LOS ANGELES	CA	90066
FOSTER, SUZANNE;CARROLL, JOHN W	203 PEARCE DR	JAMESTOWN	NC	27282
FOX HOLLOW HOA INC	PO BOX 24961	WINSTON-SALEM	NC	27114
FRANKLIN, AUDREY JANET;FRANKLIN, JAMES EDWARD	3071 RENAISSANCE PKWY	JAMESTOWN	NC	27282
FUHS, R CHRIS SENIOR	2011 KILDARE WOODS DR	GREENSBORO	NC	27407
FUNDERBURK, BROADUS ERIC;FUNDERBURK, WENDY D	3807 WATERCOURSE CT	GREENSBORO	NC	27407
GAFER, MERVET;IBRAHIM, AYMAN	5904 RUNNING RIDGE RD	GREENSBORO	NC	27407
GARRETT, MICHAEL B	10 KILDARE WOODS CT	GREENSBORO	NC	27406
GARRISON, JIM;GARRISON, JENNIFER	106 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
GARRISON, LYNN FUTRELL	2317 ACORN RIDGE RD	GREENSBORO	NC	27407
GIBSON, CHERYL	7 GATEHOUSE LANE	GREENSBORO	NC	27407
GIPPLE, DEBORAH S;GIPPLE, RONALD D	204 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
GLOVER INVESTMENTS LLC	P O BOX 1	JAMESTOWN	NC	27282
GLOVER INVESTMENTS LLC	430 N SCIENTIFIC ST	HIGH POINT	NC	27260
GLOVER, RICHARD R TR;RICHARD GLOVER LIVING TRUST	108 BRAMBLE DR	JAMESTOWN	NC	27282
GONZALEZ, VIRGINIA	2218 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
GRAHAM, GEORGIA	106 VIOLET LANE	JAMESTOWN	NC	27282
GRAHAM, THAD ALAN;MANGUM-GRAHAM, KESHA A	5907 RUNNING RIDGE RD	GREENSBORO	NC	27407
GREEN PROPERTY HOLDINGS LLC	822 N ELM ST	GREENSBORO	NC	27401
GREEN, CHARLES DOUGLAS;GREEN, DONNA F	5802 EDGEBROOK CT	JAMESTOWN	NC	27282
GREGORY, JESSICA L	2210 FAIRLAND RD	GREENSBORO	NC	27407
GRIMMER, PETER H;GRIMMER, PATRICIA B	103 THORNWOOD DR	JAMESTOWN	NC	27282
GROVE AT JAMESTOWN	105 DUCHESS CT	JMAESTOWN	NC	27282
GUILFORD MEMORIAL PK INC	PO BOX 130548	HOUSTON	TX	77219
GUIN, JAMES M;GUIN, CAROL G	107 DUCHESS CT	JAMESTOWN	NC	27282
GULLEDGE, PERRY V;GULLEDGE, LAURA L	200 CASTLETON PLACE	JAMESTOWN	NC	27282
HAGGAI, THOMAS S;HAGGAI, BUREN C	PO BOX 1334	HIGH POINT	NC	27261
HALEY, ROBERT E;HALEY, MARTHA B	108 ARLINGTON DR	JAMESTOWN	NC	27282
HARKLEROAD, ALEADA F;HARKLEROAD, SIDNEY D	3079 RENAISSANCE PKWY	JAMESTOWN	NC	27282

HARLAN, THOMAS ANTHONY;HARLAN, TRACY KENNEDY	102 PEARCE DR	JAMESTOWN	NC	27282
HARRIS, WILLIAM DAVID;HARRIS, CATHY S	212 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
HAWKINS, ELBERT III;HAWKINS, JEANNA A	103 CEDARWOOD DR	JAMESTOWN	NC	27282
HAYWOOD, MARQUITA S	3063 RENAISSANCE PKWY	JAMESTOWN	NC	27282
HEAN, RIN;HEAN, CHEK P	107 KORY PLACE	JAMESTOWN	NC	27287
HEGEDUS, ERIC;HEGEDUS, THERESA	201 PEARCE DR	JAMESTOWN	NC	27282
HEINBACH, MARK R;HEINBACH, CLAUDIA E	313 PEARCE DR	JAMESTOWN	NC	27282
HENDERSON, JOE	3805 WATERCOURSE CT	GREENSBORO	NC	27407
HERNANDEZ, ALEJANDRO E;HERNANDEZ, CLAUDINE S	103 PEARCE DR	JAMESTOWN	NC	27282
HERRON, LORI M	2216 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
HIATT, CAROLYN TORGERSON;HIATT, KEITH STEWART	207 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
HICKS, KELLY H	2 GATEHOUSE LN	GREENSBORO	NC	27407
HIGGS, EMMA L	5806 EDGEBROOK CT	JAMESTOWN	NC	27282
HIGH JR, CHARLES H	17 GATEHOUSE LN	GREENSBORO	NC	27407
HINKSTON, DEBORAH A;HINKSTON, ERIC M	PO BOX 12	JAMESTOWN	NC	27282
HOLCOMB, ANGELA D	3908 HUNT CHASE CT	GREENSBORO	NC	27407
HOWELL, KATHRYN L	100 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
HUTCHINSON, TIMOTHY J;HUTCHINSON, CRYSTAL K	102 JORDAN CREEK DR	JAMESTOWN	NC	27282
IVEY, MELINDA GAY	105 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
JACKS, LYNDA;JACKS, RUSSELL	210 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
JACKSON, STEVEN C;JACKSON, MICHELE M	3901 HUNT CHASE CT	GREENSBORO	NC	27407
JACQUES, GARY D;JACQUES, DALE V	5604 WESTLOCK CT	GREENSBORO	NC	27407
JAMES, MICHAEL RAY	106 JORDAN CREEK DR	JAMESTOWN	NC	27282
JCNC LLC	P O BOX 626	JAMESTOWN	NC	27282
JENNINGS, CHERYL E	5800 EDGEBROOK CT	JAMESTOWN	NC	27282
JOHNSON III, WILLIAM PEARCE;JOHNSON T/C, BEBE B	PO BOX 901	JAMESTOWN	NC	27282
JOHNSON JR, JARVIS E;JOHNSON, SHARON GERALD-JOHNSON	3909 HUNT CHASE CT	GREENSBORO	NC	27407
JOHNSON, CHRISTOPHER;JOHNSON, KAREN M	311 PEARCE DR	JAMESTOWN	NC	27282
JOHNSON, DOUGLAS	3413 HALEYS WAY	HIGH POINT	NC	27265
JOHNSON, KATHLEEN R	PO BOX 400	JAMESTOWN	NC	27282
JOHNSON, MELINA	3214 BROOKRUN DR	JAMESTOWN	NC	27282
JOHNSON, WALTER A L/T;JOHNSON, PHYLLIS M L/T;LAGREGA, KRISTIN A	3802 WATERCOURSE CT	GREENSBORO	NC	27407
JOHNSON/LIBERTY LLC	PO BOX 98309	ATLANTA	GA	30359
JON, NAN SOON	P. O. BOX 2246	JAMESTOWN	NC	27282
JONES, DAVID;JONES, TABATHA J	3000 LODGE DR	JAMESTOWN	NC	27282
JONES, ENRICO G;JONES, CARLA A	313 WINROW DRIVE	JAMESTOWN	NC	27282
JONES, KEITH B	3907 HUNT CHASE CT	GREENSBORO	NC	27407
JORDAN CREEK TOWNHOMES HOMEOWNERS ASSOCIATION INC	2904 A LAWNSDALE DR	GREENSBORO	NC	27408
JULIAN SR, J CHRISTOPHER;JULIAN, PEGGY N	101 WINROW DR	JAMESTOWN	NC	27282
KHONJE, ANDREW W;VENNABLE, SHANICE A	11 GATEHOUSE LN	GREENSBORO	NC	27407
KING, SCOTT E;KING, DANIELLE S	PO BOX 25	JAMESTOWN	NC	27282
KISER, RANDAL S;KISER, JANET T	310 PEARCE DRIVE	JAMESTOWN	NC	27282

KITCHEN, BARBARA T	1 KILDARE WOODS CT	GREENSBORO	NC	27407
KORDBACHEH, SHAHROKH;KORDBACHEH, JUDY D	2012 KILDARE WOODS DR	GREENSBORO	NC	27407
LACEY, WANDA F	13081 FRANKLIN TURNPIKE	DRY FORK	VA	24549
LANKFORD, CATHERINE B	5609 WELLSLEY DR WEST	GREENSBORO	NC	27407
LEA FAMILY LIMITED PARTNERSHIP	834 NEAL RD	MADISON	NC	27025
LEA JR, ARTHUR B;LEA, DAVID A	834 NEAL RD	MADISON	NC	27025
LEIPOLD, MICHAEL R	5611 WESTLOCK CT	GREENSBORO	NC	27407
LIM, EUN HEE;LIU, PO WEN	3061 RENAISSANCE PKWY	JAMESTOWN	NC	27282
LITTLE, CECIL S;LITTLE, PATRICIA J	2006 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
LITTLE, CHUCK R;LITTLE, TAMMY E	5 LANGHOLM CT	JAMESTOWN	NC	27282
LITTLE, MARY M;LITTLE, STEVEN S	3066 RENAISSANCE PKWY	JAMESTOWN	NC	27282
LIVESAY, CRYSTAL G	1813 AFTON	NORTHFIELD	MN	55057
LOMBARD, YASMINE S;LOMBARD, COREY A	205 PEARCE DR	JAMESTOWN	NC	27282
LONGAKER, GERALDINE M	216 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
LUGENBEAL, SCOTT N	109 JORDAN CREEK DR	JAMESTOWN	NC	27282
LUMPKIN, ELIZABETH A	9 KILDARE WOODS CT	GREENSBORO	NC	27407
LUTZWEILER, SHELLY J	101 THORNWOOD RD	JAMESTOWN	NC	27282
MACKAY ROAD PARTNERS FOUR LLC	2904 LAWNSDALE DR	GREENSBORO	NC	27408
MAGGI, JOSEPH C;MAGGI, MARSHA S	7 KILDARE WOODS CT	GREENSBORO	NC	27407
MALANOWSKI, PAUL	5906 RUNNING RIDGE RD	GREENSBORO	NC	27407
MANN, JEFFREY A	2208 FAIRLAND RD	GREENSBORO	NC	27407
MARSHALL, NORMA	21 GATEHOUSE LANE	GREENSBORO	NC	27407
MARTIN, PATRICK M	3833 HUNT CHASE DR	GREENSBORO	NC	27407
MASON, GERALD DONALD	5612 WELLSLEY DR W	GREENSBORO	NC	27407
MAY, ROBERT N;MAY, STACY A	103 KORY PL	JAMESTOWN	NC	27282
MCAMMOND, JORDAN M;SCOTT, SHANNON P	3048 RENAISSANCE PKWY	JAMESTOWN	NC	27282
MCCAIN, PATRICK J;MCCAIN, ELIZABETH K	302 PEARCE DR	JAMESTOWN	NC	27282
MCCOARD, ERNESTINE R;ALFORD, SANDRA E	3065 RENAISSANCE PKWY	JAMESTOWN	NC	27282
MCDANIEL, STANLEY D;MCDANIEL, KRISTI S	5900 CEDARHURST CT	JAMESTOWN	NC	27282
MCLENDON, GEORGE;MCLENDON, JANICE P	3052 RENAISSANCE PARKWAY	JAMESTOWN	NC	27282
MCMILLIAN, SHERRILL L;MCMILLIAN, VALISSA C	2200 FAIRLAND RD	GREENSBORO	NC	27407
MCNEILL, EILEEN	302 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
MCRAE, DANIEL P;MCRAE, TRACY P	6309 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
MDO MADISON LLC	18101 VON KARMAN AVE	IRVINE	CA	92612
MILLER, G O TRUSTEE;MILLER, NANCY TRUSTEE;GARY & NANCY MILLER LIVING TRUST	212 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
MINOR, WILLIAM JR;MINOR, ALICE FAYE	101 COTTONWOOD DR	JAMESTOWN	NC	27282
MITTAL, MONICA LILLIAN	18 GOLDEN SPAR PLACE	PALOS VERDES ESTATE	CA	90274
MOORE JR, CLIFTON EARL	6313 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
MORGAN SR, DAVID SCOTT	109 PEARCE DRIVE	JAMESTOWN	NC	27282
MORGAN, ADAM K	105 KORY PL	JAMESTOWN	NC	27282
MURPHY, DEBORAH D;MURPHY, MARK J	306 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
MURRAY, KENNETH H;MURRAY, CLAUDIA M	200 THORNWOOD DR	JAMESTOWN	NC	27282

MYERS, DARREN KEITH;MYERS, SUSAN BAISLEY	314 PEARCE DR	JAMESTOWN	NC	27282
NADEAU, MATTHEW SCOTT;NADEAU, JENNIFER HUNT	202 PEARCE DR	JAMESTOWN	NC	27282
NAGY, JOSHUA A;NAGY, LAURA M	304 PEARCE DR	JAMESTOWN	NC	27282
NANCE, MICHAEL A;NANCE, PHYLLIS A	3073 RENAISSANCE PKWY	JAMESTOWN	NC	27282
NGUYEN, HUNG THANH;LAM, THU THI	102 DUCHESS CT	JAMESTOWN	NC	27282
NGUYEN, MINH D;LE, HONG;NGUYEN, RANDY	106 OLDE SLAEM DR	JAMESTOWN	NC	27282
NORTH CAROLINA RAILROAD CO	2809 HIGHWOODS BLVD	RALEIGH	NC	27604
OBREGON, AMANDA LYNN;OBREGON, ERNESTO EDUARDO	6315 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
OLD, JENNIFER A	105 CASTLETON PL	JAMESTOWN	NC	27282
ORFANEDES, GEORGE C;ORFANEDES, SUSAN L	100 CEDARWOOD DR	JAMESTOWN	NC	27282
ORMOND, DAVID E;ORMOND, SUSAN A	303 PEARCE DRIVE	JAMESTOWN	NC	27282
PAGLIARO, VICTORIA L	3069 RENAISSANCE PKWY	JAMESTOWN	NC	27282
PARKER, CLARENCE E;PARKER, KAY F	102 WOODBINE CT	JAMESTOWN	NC	27282
PARKER, JILL MARCELLA	3222 BROOKRUN DR	JAMESTOWN	NC	27282
PATTERSON, PATRICK N;PATTERSON, KELLY K	4 TED COURT	JAMESTOWN	NC	27282
PAYNE, JOHN H;PAYNE, TRICIA Y	304 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
PAZDERNIK, PATRICK A;PAZDERNNIK, MARY BETH	103 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
PEELE, ADAM J;PEELE, JACQUELINE N	308 PEARCE DR	JAMESTOWN	NC	27282
PENNELL, BRADLEY N;PENNELL, HOLLY A	2019 KILDARE WOODS DR	GREENSBORO	NC	27407
PERRY, MARSHALL D	2206 FAIRLAND RD	GREENSBORO	NC	27407
PHILLIPS, DAVID W;PHILLIPS, MARSHA S	3077 RENAISSANCE PKWY	JAMESTOWN	NC	27282
PHILLIPS, WILLIAM F;PHILLIPS, JULIE D	307 PEARCE DR	JAMESTOWN	NC	27282
PITYNSKI, STANISLAW;PITYNSKI, STASIA	3905 HUNT CHASE CT	GREENSBORO	NC	27407
PLATEK, ALLEN M;PLATEK, MARY M	3 MANGERTON TRL	JAMESTOWN	NC	27282
PLUNKETT, FREDERICK L;PLUNKETT, RICKI W	204 EDWARDS LN	JAMESTOWN	NC	27282
PRUITT, CALEB A;PRUITT, LEAH T	4 KILDARE WOODS CT	GREENSBORO	NC	27407
RAHMAN, DELARA;RAHMAN, ZILLUR	803 GUILFORD RD	JAMESTOWN	NC	27282
RAMOS, PEDRO;RAMOS, MARGARITA	7729 141ST STREET APT D	FLUSHING	NY	11367
RAPUANO, DOLORES A TRUSTEE;RAPUANO, VINCENT TRUSTEE;VINCENT RAPUANO LIVING TRUST;DOLC	4 LANGHOLM CT	JAMESTOWN	NC	27282
REAVES, KELLY ANN	204 CASTLETON PLACE	JAMESTOWN	NC	27282
REED, KENNETH E.;REED, VICKI ANN	203 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
REY, DANIEL	111 E NEWLYN ST	GREENSBORO	NC	27408
REYNOLDS, JO R	1046 MIDDLEBROOK WAY	KENNESAW	GA	30152
REYNOLDS, JUSTIN W;REYNOLDS, MARILYN J	101 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
RICHARD GLOVER LIVING TRUST;GLOVER, RICHARD R TRUSTEE	108 BRAMBLE DR	JAMESTOWN	NC	27282
RIGGS, LARRY SEAN	3046 RENAISSANCE PKWY	JAMESTOWN	NC	27282
ROBARGE, COURTNEY C	2003 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
RODGERS, PAULA	2204 FAIRLAND RD	GREENSBORO	NC	27407
ROGASKI, PATRICIA;ROGASKI, PETER	224 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
ROGER, ROMA JAMERSON;ROGERS, JOHN FRANKLIN	5907 CEDARHURST CT	JAMESTOWN	NC	27282
ROGERS, JOHN E;ROGERS, SUSAN E	306 PEARCE DR	JAMESTOWN	NC	27282
ROGERS, TIMOTHY J	309 PEARCE DR	JAMESTOWN	NC	27282

ROLAND, MICHAEL E;ROLAND, TONIA O	208 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
RONEY, GEORGIA NIXON	5 MANGERTON TRL	JAMESTOWN	NC	27282
RUDISON, YOLANDA	3903 HUNT CHASE CT	GREENSBORO	NC	27407
SANDMAN INVESTMENTS LLC	208 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
SAPONJA, DUSAN;SAPONJA, ALEKSANDRA	5 NICHOLSON CT	GREENSBORO	NC	27407
SAUNDERS, BENNIE I;SAUNDERS, JANE W	220 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
SC BEACH PROPERTY LLC	218 JORDAN RIDGE WAY	JAMESTOWN	NC	
SCHAEFER, SCOTT THOMAS;SCHAEFER, KELLEY F	3 LEXA CT	JAMESTOWN	NC	27282
SCHAEFFLER, THOMAS A	3806 WATERCOURSE CT	GREENSBORO	NC	27407
SCHURR, BONNIE J;SCHURR, STUART L	105 CEDARWOOD DR	JAMESTOWN	NC	27282
SEAWELL JR, SAMUEL G;SEAWELL, ROBIN M	3220 BROOK RUN DR	JAMESTOWN	NC	27282
SHANER, DANIEL BENNETT;SHANER, CYNTHIA T	5616 WELLSLEY DRIVE	GREENSBORO	NC	27407
SHEFFEY, MURPHY STEPHEN;SHEFFEY, CAROLYN DOWNS	112 JORDAN CREEK DR	JAMESTOWN	NC	27282
SHORES, NANCY KAY	3070 RENAISSANCE PKWY	JAMESTOWN	NC	27282
SIKORA, ETSUKO;SIKORA III, FRANK JOSEPH	200 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
SIMPSON, PATRICIA W	5610 WESTLOCK CT	GREENSBORO	NC	27407
SIMS, NATASHA ALICIA	5609 WESTLOCK CT	GREENSBORO	NC	27407
SMITH JR, CARL H;SMITH, RAE MARIE	202 CASTLETON PLACE	JAMESTOWN	NC	27282
SNYDER, MICHAEL;SNYDER, CONSTANCE	110 JORDAN CREEK DR	JAMESTOWN	NC	27282
SPARKS, OWEN REED;SPARKS, MIA FILIPPINI	3304 BROOKRUN DR	JAMESTOWN	NC	27282
SPILLMAN, JONATHAN LEE;SPILLMAN, ALISON ELIZABETH	6 MANGERTON TRAIL	JAMESTOWN	NC	27282
ST CLAIR, DAVID ISSAC;ST CLAIR, SARA BETH	3826 HUNT CHASE DR	GREENSBORO	NC	27407
ST FRANCIS PET FUNERAL SERVICE & CEMETARY INC	PO BOX 11465	JAMESTOWN	NC	27282
STALLINGS, KATHY A	210 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
STEWART, JUSTIN;STEWART, MARIA BOSON	203 CASTLETON PL	JAMESTOWN	NC	27282
STILL, MICHAEL E	108 PEARCE DR	JANESTOWN	NC	27282
STOCKTON, KELLEY MARIE;STOCKTON, TORY DONTA	17825 HALTON PARK DR APT 2F	CHARLOTTE	NC	28262
STRENK, JEFFREY J;STRENK, ELEANOR E	2102 G;UILFORD COLLEGE RD	JAMESTOWN	NC	27282
STRENK, JEFFREY J;STRENK, ELEANOR E	2102 G;UILFORD COLLEGE RD	JAMESTOWN	NC	27282
STREVER, GREGORY E;STREVER, THERESA SHELTON	100 PEARCE DR	JAMESTOWN	NC	27282
SUGGS, JERRY;SUGGS, TAMMY	3216 BROOKRUN DRIVE	JAMESTOWN	NC	27282
SZARKA, CAROLYN H CADLE	801 GUILFORD RD	JAMESTOWN	NC	27282
TEAGUE, TODD V	201 CASTLETON PLACE	JAMESTOWN	NC	27282
TEATS, ABBY DAWN;TEATS, JASON DONALD	5801 EDGEBROOK CT	JAMESTOWN	NC	27282
TERVO, THOMAS A;TERVO, BARBARA J	2 LANGHOLM CT	JAMESTOWN	NC	27282
THE CARL PEPPER TRUST;PEPPER, CARL TR	102 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
THE TRUSTEES OF GUILFORD TECHNICAL COMMUNITY COLLEGE	P O BOX 309	JAMESTOWN	NC	27282
THEPSOUMANE, SUPAPORN	5611 WELLSLEY DR WEST	GREENSBORO	NC	27407
THOMAS, BROCK;THOMAS, TANYA V	312 PEARCE DR	JAMESTOWN	NC	27282
THOMAS, RUBY H	3067 RENAISSANCE PKWY	JAMESTOWN	NC	27282
THRASHER, DAVID F TRUSTEE;DAVID F THRASHER REVOCABLE TRUST	7420 ANNANWOOD CT	ANNANDALE	VA	22003
TO, TRAM	4125 TECUMSEH ST	HIGH POINT	NC	27265

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TORRELLA, ANGELA C	3302 BROOKRUN DR	JAMESTOWN	NC	27282
TORRES, LETASIA WILEY	3900 HUNT CHASE CT	GREENSBORO	NC	27407
TRAN, HOANG	5 KILDARE WOODS CT	GREENSBORO	NC	27407
TROTТА, JOHN;TROTТА, PATRICIA	3309 BROOKRUN DRIVE	JAMESTOWN	NC	27282
TRUSTEES OF GUILFORD TECNHNICAL COMMUNITY COLLEGE	P O BOX 309	JAMESTOWN	NC	27282
TTM FAMILY LIMITED PARTNERSHIP	PO BOX 400	JAMESTOWN	NC	27282
TTM FAMILY LIMITED PARTNERSHIP WILLIAM P JOHNSON III FAMILY LTD PARTNERSHIP	PO BOX 901	JAMESTOWN	NC	27282
TUCKER, SAM RILEY;TUCKER, JOANN H	110 PEARCE DR	JAMESTOWN	NC	27282
TURNMIRE, MINDY CLAIRE	3828 HUNT CHASE DR	GREENSBORO	NC	27407
TYSON, LORA ANN	3060 RENAISSANCE PKWY	JAMESTOWN	NC	27282
UNDERWOOD, MATTHEW H;UNDERWOOD, STEPHANIE T	3 TED CT	JAMESTOWN	NC	27282
UNGOS JR, FLORO B;UNGOS, CATALINA R	3831 HUNT CHASE DR	GREENSBORO	NC	27407
VAN L, DYKE GREGORY;VAN, RACHEL A	103 DUCHESS CT	JAMESTOWN	NC	27282
VANDERWERFF, DIANE JENSEN	3904 HUNT CHASE CT	GREENSBORO	NC	27407
VAUGHN, KENNETH O;VAUGHN, STEPHANIE S	725 GUILFORD RD	JAMESTOWN	NC	27282
VEGA, EDWARD;ROY-VEGA, LORETTA S	3307 BROOKRUN DR	JAMESTOWN	NC	27282
WALKER, DIANE L;WALKER JR, RUSSELL G	104 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
WALLMEYER, KENNETH W;WALLMEYER, LINDA L	315 WINROW DR	JAMESTOWN	NC	27282
WARE, RICHARD S;WARE, LISA	2 TED CT	JAMESTOWN	NC	27282
WARREN, RONALD E;WARREN, TRACY C	104 CASTLETON PLACE	JAMESTOWN	NC	27282
WENTZ, DOUGLAS H;WENTZ, JOYE V	6311 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
WHITESELL, MARK E;WHITESELL, KATHERINE R	101 PEARCE DR	JAMESTOWN	NC	27282
WILLIAMS, CHRISTOPHER L;WILLIAMS, KARON L	2202 FAIRLAND RD	GREENSBORO	NC	27407
WILLIAMS, DONNA G;WILLIAMS, ROBERT A	206 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
WILLIS, PEGGY L	3064 RENAISSANCE PKWY	JAMESTOWN	NC	27282
WILSON JR, CALVIN MAURICE;WILSON, VIVIAN T	2203 FAIRLAND RD	GREENSBORO	NC	27407
WILSON, DEANNE K	201 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
WOLF, BERNHARD KURT;WOLF, ELLEN H	100 VIOLET LN	JAMESTOWN	NC	27282
WOODRUFF III, WILLIAM W;WOODRUFF, MELANIE S	104 PEARCE DR	JAMESTOWN	NC	27282
WORTHINGTON, DERRICK JAVON	5905 RUNNING RIDGE RD	GREENSBORO	NC	27407
WPTCK PROPERTIES LLC	22 SUNFISH POINT	GREENSBORO	NC	27455
WRENN JR, ALLEN THOMAS	110 ARLINGTON DR	JAMESTOWN	NC	27282
WRIGHT, COLLEEN G	103 JORDAN CREEK DR	JAMESTOWN	NC	27282

CASTLETON VILLAGE

SITE SPECIFIC MASTER PLAN (HEREAFTER "MASTER PLAN")
& DEVELOPMENT GUIDELINES
2020

JULY 10 2020

CASTLETON VILLAGE

SITE SPECIFIC MASTER PLAN & DEVELOPMENT GUIDELINES

JAMESTOWN, NORTH CAROLINA

JULY 2020

DEVELOPER

Diamondback Investment Group, LLC

SITE SPECIFIC MASTER PLAN

Timmons Group

DEVELOPMENT APPROACH

Timmons Group

CIVIL ENGINEERING & SURVEYING

Timmons Group

ARCHITECTURAL CONSULTANT

Plageman Architecture

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336-609-5137

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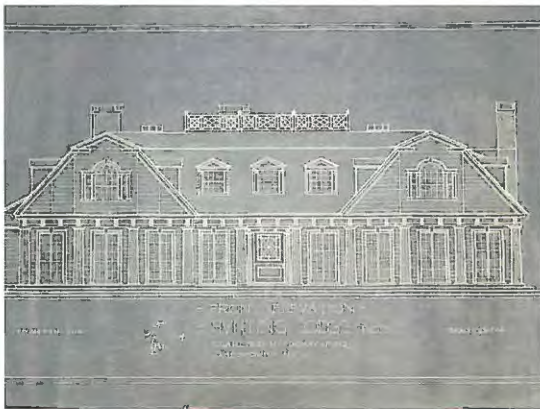


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Purpose and Intent

PURPOSE OF MASTER PLAN & DESIGN GUIDELINES

The Master Plan and Development Guidelines are used to delineate and regulate the design and construction of the development of Castleton Village. The intent of this document is to facilitate the implementation of the plan and vision as depicted with the Conceptual Development Plan, dated July 10, 2020, by Diamondback Investment Group, LLC. The Development Guidelines will assist in ensuring the consistency and quality of the development. Development for Castleton Village shall be substantially in accordance with the guidelines and requirements within this document.



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Summary Narrative

Castleton Village will be developed as a master-planned community located southeast of the Guilford College Road and Mackay Road intersection. Situated on approximately 466.6 acres, Castleton Village will incorporate civic uses, neighborhood supporting retail, and/or office components, and a collection of housing types featuring a variety of house sizes, features and price ranges.

In addition, Castleton Village will include an assortment of amenities, including a clubhouse, an outdoor swimming pool, multi-purpose trail, nature trail, dog parks, children's playgrounds, walkable areas, and pocket parks.

1. Total Acreage in PUD: 466.6 acres
2. Total Open Space: 136.1 acres
3. Total Density: 1,517 units (3.25 units per gross acre).
4. Amenity Package:
 - Clubhouse
 - Junior Olympic pool
 - Playground/"Tot" Lot
 - Bark Park
 - Pickle Ball Courts
 - Trails
 - Lawn Areas
 - Gazebos
 - Pocket Parks
 - Appropriate Parking

5. Housing Types: Special care was taken to design Castleton Village to accommodate an array of homebuyers – from first-time, move-up, and age-targeted homes and including both ranch homes and two-story homes.
6. Setbacks: Lot setbacks shall be as follows:
 - S1 Product: minimum 20' front, 5' side, 15' rear & 15' corner
 - S2 Product: minimum 20' front, 5' side, 15' rear & 15' corner.
 - S3 Product: minimum 20' front, 5' side, 15' rear & 15' corner.
 - T1 Product: minimum 20' front, 10' side, 15' rear & 15' corner.
 - T2 Product: minimum 20' front, 10' side, 15' rear & 15' corner.



ht

Project Location

VICINITY

- 1 I-40
- 2 I-73
- 3 I-85
- 4 I-73
- 5 I-85
- 6 I-74
- 7 ROUTE 70
- 8 HIGH POINT ROAD
- 9 GUILFORD COLLEGE ROAD
- 10 MACKAY ROAD
- 11 GUILFORD ROAD

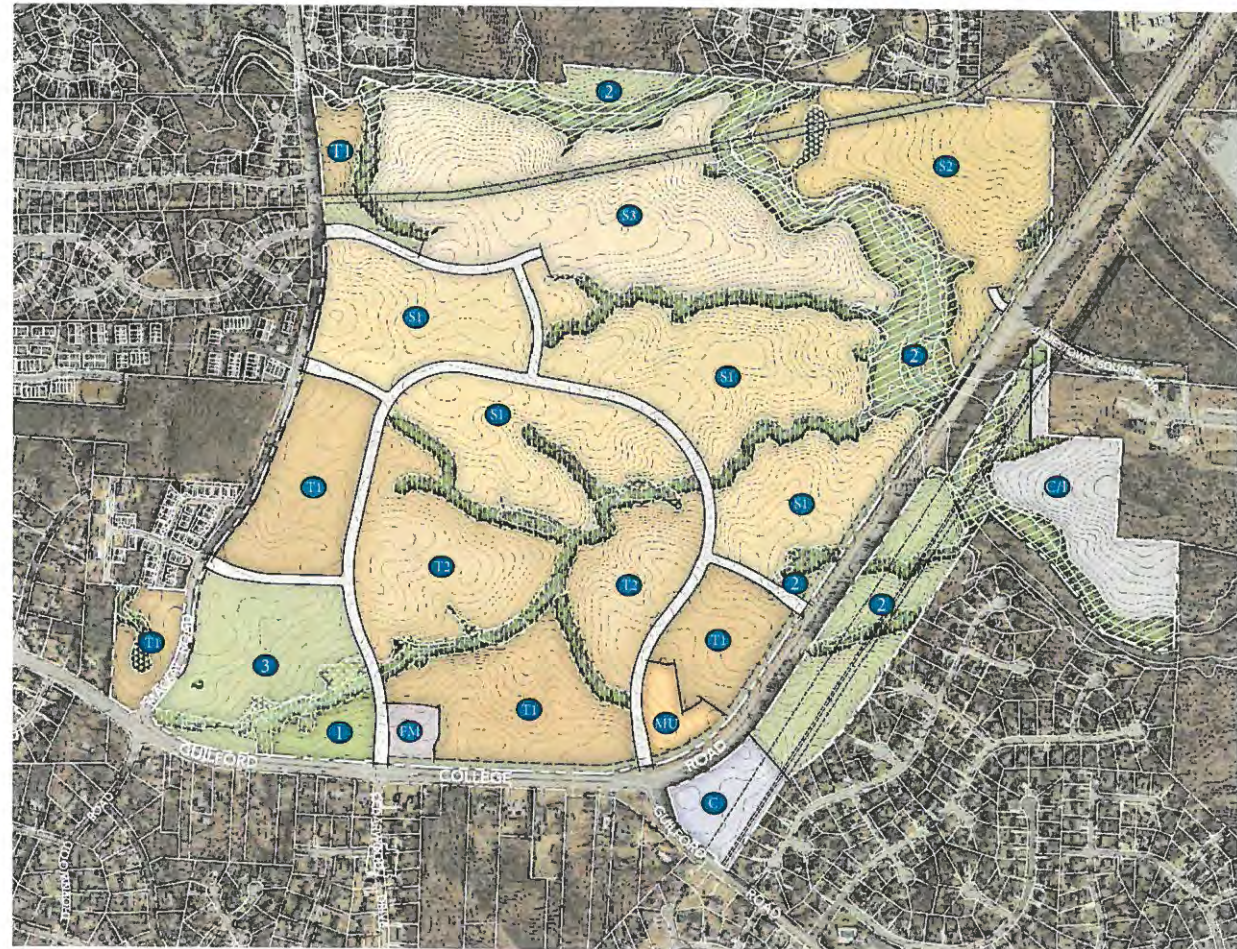


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Conceptual Development Plan

- C CHURCH/CIVIC
- FM FARMERS MARKET
- MU MIXED-USE
- C/I CIVIC/INSTITUTIONAL
- T1 TOWNHOUSE 1, 20' X 100' LOTS
- T2 TOWNHOUSE 2, 22' X 100' LOTS
- S1 SINGLE FAMILY 1, 53' X 120' LOTS
- S2 SINGLE FAMILY 2 AGE -TARGETED, 50' X 130' LOTS
- S3 SINGLE FAMILY 3, 55' X 130' LOTS

- 1 MAIN AMENITY AREA
- 2 OPEN SPACE/NATURAL AREA
- 3 SPORTS FIELDS



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Proposed Development Summary

Castleton Village is a mixed-use, walkable community incorporating neighborhood commercial/ retail, office, and residential uses and products.

The Castleton Village Community will provide a diverse community and multiple buying choices for future homeowners. First-time, move-up, move-down, and seniors will all be accommodated in a cohesive, well planned community. Special care was taken to unify the community with a transportation backbone accommodating vehicular and pedestrian traffic, provide a connection to major greenspaces/ parks, and minimize the impact on natural areas, water bodies, and critical habitat.

The housing product will consist of attached dwellings and single family detached dwellings residing on multiple lot sizes. To further provide a full range of lifestyle choices, Castleton Village plans to provide one of the townhome areas as a for rent community. The Master Plan depicts their anticipated location within the proposed community, and how they will interact and be supported by the proposed circulation network and related parks. The exact location of each product type may fluctuate based on future market demand.



PARCEL USE SUMMARY (CASTLETON VILLAGE)

USE	TOTAL AREA
FM FARMER'S MARKET	2.4 +/- AC
C CHURCH/CIVIC	7.3 +/- AC
MU MIXED-USE	3.8 +/- AC
C/I CIVIC/INSTITUTIONAL	16.1 +/- AC
T1 TOWNHOUSE 20' X 100' LOTS	55.1 +/- AC
T2 TOWNHOUSE 22' X 100' LOTS	38.2 +/- AC
S1 SINGLE FAMILY 53' X 120' LOTS	93.4 +/- AC
S2 SINGLE FAMILY 50' X 130' LOTS	33.3 +/- AC
S3 SINGLE FAMILY 55' X 130' LOTS	56.1 +/- AC

RESIDENTIAL SUMMARY

USE	DENSITY	YIELD
MU - MIXED-USE	18 U/A	34
T1 - TOWNHOUSE	8 U/A	441
T2 - TOWNHOUSE	7 U/A	267
S1 - SINGLE FAMILY	5 U/A	467
S2 - SINGLE FAMILY	3.5 U/A	117
S3 - SINGLE FAMILY	3.4 U/A	191
<u>TOTAL</u>		<u>1,517</u>

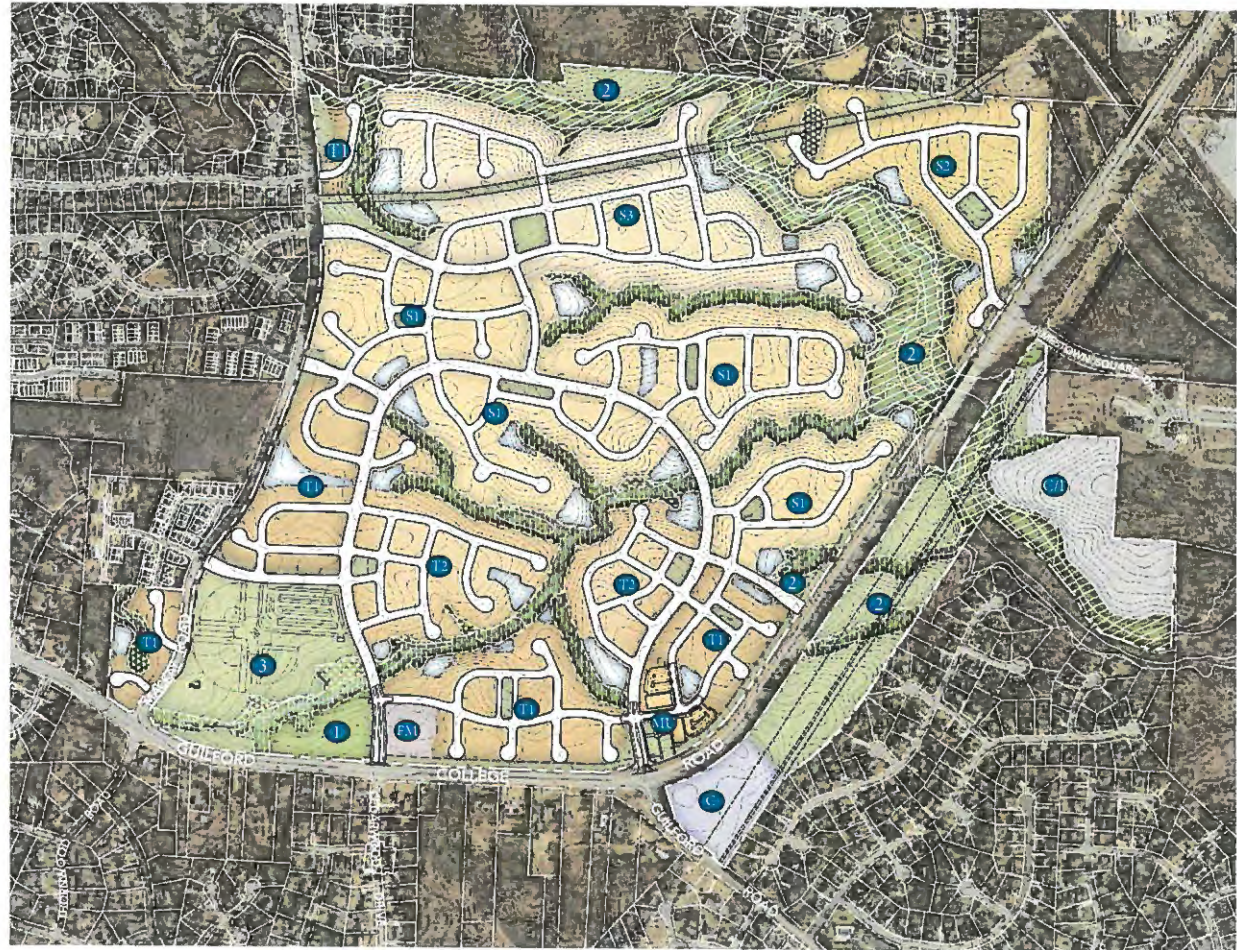
Overall Project Density: 3.25 Units/Acre
1,517 Units/466.6 Gross Acres

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Schematic Site Layout

- C CHURCH/CIVIC
- FM FARMERS MARKET
- MU MIXED-USE
- C/I CIVIC/INSTITUTIONAL
- T1 TOWNHOUSE 1, 20' X 100' LOTS
- T2 TOWNHOUSE 2, 22' X 100' LOTS
- S1 SINGLE FAMILY 1, 53' X 120' LOTS
- S2 SINGLE FAMILY 2 AGE -TARGETED, 50' X 130' LOTS
- S3 SINGLE FAMILY 3, 55' X 130' LOTS

- 1 MAIN AMENITY AREA
- 2 OPEN SPACE/NATURAL AREA
- 3 SPORTS FIELDS



*This site plan is for illustrative purposes only.



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Conceptual Mixed-Use Layout

Building Setbacks (From Property Lines)

- Front 10'
- Rear 15'
- Side 15'

Maximum Height 50 Feet

Parking Requirements

- Commercial 1 Space/ 200 SF
- Residential 1.5 Spaces/ Unit

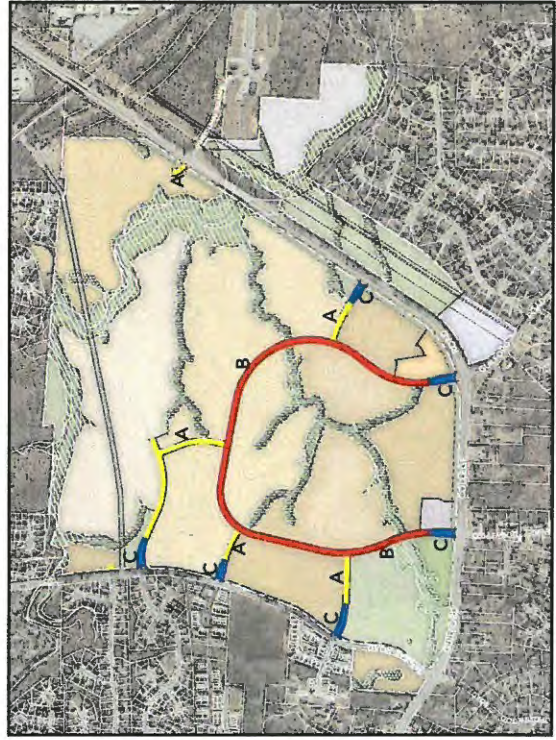
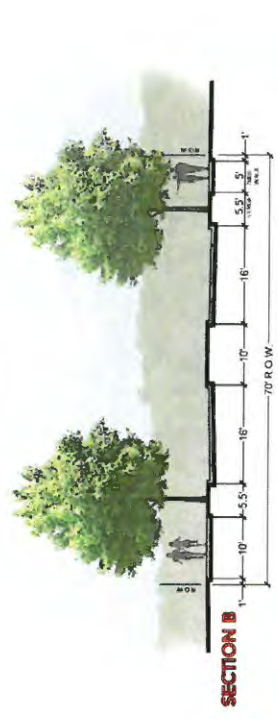
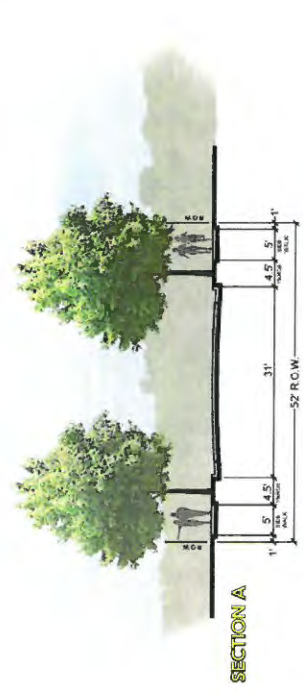
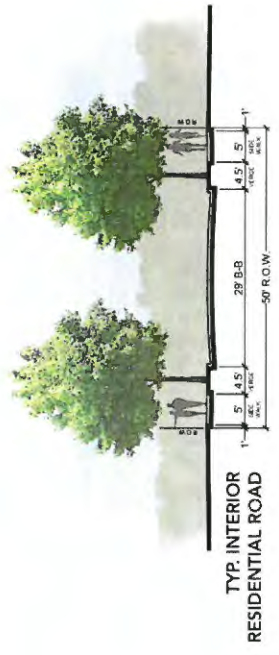
- 1 MIXED-USE BUILDING
- 2 SURFACE PARKING
- 3 TOWN SQUARE
- 4 50' SCO BUFFER



*This site plan is for illustrative purposes only.

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Internal Circulation System



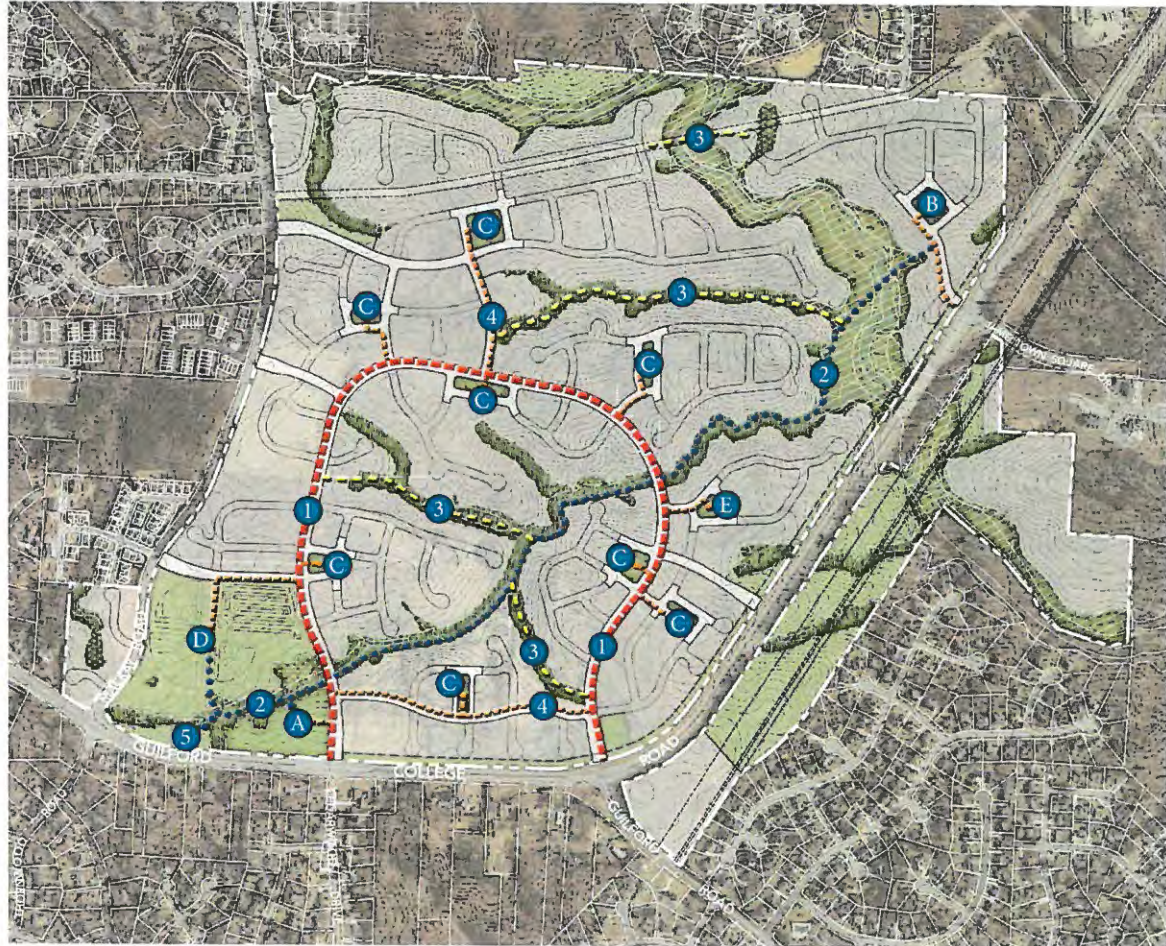
Recreation/Open Space Plan

Open Space Data:

Total Site (Castleton Village):	466.6 +/- AC.
Open Space Required:	16.6 +/- AC
- 5% of Residential Area	14.1 +/- AC.
- 10% of Commercial Area	2.5 +/- AC.
Open Space Provided:	136.1 +/- AC.
Wetlands/Stream Buffers (Outside Floodplain)	42.4 +/- AC.
Floodplain (50% of Total Floodplain Area)	21.5 +/- AC.
Recreational/Natural Areas	72.2 +/- AC.

- 1 MULTI-USE PATH
- 2 PUBLIC NATURE TRAIL
- 3 PRIVATE TRAIL
- 4 CONNECTING INTERNAL SIDEWALKS
- 5 TRAIL HEAD

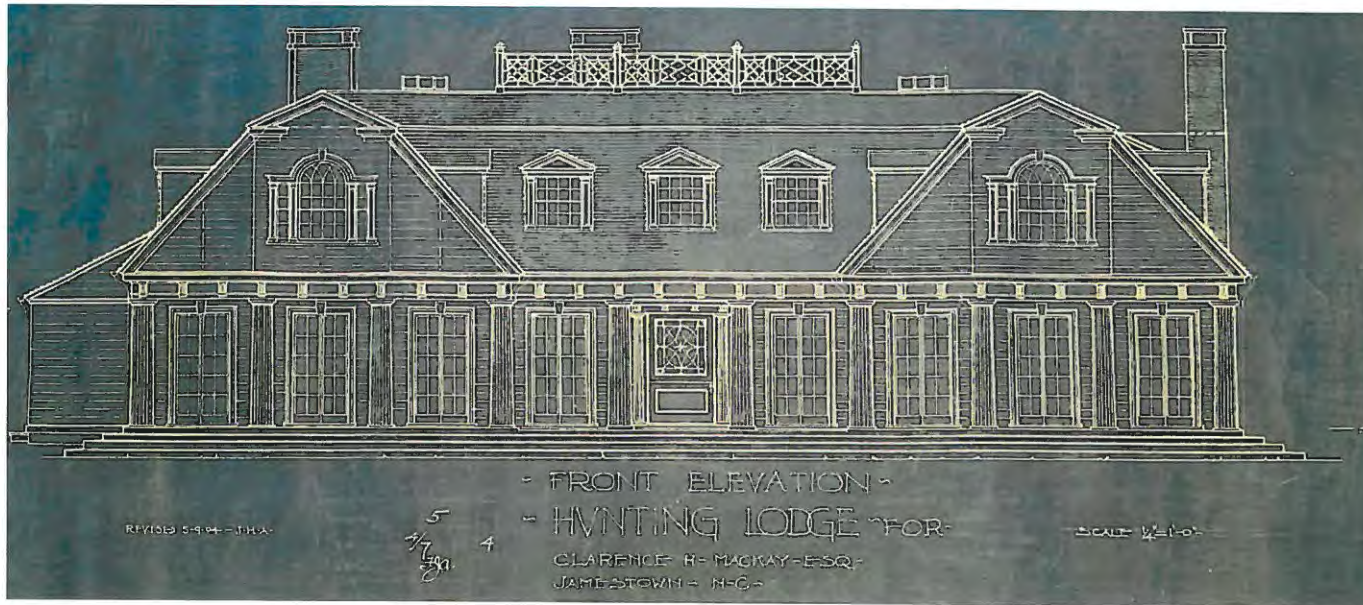
- A MAIN DEVELOPMENT AMENITY
 - JR. OLYMPIC SIZE SWIMMING POOL
 - SPLASH PAD
 - BASKETBALL COURTS
 - LARGE PLAYGROUND
- B AGE-TARGETED AMENITY
 - PICKLEBALL COURTS
 - BARK PARK
- C POCKET/COMMUNITY PARKS
 - GAZEBOS
 - TOT LOTS
 - OTHER SMALL REC. FEATURES
- D PROPOSED PUBLIC-USE SPACE
 - SPORTS FIELDS
- E SMALL NEIGHBORHOOD AMENITY
 - CLUBHOUSE
 - POOL



Cultural Resource Treatment

EXISTING & HISTORICAL BUILDINGS

The Developer of Castleton Village understands and appreciates that the subject property has historical significance to the Town of Jamestown. Through conversations with the Johnson family and the Jamestown Historical Society we have learned about the interesting heritage of this property as a hunting reserve. Unfortunately, the original hunting lodge no longer exists, however the Jamestown Historical Society provided us with the architectural elevations of that building. We are using the lodge as the design inspiration for the Castleton Village amenity center and the commercial buildings. In doing so, it is our intent to not only honor the previous life of this property but also ground the Castleton Village development in meaningful pieces of Jamestown's history. The Futrell-Mackey-Armstrong House is another historical feature on this site. The house still stands today but is in a very advanced state of disrepair. After a thorough evaluation by the appropriate experts in building and renovation, we have concluded that we are sadly not able to rehabilitate the structure for incorporation into the Castleton Village development. We are willing to donate the structure to an organization who would like to preserve it off-site and we welcome those discussions.



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Landscape Treatment

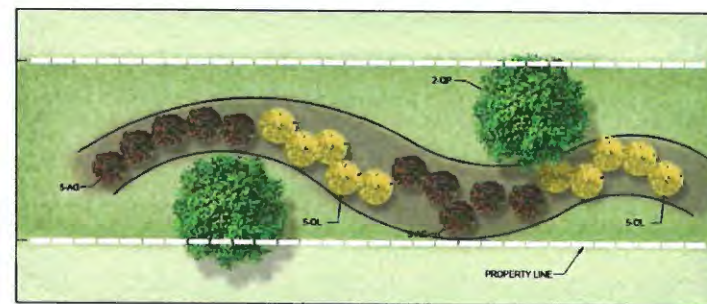
TREE CONSERVATION

In addition to following the Town's adopted and existing tree protection standards, Castleton Village will incorporate significant tree conservation areas inside the substantial stream buffers and floodplain that exist on the site. Collectively, there is 85.4 +/- acres of undisturbed buffer and floodplain area that equates to the same area in tree and vegetation conservation. Importantly, as you can see from the site layout, these areas traverse the entire acreage and thereby ensure that meaningful, mature vegetation will exist and provide a tree canopy throughout the new development.

During the approval process, we will work with a certified arborist or forester to determine any heritage or critical trees for preservation. This process will ensure that Castleton Village incorporates and maintains any significant tree features that may be present on the site.

LANDSCAPE BUFFERING

Castleton Village will abide by the currently existing landscape requirements in the Land Development Ordinance. This means all internal streetscapes and parking lots will be planted as is already required in Jamestown. Additionally, we are proposing to provide enhanced buffer treatment along Guilford College Road to ensure the scenic quality of this thoroughfare, to soften the impact to existing residents across Guilford College Road and to provide privacy screening to future Castleton Village residents. New plantings will be implemented in areas absent of existing trees and vegetation.

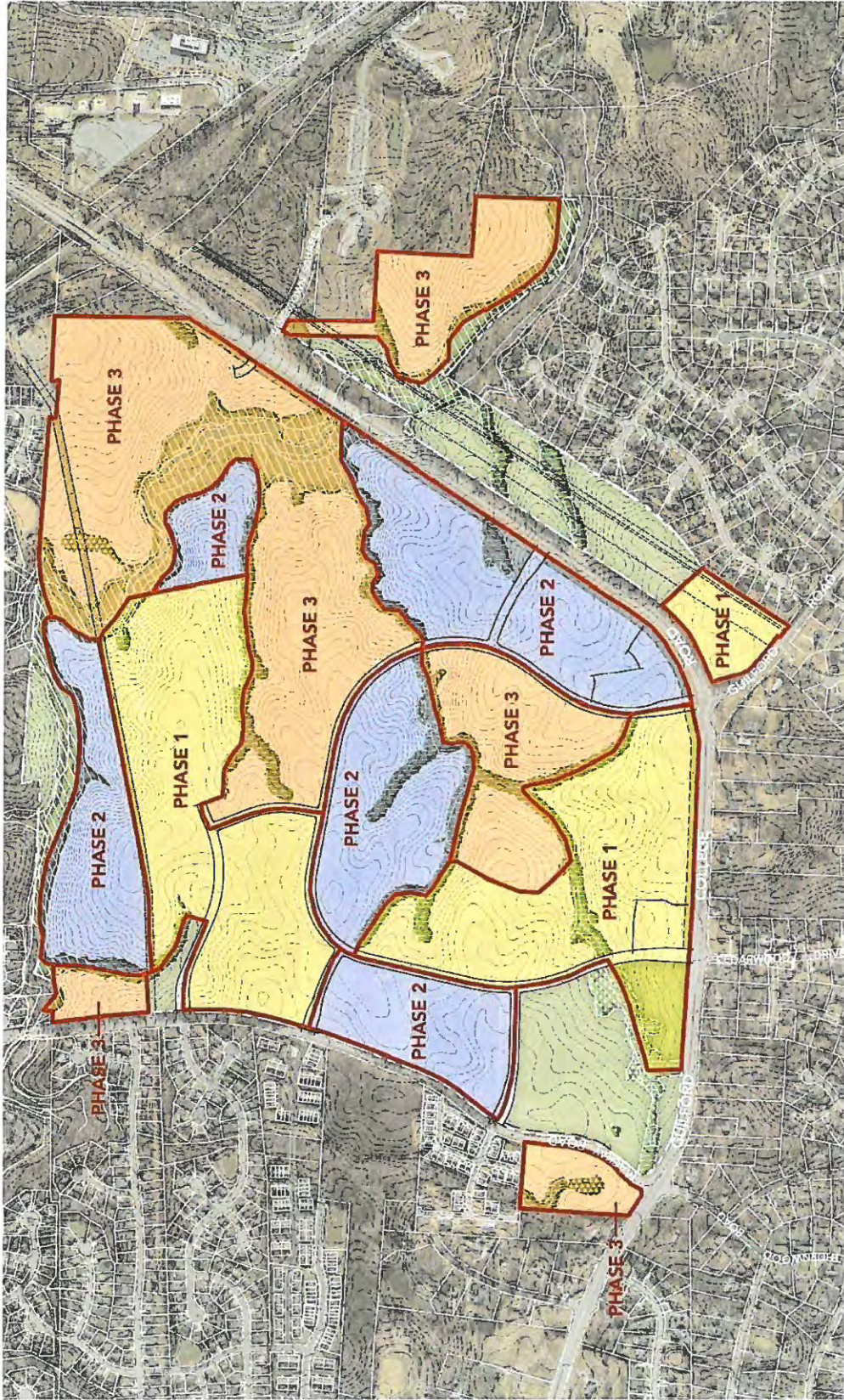


50' SCENIC CORRIDOR OVERLAY BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY

PLANT LIST (100' SECTION)					
KEY	PLANT TYPE	EXAMPLE PLANT	SIZE	ROOT	QUAN.
QP	Large Deciduous Tree	Willow Oak	6' Ht.	B&B or Cont	2
OL	Medium Evergreen Shrub	Otto Laurel	24" Ht.	Cont	10
AG	Small-Medium Evergreen Shrub	Rose Creek Abelia	24" Ht.	Cont	10

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Phasing Plan



Schematic Lot Diagrams - Attached Dwelling

T1 - ATTACHED DWELLING

Lot Size	2,000 SF
Frontyard Setback	20'
Side Corner Setback	15'
Side Yard Setback	10'
Rear Yard Setback	15'
Maximum Height	50'

T2 - ATTACHED DWELLING

Lot Size	2,200 SF
Frontyard Setback	20'
Side Corner Setback	15'
Side Yard Setback	10'
Rear Yard Setback	15'
Maximum Height	50'



Illustrative Attached Dwelling Elevation



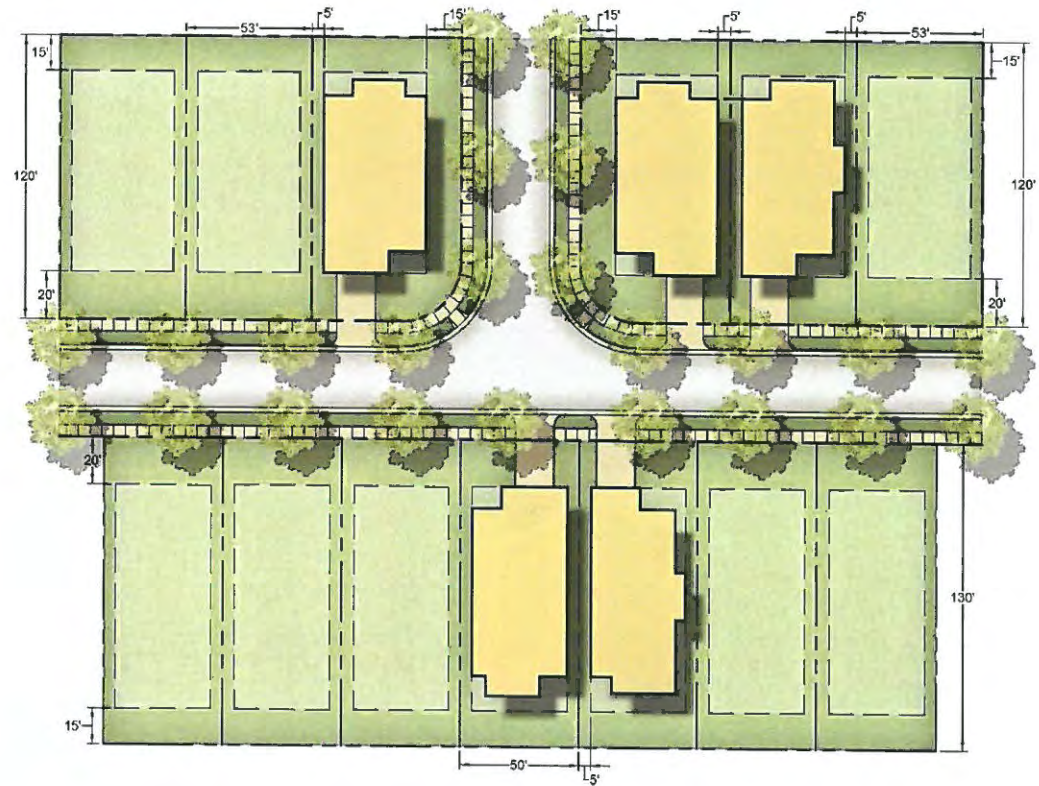
Schematic Lot Diagrams - Single Family

SI - SINGLE FAMILY PRODUCT

Lot Size	6,360 SF
Frontyard Setback	18' - 22'
Side Corner Setback	15'
Side Yard Setback	15' Aggregate
Rear Yard Setback	15'
Maximum Height	50'

S2 - SINGLE FAMILY PRODUCT

Lot Size	6,500 SF
Frontyard Setback	18' - 22'
Side Corner Setback	15'
Side Yard Setback	15' Aggregate
Rear Yard Setback	15'
Maximum Height	50'



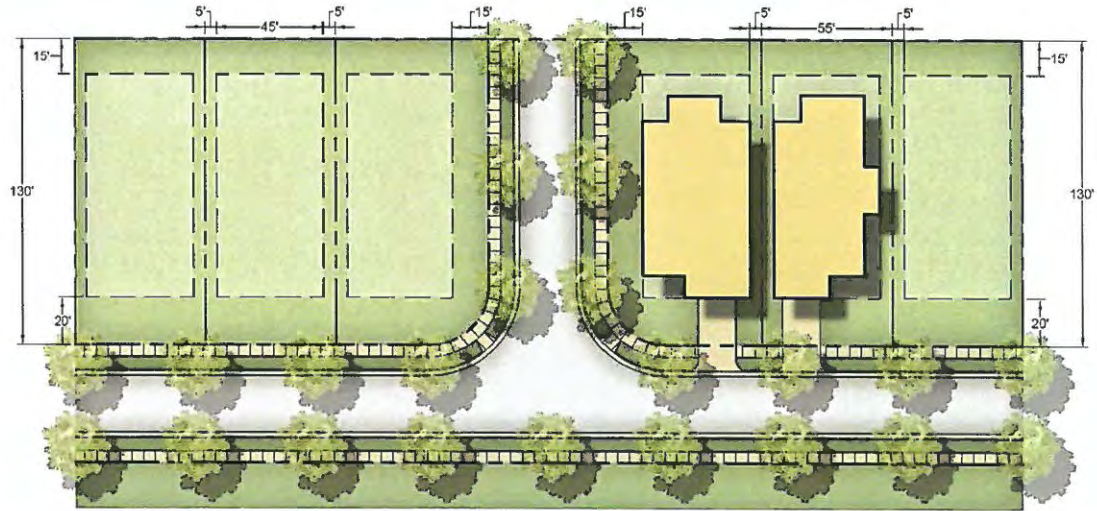
• All dimensions shown are minimums

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Schematic Lot Diagrams - Single Family

S3 - SINGLE FAMILY PRODUCT

Lot Size	7,150 SF
Frontyard Setback	18' - 22'
Side Corner Setback	15'
Side Yard Setback	15' Aggregate
Rear Yard Setback	15'
Maximum Height	50'



• All dimensions shown are minimums

Illustrative Single Family Elevations



Compatibility and Architectural Requirements

GENERAL COMPATIBILITY

Specific emphasis shall be placed on creating a unique and varied character within Castleton Village. The intent is to create a community with an overall atmosphere that is well interconnected, pedestrian friendly and architecturally compatible. Avoiding monotony and completely homogenous buildings will also be a priority. Therefore, using the widest range of compatible building types, home products, detailing materials, articulated front facades and decorative features is imperative.

UNITY OF DEVELOPMENT & MASTER SIGN PLAN

All development in Castleton Village, regardless of use, will be required to adhere to the development scheme and aesthetic, as evidenced in this booklet. Elements indicated below are in addition to that guiding principle. All ground signage and internal monumentation shall adhere to the design template provided at page 24 of this booklet.

STANDARDS FOR ALL RESIDENTIAL HOMES

- All homes will have a minimum of 1,400 square feet of conditioned space.
- All homes will have covered front entryways.
- All homes will provide projected eaves.
- Homes may be slab on grade, crawl space or may have a basement floor depending on topographic conditions or program.
- All homes will have main roof line with minimum 6:12 pitch.
- All homes will have garages.

STANDARDS FOR COMMERCIAL BUILDINGS

- Maximum building height shall be limited to fifty (50) feet with no more than three stories.
- Maximum building size shall be limited to 15,000 square feet.
- All rooftop equipment and apparatus shall be screened.
- Dumpsters shall be located at the rear of any commercial building and screened.

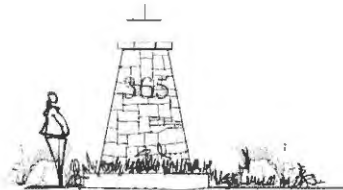
Recreation/Amenities

The Open Space Plan for the Castleton Village Community focuses on the consolidation of improved open space and creating park areas for both active and passive recreational activity. The proposed parks become anchors and are central features within the community. These parks are connected with an internal circulation system for both vehicular and pedestrian uses. Park spaces are essential for large residential communities because they can support the widest variety of uses and activities. Additionally, they can be utilized for community events such as holiday festivals and accommodate youth sports.

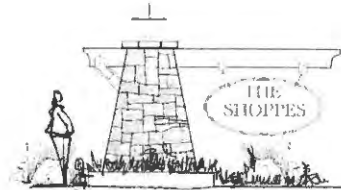


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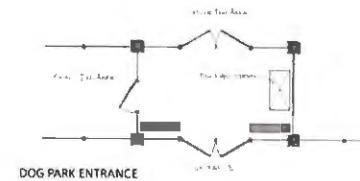
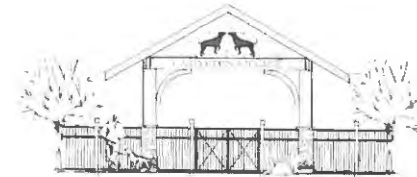
Signage & Site Features



SPECIFIC COMMUNITY MONUMENT



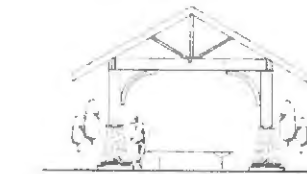
PLACE MARKER - AMENITY DEMARK SIGNAGE



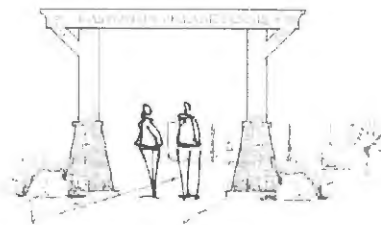
DOG PARK ENTRANCE



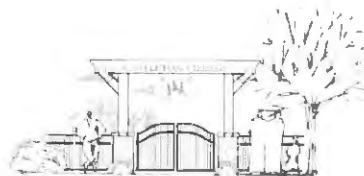
MAIN ENTRY MONUMENT SIGNAGE



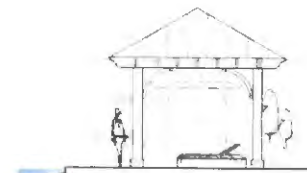
COMMUNITY GAZEBO



TENNIS COURT ENTRY MONUMENT



PLAYGROUND ENTRANCE



POOL CABANA

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Boundary Exhibit/ALTA Survey



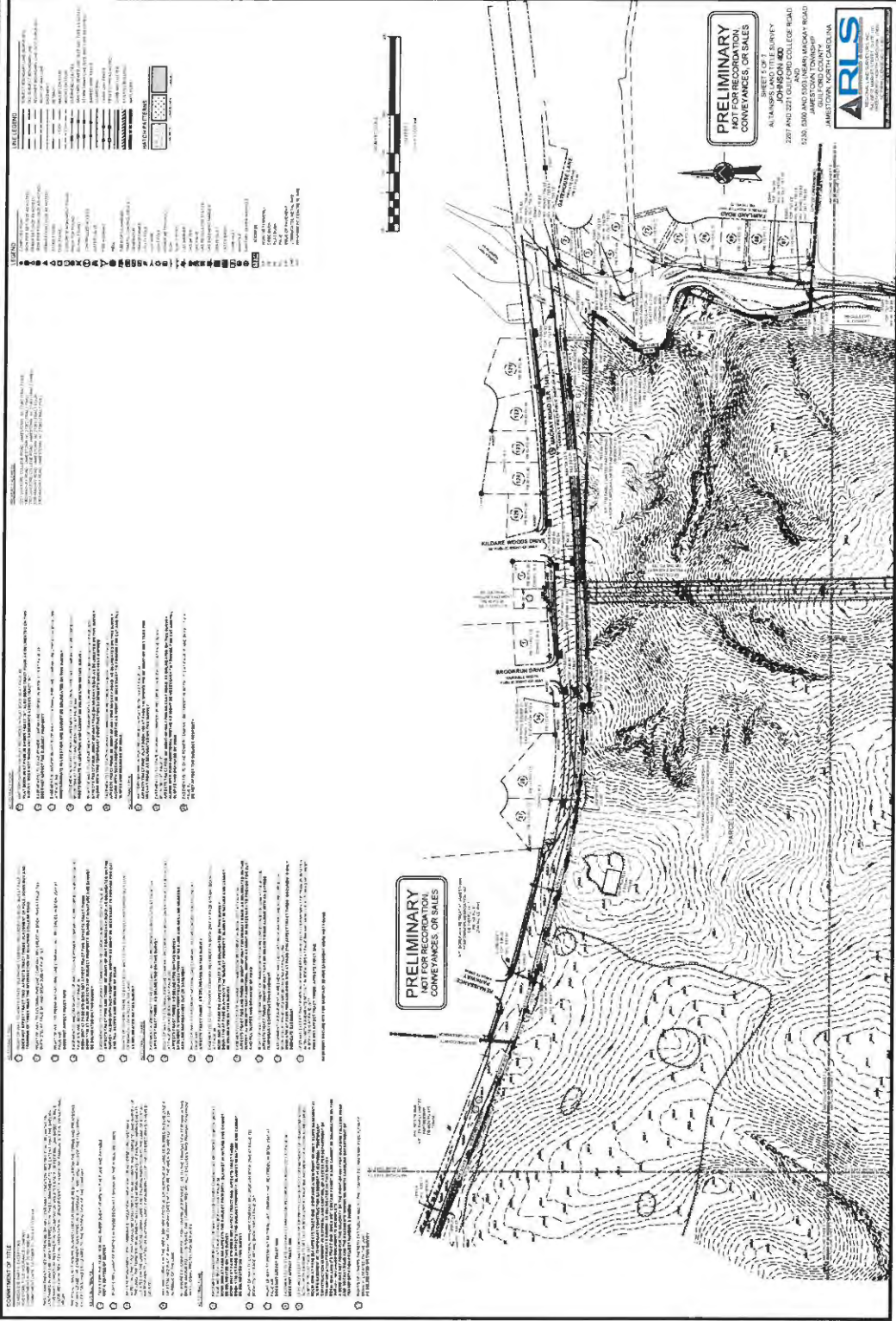
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Boundary Exhibit/ALTA Survey

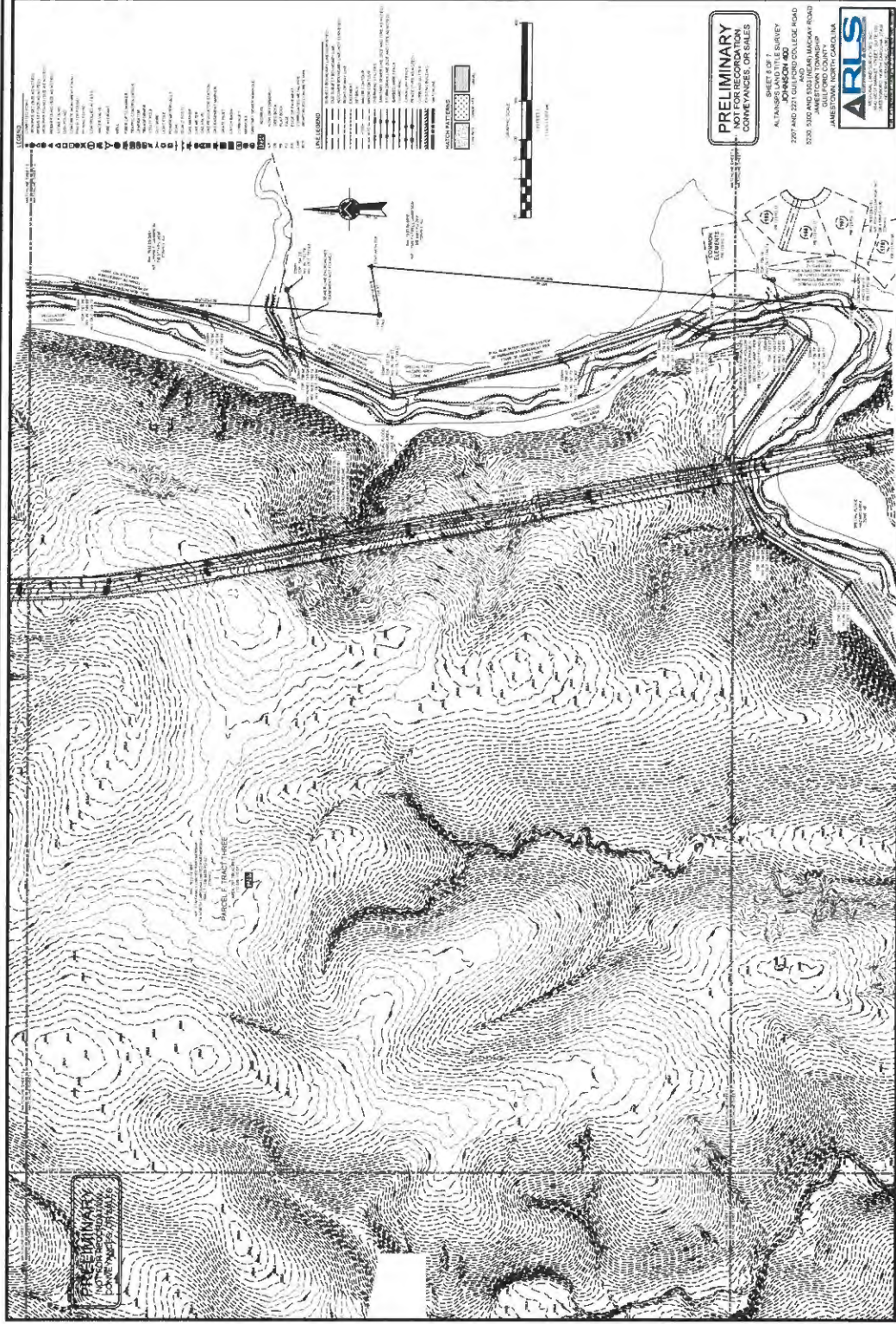


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Boundary Exhibit/ALTA Survey



Boundary Exhibit/ALTA Survey



Boundary Exhibit/ALTA Survey

