



*Settled 1752.*  
**JAMESTOWN**  
NORTH CAROLINA

**Regular Meeting of the Town Council**

**November 15, 2022**

**6:00 pm in the Civic Center**

**Agenda**

**I. Call to Order**

- A. Roll Call
- B. Pledge of Allegiance
- C. Moment of Silence
- D. Approval of Agenda

**II. Consent Agenda-**

- A. Approval of minutes from the October 11<sup>th</sup> Special Town Council Meeting
- B. Approval of minutes from the October 18<sup>th</sup> Regular Town Council Meeting
- C. Analysis of the Financial Position of the Town of Jamestown
- D. Analysis of the Financial Position of the Jamestown Park & Golf Course
- E. Notification of Advances
- F. Budget Amendment #7

**III. Public Comment**

**IV. Old Business-**

**A. Public Hearings**

- 1 Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for the property located at 4718 Harvey Road- Matthew Johnson, Town Manager
- 2 Public Hearing on rezoning request from Windsor Homes for property located at 4718 Harvey Road from Agricultural (AG) to Conditional Zoning-Bypass (CZ-B)- Matthew Johnson, Town Manager
  - Consideration of approval/denial of rezoning request
  - Consideration of approval of consistency/inconsistency statement
- 3 Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for properties located at 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road- Matthew Johnson, Town Manager
- 4 Public Hearing on rezoning request from D.R. Horton for properties located at 2221 Guilford College Road, 5303 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road from Agricultural (AG) to Planned Unit Development (PUD)- Matthew Johnson, Town Manager
  - Consideration of approval/denial of rezoning request
  - Consideration of approval of consistency/inconsistency statement
- 5 Public Hearing for consideration of Development Agreement for D.R. Horton property- Matthew Johnson, Town Manager
- 6 Public Hearing for the consideration of amendments to the solid waste ordinance- Paul Blanchard, Public Services Director

**V. New Business**

- A. Consideration of approval of municipal supplemental agreement with the North Carolina Department of Transportation (NCDOT)- Paul Blanchard, Public Services Director

- B. Consideration of award of contract to Thomas-James Construction LLC for the construction of bathrooms at the Jamestown Park & Golf Course- Matthew Johnson, Town Manager

**VI. Manager/Committee Reports**

- A. Manager Report
- B. Council Member Committee Reports

**VII. Public Comment**

**VIII. Other Business**

**IX. Adjournment**

**Working Agenda for the November 15<sup>th</sup> Regular Town Council Meeting**

Tentative Time Line	Agenda Item	Responsible Party	Action required by the Town Council
6:00 pm	<b>I. Call to Order</b>	Mayor Montgomery	Mayor Montgomery to call the meeting to order.
6:00 pm	A. Roll Call	K. Weiner	Weiner to take roll call.
6:00 pm	B. Pledge of Allegiance	Mayor Montgomery	Mayor Montgomery to lead everyone in the Pledge of Allegiance.
6:00 pm	C. Moment of Silence	Mayor Montgomery	Mayor Montgomery to call for a moment of silence
6:00 pm	D. Approval of Agenda	Mayor Montgomery	Mayor Montgomery to ask Council if there are any items that need to be added or deleted. Council Member makes a motion to approve the agenda. Council Member makes a second to the motion. Then vote.
6:05 pm	<b>II. Consent Agenda</b>		
6:05 pm	<ul style="list-style-type: none"> <li>A. Approval of minutes from the October 11<sup>th</sup> Special Town Council Meeting</li> <li>B. Approval of minutes from the October 18<sup>th</sup> Regular Town Council Meeting</li> <li>C. Analysis of the Financial Position of the Town of Jamestown</li> <li>D. Analysis of the Financial Position of the Jamestown Park &amp; Golf Course</li> <li>E. Notification of Advances</li> <li>F. Budget Amendment #7</li> </ul>		Council Member makes a motion to approve the consent agenda. Council Member makes a second to the motion. Then vote.
6:05	<b>III. Public Comment</b>		Please state your name and address and adhere to the 3 minute time limit
6:20 pm	<b>IV. Old Business</b>		
6:20 pm	<b>A. Public Hearings</b>		
6:20 pm	1. P.H. on Question of Annexation per G.S. 160A-31 for the property located at 4718 Harvey Road	Call on M. Johnson	Johnson to provide an update on annexation request for 4718 Harvey Road. Johnson to request that Council open the public hearing and continue it to the December 20 <sup>th</sup> Regular Town Council meeting without further advertisement. Call Charlie Hall, applicant forward. Mayor Montgomery to open the public hearing to anyone that would like to speak regarding the annexation request. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to open the floor to Council for discussion. Council Member makes a motion to continue the public hearing to the December 20 <sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.
6:30 pm	2. P. H. on rezoning request from Windsor Homes for property located at 4718 Harvey Road from AG to CZ-B	Call on M. Johnson	Mayor Montgomery to ask Johnson if he has any additional information to present. Mayor Montgomery to open the public hearing to anyone that would like to speak regarding the rezoning request. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to open the floor to Council for discussion. Council Member makes a motion to continue the public hearing to the December 20 <sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.
6:35 pm	3. P.H. on Question of Annexation per G.S. 160A-31 for the properties located at 2221 Guilford College Rd., 5300 Mackay Rd., 2207 Guilford College Rd., and 5303 Mackay Rd.	Call on M. Johnson	Johnson to present an update on the annexation request for the properties located at 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road. Johnson to request that Council open the public hearing and continue it to the January 17 <sup>th</sup> Regular Town Council meeting without further advertisement. Mayor Montgomery to open the public hearing to anyone that would like to speak regarding the annexation request. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to open the floor to Council for discussion. Council Member makes a motion to continue the public hearing to the January 17 <sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.
6:45 pm.	4. P. H. on rezoning request from DRH for properties located at 2221 Guilford College Rd., 5300 Mackay Rd., 2207 Guilford College Rd., and 5303 Mackay Rd.	Call on M. Johnson	Mayor Montgomery to ask Johnson if he has any additional information to present. Mayor Montgomery to open the public hearing to anyone that would like to speak regarding the rezoning request. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to open the floor to Council for discussion. Council Member makes a motion to continue the public hearing to the January 17 <sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.
6:50 pm	5. P. H. Development Agreement for DRH property	Call on M. Johnson	Mayor Montgomery to ask Johnson if he has any additional information to present. Mayor Montgomery to open the public hearing to anyone that would like to speak regarding the development agreement. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to open the floor to Council for discussion.

			Council Member makes a motion to continue the public hearing to the January 17 <sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.
6:55 pm	6. P. H. for the consideration of amendments to the solid waste ordinance	Call on P. Blanchard	Blanchard to present an overview of the amendments to the solid waste ordinance. Mayor Montgomery to open the public hearing to anyone that would like to speak regarding the amendments to the solid waste ordinance. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to open the floor to Council for discussion. Council Member makes a motion to approve/deny the amendments to the solid waste ordinance. Council Member makes a second to the motion. <b>Roll Call Vote.</b>
7:40 pm	<b>V. New Business</b>		
7:40 pm	A. Consideration of approval of municipal supplemental agreement with NCDOT	Call on P. Blanchard	Blanchard to present an overview of the municipal supplemental agreement with NCDOT for the East Main Street Sidewalk Project. Blanchard to request that Council approve the municipal supplemental agreement with NCDOT. Council Member makes a motion to approve/deny the municipal supplemental agreement with NCDOT for the East Main Street Sidewalk Project. Council Member makes a second to the motion. Then vote.
7:55 pm	B. Consideration of award of contract to Thomas-James Construction LLC for the construction of bathrooms at the Jamestown Park & GC	Call on M. Johnson	Johnson to present information on the award of contract to Thomas-James Construction LLC. Johnson to request that Council award the contract to Thomas-James Construction LLC. Council Member makes a motion to award the contract to Thomas-James Construction LLC for the construction of bathrooms at the Jamestown Park & Golf Course in the amount of \$244,471 and authorize the Town Manager and Finance Director to execute all documents. Council Member makes a second to the motion. Then vote.
8:05 pm	<b>VI. Manager/Committee Reports</b>		
8:05 pm	A. Manager Report	Call on M. Johnson	Johnson to present his monthly Manager's Report to Town Council.
8:10 pm	B. Council Member Committee Reports	Mayor Montgomery	Mayor Montgomery to request that Council Members give reports for any Committees that they serve on.
8:15 pm	<b>VII. Public Comment</b>		Please state your name and address and adhere to the 3 minute time limit
8:30 pm	<b>VIII. Other Business</b>		
8:35 pm	<b>IX. Adjournment</b>		Council Member makes a motion to adjourn. Council Member makes a second to the motion. Then vote.

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

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**ITEM ABSTRACT:** Approval of minutes from the October 11th Special TC Meeting

**AGENDA ITEM#:** II-A

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

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**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Asst. Mgr./Town Clerk

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**SUMMARY:**

Minutes from the October 11th Special Town Council Meeting

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**ATTACHMENTS:** October 11th Special Town Council Meeting Minutes

**RECOMMENDATION/ACTION NEEDED:** Staff recommends that Council approve the consent agenda.

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** Council Member makes a motion to approve/amend the consent agenda.

**FOLLOW UP ACTION NEEDED:** N/A

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**DRAFT**

**Special Meeting of the Town Council  
October 11, 2022  
6:00 pm in the Civic Center  
Minutes & General Account**

**Council Members Present:** Mayor Montgomery, Council Members Wolfe, Rayborn, Capes, & Straughn

**Staff Members Present:** Matthew Johnson, Katie M. Weiner, Anna Hawryluk, Ty Cheek, Paul Blanchard, Beth Koonce, Town Attorney; Tom Terrell, Land Use Attorney; & Seth Harry, Community Design Consultant

**Visitors Present:** Denise Murphy, Laura Huntley, Dennis Forbis, Jamie Forbis, Lee Johnson, Al Stewart, Jeffrey Craig, Greg Strever, Theresa Strever, Carl Burgess, Pam Burgess, Mary Fay Bodenheimer, Daved Bodenheimer, Tom Tervo, Shanna Moore, Karen Niehans, Sam Niehans, Ryan Moats, Marc Isaacson, Bob Dischinger, Jeff Hochanadel, Rita Talchik, Richard Howle, Brad Yoder, Katie Gumerson, Laura Gullede, Chris Marsh, Nancy Chan, Leung Chan, Deb Printup, Lisa Keck, Patricia Gray, Richard Kirkman, Karen Gunter, Mack Andrews, Tim Hess, Ronnie Sanders, Raymond Ellis, Brent Ayers, Elizabeth Hammer, Pam Karboski, Krisdena Reeser, Bill Wyszomierski, Arlene Wyszomierski, Trish Kirbey, Susan Myers, Jeffrey Williams, Karen Lisenby, William McLean, Avery Scott, John Uhis, Marty Haley, Bill Rothermel, Amy Gies, Jerry Fuqua, Philip Blockus, Deputy Nielsen, & Carol Brooks

**Call to Order-** Mayor Montgomery called the meeting to order.

**Roll Call-** Weiner took roll call as follows:

- Council Member Wolfe- Present
- Council Member Capes- Present
- Mayor Montgomery- Present
- Council Member Straughn- Present
- Council Member Rayborn- Present

Weiner stated that a quorum was present.

**Pledge of Allegiance-** Mayor Montgomery led everyone in the Pledge of Allegiance.

**Moment of Silence-** Mayor Montgomery called for a moment of silence.

Mayor Montgomery welcomed everyone to the meeting and provided an overview of the public hearing process. She encouraged everyone that had specific questions about the annexation request, rezoning request, or the development agreement to reach out to Town Hall staff.

**Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for properties located at 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road-** Hawryluk stated that the public hearing was initially opened at the November 16, 2021 Regular Town Council meeting. She said that the Town had received a petition for annexation for the properties located at 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road. She stated that the public hearings regarding annexation, rezoning, and the development agreement were dependent upon one another. Hawryluk added that the majority of the presentation from staff and discussion about the requests would take place during the first public hearing. She said

that the public hearings had been continued at the September 20<sup>th</sup> meeting in order to give the requests the time, attention, and the public input that they deserved.

Hawryluk provided an overview of the staff report that had been included in the Council packet. She stated that the parcel numbers had changed since the beginning of the request process. She highlighted that no additional parcels or land had been added. She noted that Guilford County had changed the grouping of parcels so there were some new numbers.

Hawryluk stated that the proposed rezoning was from Agricultural (AG) to Planned Unit Development (PUD). She noted that the property was approximately 467 acres. She added that there was a condition included with the proposal that a development agreement be approved concurrently with the rezoning request. She added that portions of the site were subject to gateway scenic corridor requirements. Hawryluk said that the reason for the request was to allow the applicant to develop a high-quality, master plan community that would include numerous housing types and uses not permitted in agricultural districts. She stated that the Planning Board unanimously recommended the approval of the rezoning application at the November 8<sup>th</sup>, 2021 meeting. She highlighted that the recommendation was subject to the following conditions: the site-specific master plan submitted to the Planning Board be approved by Council, a development agreement be approved by Council, the permitted residential density be determined by Council as part of the site-specific master plan and development agreement, and any variance in signage from the Land Development Ordinance (LDO) standards be approved by Council and subject to the development agreement.

Hawryluk presented the definition of PUD. She stated that PUD districts were designed to promote compatible, mixed uses to instigate an integrated, sustainable development consistent with the Town's unique character. She provided images of the property and noted adjacent neighborhoods. Hawryluk noted that the Envision Jamestown Comprehensive Plan was adopted in October 2021. She stated that the property was located with the Preliminary Growth Area and was classified as the Mackay-Guilford section on the Future Land Use Map. She presented information on the Livability (Housing) section of the Comp Plan. She highlighted that the Town scored poorly on housing accessibility, affordability, and housing type options. She noted that 75% of housing units were single-family homes in Jamestown. Hawryluk highlighted the historic assets of the property, including the Futrell-Mackay-Armstrong house. She noted that the development agreement included the requirement that the developer work with historic preservation organizations to preserve aspects of on-site historic structures. She noted the following Guiding Principles identified in the Comp Plan that were consistent with the rezoning request:

- Guiding Principle #1: Jamestown will actively facilitate high-quality growth that is both compatible with the Town's traditional development pattern and innovative in how it meets the needs of our diverse and dynamic community.
- Guiding Principle #2: As the strength of our community is directly tied to the long-term success of our neighborhoods, we will work diligently to promote and maintain the quality of life and aesthetic standards that our residents expect in Jamestown.
- Guiding Principle #4: The ability to safely walk and ride a bicycle throughout the Town is critical to maintaining our community's high quality of life. We will ensure that our community is well-connected with the necessary infrastructure to support walking and biking as an important mode of transportation for all residents.
- Guiding Principle #6: Every neighborhood in Jamestown will have convenient access to a wide variety of public parks, natural open spaces, and other recreational opportunities that meet the diverse needs, abilities, and desires of our residents.

- Guiding Principle #7: The Town will continue its tradition of providing cost-effective and efficient public services and high-quality infrastructure that meets the needs and exceeds the expectation of the community.
- Guiding Principle #9: We will work diligently with our partners in law enforcement and emergency services to ensure that Jamestown has the resources to maintain a high level of public safety for our residents.
- Guiding Principle #10: Jamestown is a welcoming and inclusive community that values the benefits of diversity in all aspects of the Town and its residents.
- Guiding Principle #11: The quality and health of the natural environment is as important to our community as the quality of the built environment, and we will work to preserve and protect these vital resources.
- Guiding Principle #12: Our local transportation network will move people and goods throughout the community in a context sensitive manner that prioritizes safety over speed, provides significant internal connectivity, and facilitates access to the regional network.

Hawryluk stated that the Town hired Seth Harry, Community Design Consultant, to facilitate a community outreach process to provide visual depictions of community preferences. She said that the community had the opportunity to participate in the events online or in-person. She added that he was present to speak about that process.

Hawryluk introduced Tom Terrell, the Town's Land Use Attorney, to provide information on the draft of the development agreement.

Terrell said that he estimated that Council, the public, and Town staff had spent thousands of hours working on the request to ensure that the project was handled appropriately. He stated that the development agreement that was included in the packet was still subject to change. He added that anyone that would like to speak about the final version of the agreement would have every opportunity required by statute to do so.

Terrell presented an overview of the history of the property. He spoke about the application submitted by Diamondback Investments that was denied by the Town Council. He noted that the Town Council had fought off numerous attempts to have the land taken from Jamestown's jurisdiction. He added that Interim Town Manager, Dave Treme, and staff met with DR Horton after those attempts. Terrell stated that the result of those meeting was that Town staff agreed to recommend the rezoning of the property with the requested density if DR Horton made numerous compromises and sacrifices to improve the quality of the development.

Terrell spoke about the history of development agreements. He highlighted that they created an opportunity for elected officials, Town staff, citizens, and the developer to have careful, considered discussions about how land should be developed. He noted that DR Horton was a production builder and that any departure from their business model created hurdles for their team. Terrell stated that it was harder for DR Horton to negotiate certain terms than custom builders. However, he said that DR Horton had begun to work cooperatively with Town staff. He thanked the DR Horton team for being willing to work diligently on the development agreement alongside Town staff.

Terrell stated that if the development agreement were adopted, the result would be a custom/production hybrid that should be the sustainable, higher quality community that the initial letter of understanding drafted by Treme had envisioned. He spoke about citizen input sessions held by



Seth Harry. Terrell noted that many of the design elements and requests originating from citizen input had been incorporated. He highlighted that “rear-loaded” homes, pedestrian sheds that defined locations of open space, better landscaping, elements of human connectivity, and architectural enhancements had been included in the agreement. Terrell noted that current draft of the development agreement did not include any housing with vinyl siding. He added that DR Horton had agreed to use “cementitious” materials, more commonly referred to as “Hardie boards,” along with stone, brick, etc. instead.

Terrell said that the Town had made numerous assurances to DR Horton in regard to the provision of water, sewer, and solid waste pickup. He added that the Town had agreed to make improvements to the water and sewer infrastructure as defined in the Development Agreement. He noted that DR Horton had agreed to pay 75% of the cost of a new trash truck as a result of the numerous concessions that the Town had made. Those concessions included the Town’s agreement to assist with the right-of-way acquisition for emergency access to Hunt Chase, payment for upgrades to wastewater lines, guarantees of approval of Development Clearance Certificates within 9 working days, agreement to raise manholes, agreement to allow DR Horton to be vested under current laws for 40 years, and the approval of alternate construction materials.

Terrell noted that the commercial area would have a 32,000 square foot limitation and large-box retail would be prohibited. He stated that the only uses that were allowed were the ones approved for the Main Street Zoning District. He also spoke about the apartments that had been proposed on the property. He said that a multi-family component allowed DR Horton to make the other concessions that they had agreed to within the development agreement. He noted that there would be no access to Hunt Chase except for emergency vehicles that had a key to a locked gate. He added that the apartment location should not be easily visible from Guilford College Road. Terrell highlighted that the apartments would be built on a parcel that was approximately 5% of the project’s size. He encouraged Council to approve the total density of 1500 units, including up to 500 apartment units. Terrell noted that there were still a few issues to be resolved within the agreement, but there had been a lot of progress made. He added that the Town had aggressively protected the interests of the community and he believed that the Council had offered every opportunity for public input.

Seth Harry, Community Design Consultant, came forward. He stated that the public process utilized followed a format that he believed was very effective. He added that the findings that had resulted from public input had been used to guide the design requirements in the development agreement. Harry said that the community engagement sessions were a hybrid process that allowed in-person and virtual participation because of Covid. He added that the findings from the sessions were available on the Town’s website. He noted that the renderings that resulted from the community engagement meetings served as a representation of the desires of the citizens, but did not dictate a specific site layout. He presented a visual interpretation that his team had designed and compared it to the site plan submitted by the applicant. Harry stated that overall community structure, internal connectivity, external connectivity, block size, mix of uses, community character, and street design were all important themes that arose from the workshops. He noted that Terrell had spoken about those elements within the development agreement and the progress that the Town had made to ensure the project reflected the desires of the community.

Marc Isaacson, DR Horton applicant, came forward. He stated that his address was 804 Green Valley Road, Greensboro, NC. Isaacson introduced Ryan Moats, Brad Yoder, and Bob Dischinger from the DR Horton team. He stated that he was hopeful that the development would be an affordable, high-quality

development that would provide housing for the community. He added that there were still some open-ended items to discuss, but he believed that a final draft would be made available to Council soon. Isaacson said that the PUD designation provided flexibility in regard to housing types and allowed the developer to have a creative approach in regard to the historic nature of the property. He noted that DR Horton would attempt to incorporate aspects of the Armstrong House in the design of the amenity center. He added that the PUD ordinance included an expectation that developments would be high-quality and compatible with the character of surrounding neighborhoods. Isaacson said that DR Horton had worked with Town staff for several months to design an application that was supported by the ordinance and that fit within the parameters of the PUD framework.

Moats came forward. He stated that his address was 4150 Mendenhall Oaks Parkway, High Point, NC. He provided an overview of the DR Horton concept plan for the development. He said that DR Horton had incorporated aspects of the public input sessions, such as rear-loaded homes, mixed housing types throughout the site, large areas of open space, a custom amenity center inspired by local history, and a neighborhood-scale commercial area. Moats stated that there were six types of homes proposed for the community. He noted that there were age-targeted homes within the plan to allow people to live in Jamestown throughout every stage of their life. He said that there were large areas of mature forests that would be preserved. Moats said that some of the smaller details of the concept plan had not been finalized, but the locations presented of specific areas should remain the same.

Mayor Montgomery stated that active plans to develop the "Johnson Property" began over two years ago. She noted that Diamondback Investments' application was denied unanimously by Council and the Town was required to consider DR Horton's application once they bought the property. She spoke about the complexity of the consideration of the development of the land. She added that the Town's attorneys had advised Council that another public hearing would be required on the request after the final development agreement had been submitted for review. She encouraged anyone that would like to speak about the application to do so.

Council Member Straughn asked Koonce if she had anything to add. She did not.

Mayor Montgomery opened the public hearing to anyone that would like to speak about the annexation request.

- Denise Murphy, 3821 Hunt Chase Drive- Murphy stated that she had been pleasantly surprised by the responsiveness of the Council and Town staff. She added that she had met with Council and staff about the application and appreciated the time they spent addressing her concerns. She said that she was not in favor of the apartments proposed on the property because they would be adjacent to her home. Murphy requested a buffer between Hunt Chase and the apartments.
- Jeff Craig, 111 Jordan Creek Drive- Craig said he lived directly across the street from the property. He stated that Council's lives would not be affected as much as neighboring property owners. He added that everyone believed that Council had already made up their minds and he hoped that was not true. He noted that his biggest objection was the commercial component of the project.
- Chris Marsh, 3757 Hunt Chase Drive- Marsh stated that he was pleasantly surprised by the presentations given that night. He was concerned about the emergency vehicle access on Hunt

Chase Drive. He was also worried about overcrowding in the school system. He added that there would be a large amount of construction for a long period of time to build the development. Marsh wanted to see a plan regarding additional public utilities that would be required to serve the property.

- Tom Tervo, 2 Langholm Court- Tervo stated that Jamestown was not an urban area. He was concerned about the proposed density for the development. He believed that it would increase the traffic. Tervo said that people would park in front of rear-loaded homes. He was not in favor of the apartments.
- Brent Ayers, 2120 Guilford College Road- Ayers said that he and his neighbors had expressed their concerns about the schools, roads, and access. He stated that it was not acceptable for the Town to say that they did not have control over the school system. He added that DR Horton was not a reputable builder. Ayers said that the development would not age well or match the character of the Town. He thanked the Town for addressing some of the concerns that citizens had in the development agreement. He encouraged Council to vote against the proposal because he believed it was reckless growth.
- Greg Strever, 100 Pearce Drive- Strever said that his main concern was the increased traffic on Guilford Road. He noted that it was already difficult for him to get out of his neighborhood because the traffic was heavy. He also believed that the project could negatively impact his property value.
- Al Stewart, 307 Jordan Crossing- Stewart stated that he was concerned about the master plan because it had not been finalized. He thought that DR Horton could deviate from the plan after it had been approved. He was worried that apartments would cause an increase in crime. Stewart said that DR Horton would clear cut trees and that there would not be a variety of home types in the development.
- Sam Niehans, 13D Thora Drive- Niehans believed that the development would cause an increase in taxes and a reduction in the quality of the education system. He noted that overcrowding was already an issue.
- Jeff Williams, 2328 Adams Farm Parkway- Williams was worried about the maintenance of the emergency access at Fox Hollow. He stated that he was a part of the homeowners association and would like to know who to call in the event that the gate was broken. He also said that the buffer between his neighborhood and the apartments included open space because of the pipeline that runs along the property. He did not believe there would be enough landscaping to provide a sufficient buffer.
- Raymond Ellis, 301 Shadowlawn Drive- Ellis stated that he had lived in Town for over 30 years. He said that he believed the project would result in explosive growth that would lead to a lot of problems. He added that he agreed with the previous speakers. Ellis noted that DR Horton would return to request concessions to make the project as cheap as possible.
- Trish Kirbey, 131 Thora Drive- Kirbey stated that the DR Horton plan did not match the public engagement session discussions. She claimed that the development would reduce the property

values of homes in the area. She added that it would ruin the Town's infrastructure and reduce everyone's quality of life. Kirbey believed that the development would result in an increase in crime and would lead to overcrowding in schools.

- Krisdena Reeser, 2621 Glasshouse Road- Reeser stated that the documents submitted by the applicant were not valid. She also claimed that Town staff did not follow proper procedure and that there were errors in some of the supporting documents. She did not understand why the parcel numbers for the property had changed.

Mayor Montgomery asked if anyone would like to speak about the annexation request. Nobody came forward. Mayor Montgomery opened the floor to Council for discussion.

Council Member Wolfe said that there was still some work to be done on the development agreement. She added that those details needed to be addressed before a full discussion could take place. She asked if it would be acceptable to continue the public hearing to the October 18<sup>th</sup> Regular Town Council meeting.

Terrell came forward. He stated that there may not be enough time before October 18<sup>th</sup> for some of the details to be resolved.

Mayor Montgomery suggested that the hearing be continued to the November 15<sup>th</sup> Regular Town Council meeting.

Council Member Straughn agreed that the hearing should be continued to the November meeting.

Council Member Wolfe made a motion to continue the public hearing to the November 15<sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Mayor Montgomery called for a ten minute recess at 7:55 pm.

Mayor Montgomery called the meeting back to order at 8:05 pm.

**Public Hearing on rezoning request from DR Horton for properties located at 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road from Agricultural (AG) to Planned Unit Development (PUD)**- Mayor Montgomery asked Hawryluk if she had any additional information to present. Hawryluk stated that she did not.

Mayor Montgomery asked the applicant if they had any information to add.

Isaacson came forward and thanked Council for their patience.

Mayor Montgomery opened the public hearing to anyone that would like to speak about the rezoning request. Nobody came forward. Mayor Montgomery opened the floor to Council for discussion.

Council Member Wolfe made a motion to continue the public hearing to the November 15<sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

**DRAFT**

**Public Hearing for consideration of Development Agreement for DR Horton property-** Mayor Montgomery asked Hawryluk if she had any additional information. Hawryluk had no new information to present.

Mayor Montgomery opened the public hearing to anyone that would like to speak about the development agreement. Nobody came forward. Mayor Montgomery opened the floor to Council for discussion.

Council Member Rayborn made a motion to continue the public hearing to the November 15<sup>th</sup> Regular Town Council meeting in the Civic Center without further advertisement. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Council Member Straughn asked Koonce if she had anything to add. She said that she had some minor wording suggestions that she would submit to Terrell for his consideration.

**Adjournment-** Council Member Straughn made a motion to adjourn. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 8:08 pm.

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Mayor

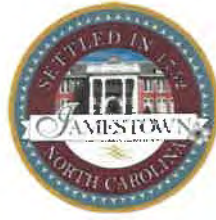
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Town Clerk

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Approval of minutes from the October 18th Regular TC Meeting

**AGENDA ITEM #:** II-B



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Asst. Mgr./Town Clerk

**SUMMARY:**

Minutes from the October 18th Regular Town Council Meeting

**ATTACHMENTS:** October 18th Regular Town Council Meeting Minutes

**RECOMMENDATION/ACTION NEEDED:** Staff recommends that Council approve the consent agenda.

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** Council Member makes a motion to approve/amend the consent agenda.

**FOLLOW UP ACTION NEEDED:** N/A

**DRAFT**

**Regular Meeting of the Town Council  
October 18, 2022  
6:00 pm in the Civic Center  
Minutes & General Account**

**Council Members Present:** Mayor Montgomery, Council Members Wolfe, Rayborn, Capes, & Straughn

**Staff Members Present:** Matthew Johnson, Katie M. Weiner, Paul Blanchard, Anna Hawryluk, Faith Wilson, Ty Cheek, Dana Benson, Elizabeth Greeson, Ross Sanderlin, Jamey Claybrook, & Beth Koonce, Town Attorney

**Visitors Present:** Camille Sheppard, Kevin Keslar, Bobbie Huggins, Emily Wagoner, Davey Auman, Charlie Hall, Jean Regan, Julia Ebel, Steve Auman, & Carol Brooks

**Call to Order-** Mayor Montgomery called the meeting to order.

- Roll Call- Weiner took roll call as follows:
  - Council Member Wolfe- Present
  - Council Member Capes- Present
  - Mayor Montgomery- Present
  - Council Member Capes- Present
  - Council Member Straughn- Present

Weiner stated that a quorum was present.

- Pledge of Allegiance- Council Member Straughn led everyone in the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence.
- Approval of Agenda- Mayor Montgomery asked if anybody had any changes to make to the agenda.

Council Member Rayborn requested to remove the public hearings for the annexation request, rezoning request, and the development agreement for the DR Horton properties located at 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road because they were continued to the November 15<sup>th</sup> Regular Town Council meeting. She also requested to remove the "Consideration of approval of lease agreement with Pinecroft Sedgefield Fire Department (PSFD) for property located at 6007 West Gate City Blvd."

Council Member Rayborn made a motion to approve the agenda as amended. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

**Consent Agenda-** The consent agenda included the following items:

- Approval of minutes from the September 20<sup>th</sup> Regular Town Council Meeting
- Proclamation National Breast Cancer Awareness Month 2022
- Proclamation Veterans Day 2022
- Analysis of the Financial Position of the Town of Jamestown
- Analysis of the Financial Position of the Jamestown Park & Golf Course
- Notification of Advances

**DRAFT**

- Budget Amendment #6

Council Member Wolfe made a motion to approve the consent agenda. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

(Proclamation National Breast Cancer Awareness Month 2022, Proclamation Veterans Day 2022, & Budget Amendment #6)

**Public Comment-** Nobody signed up.

**Proclamation declaring October 2022 Fire Prevention Month-** Mayor Montgomery presented the Proclamation declaring October 2022 as Fire Prevention Month to Chief Carson with PSFD. She thanked him for his service.

(Proclamation declaring October 2022 Fire Prevention Month)

**Proclamation declaring October 16<sup>th</sup>-22<sup>nd</sup> as Friends of Libraries Week-** Council Member Rayborn presented the Proclamation declaring October 16<sup>th</sup>-22<sup>nd</sup> as Friends of Libraries Week to the following representatives of the Friends of the Jamestown Public Library: Jean Regan, Julia Ebel, Emily Wagoner, and Bobbie Huggins.

(Proclamation declaring October 16<sup>th</sup>-22<sup>nd</sup> as Friends of Libraries Week)

#### **Old Business-**

- Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for the property located at 4718 Harvey Road- Hawryluk stated that the Town had received a petition for annexation of the property located at 4718 Harvey Road. She added that the Clerk and the Town Attorney had investigated the petition and it had been found to be sufficient. She noted that a public hearing had been scheduled for the October 18<sup>th</sup> Council meeting. Hawryluk stated the annexation was in conjunction with a conditional rezoning request for 86 townhomes with an option of limited commercial uses. She said that the completion of a Traffic Impact Analysis (TIA) was included as a condition for the consideration of the rezoning of the property. She added that the TIA was still under review by the North Carolina Department of Transportation (NCDOT). She requested that Council continue the public hearing to the November 15<sup>th</sup> Regular Town Council meeting. Hawryluk said that Charlie Hall, the applicant, was present.

Mayor Montgomery called the applicant forward.

Charlie Hall, Windsor Companies Representative, came forward. He stated that his address was 1007 Battleground Avenue, Greensboro, NC. Hall said that he had spoken with Bobby Norris with NCDOT. He added that Norris was currently reviewing the project and that he hoped the TIA would be completed by the November 15<sup>th</sup> Town Council meeting. He requested that Council continue the public hearing.

Mayor Montgomery opened the public hearing to anyone that would like to speak regarding the annexation request.



- o Jean Regan, 4823 Harvey Road- Regan said that she was two driveways down from Haynes Road. She stated that she had been held up numerous times because of the school traffic on the road. She encouraged everyone to drive along the road at 3:15 pm to experience the traffic. Regan stated that she was adamantly opposed to any retail along Harvey. She said that she hoped Council carefully considered what they allowed to be built.

Mayor Montgomery asked if there was anybody else that would like to speak about the request. Nobody came forward. Mayor Montgomery opened the floor to Council for discussion.

Council Member Wolfe made a motion to continue the public hearing to the November 15<sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Public Hearing on rezoning request from Windsor Homes for property located at 4718 Harvey Road from Agricultural (AG) to Conditional Zoning-Bypass (CZ-B)- Hawryluk said that a petition for rezoning had been received and reviewed by the Planning Board. She added that a public hearing date had been set for the October 18<sup>th</sup> Town Council meeting for the consideration of the rezoning of the parcels located at 4718 Harvey Road from AG to CZ-B. She reiterated that a condition of the request was the completion of a TIA which was still under review by NCDOT. She requested that Council continue the public hearing to the November 15<sup>th</sup> Regular Town Council meeting.

Mayor Montgomery opened the public hearing to anyone that would like to speak regarding the rezoning request. Nobody came forward. Mayor Montgomery opened the floor to Council for discussion.

Council Member Wolfe requested that Hawryluk include a clearer version of the rezoning application in the packet for the November 15<sup>th</sup> meeting. Hawryluk said that she would.

Council Member Wolfe made a motion to continue the public hearing to the November 15<sup>th</sup> Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

#### **New Business-**

- Jamestown Park & Golf Course Quarterly Report- Sanderlin presented his quarterly report to Council. He noted that the paid rounds of the first quarter were roughly the same as last year. He added that green fee revenue had increased by 8% and cart/range fees had increased by 4%. Sanderlin stated that the driving range had been closed from August 22<sup>nd</sup> through the end of September due to renovations. He noted that the driving range had been reopened and staff had received positive feedback from golfers. He stated that merchandise sales had increased by 28% as a result of special orders. He also said that August and September were busy tournament months.

Council Member Wolfe asked Sanderlin about the status of the Golf Course Strategic Plan. Sanderlin said that staff had met with the consultants and had given them a tour of the golf course. He added that the consultants would compile the data that they had collected and provide the Town with a draft of the plan.

Council Member Straughn said that he had played golf recently and that the course was in good condition.

- Jamestown Park & Golf Course Maintenance Quarterly Report- Claybrook presented his quarterly report to Council. He noted that staff continued to repair irrigation leaks as they arose. He said that there had been some equipment issues in regard to the maintenance of ideal grass heights, but those problems had been resolved. Claybrook said that staff would begin applying pre-emerge for weed control. He added that leaves would soon begin to fall and staff would mulch the leaves as they came down. He stated that they would remove several dead trees around the course as the weather got colder. Claybrook said that they would also work to improve the bunkers by cutting out the fabric liner and adding new sand. He noted that they had finally received the new sprayer that staff had ordered in July 2021. He stated that there had been monthly meetings with builders that were working on the new maintenance building. Claybrook said that it should arrive in late November and staff would move in around March 2023.

Council Member Straughn said that he had seen Claybrook riding around the course with his dog, Vida. He noted that she had done a great job at keeping the geese away.

Council Member Wolfe asked if there had been damage as a result of the hurricane. Claybrook said that there were two trees that had fallen down, but they were fairly fortunate.

Council Member Capes briefly discussed the irrigation leaks with Claybrook.

- Update on Fall Litter Sweep- Greeson presented an update on the Fall Litter Sweep that was held on September 24<sup>th</sup>. She said that there were 47 participants that collected 39 bags of trash. She spoke about the roadways that were targeted during the sweep. She thanked the Civitans, Rotary Club, and all the other people that attended to help clean up the Town. Greeson encouraged anyone that would like to collect trash on their own to contact her at the Town Hall and she would provide them with the materials that they need.

Council Members thanked Elizabeth for organizing the event twice a year.

- Request for motion of support for the Accessibility for Parks (AFP) Grant Application- Hawryluk stated that the Accessibility for Parks (AFP) program provided \$10 million for parks and recreation grants to benefit children and veterans with disabilities in North Carolina. She added that the grant guidelines required products of universal design. Hawryluk said that the 2021 Jamestown Comprehensive Parks and Recreation Plan specifically identified a need for an inclusive playground as a replacement for the existing structures. She added that CJ Greene and Haynes Inman Education Center both serve students with cognitive and physical disabilities. Their location within the Town was one of the reasons that the universal playground was included in the Plan. She stated that the playground design would include input from occupational therapists and recreational teachers at the schools to ensure that the needs of the students were met. She added that the application also included accessible therapeutic fitness equipment and accessible yard games.

Hawryluk said that the application had been reviewed by the Town's regional Recreation Resources Service to ensure that it was a complete and competitive application. She stated that it had been presented to and received the support of the Jamestown Rotary Club and the Jamestown Veterans Association. She added that staff at CJ Greene and Haynes Inman Education Center would also provide letters of support. Hawryluk noted that the application had been approved by the Parks and Recreation Committee.

She said that there would be a Pumpkins in the Park event that would allow Town staff to provide additional information about the grant to members of the community. She stated that the Town would provide a 1 to 5 match if the grant were received. The application was for \$500,000 and the deadline for submittal was November 1<sup>st</sup>.

Council Members expressed their excitement about the grant opportunity.

Council Member Wolfe made a motion to support the Accessibility for Parks Grant (AFP) application. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Request to set a public hearing date for amendments to the solid waste ordinance- Blanchard stated that the Public Services Department would like to present proposed changes to the Town's Solid Waste Ordinance. He requested that Council set a public hearing date for the consideration of amendments to the Solid Waste Ordinance for the November 15<sup>th</sup> Regular Town Council meeting.

Council Member Wolfe made a motion to set a public hearing date for the consideration of amendments to the Solid Waste Ordinance for the November 15<sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of contract with the Jamestown Youth League (JYL) for recreational services- Wilson stated that the Town would like to provide recreation services to the citizens of Jamestown. She noted that the Town did not have the available staffing levels to provide its own programming. She said that staff wished to contract with the JYL to provide recreation services for youth residents. Wilson added that the JYL had submitted a list of possible programs and the cost associated with each based on the number of Jamestown resident participants. She requested that Council approve the contract with JYL to fund up to \$10,000 of recreation services.

Council Member Wolfe asked if staff would verify that the JYL participants lived within the corporate limits of the Town. Wilson said that JYL would submit a list of participant addresses and that staff would verify them.

Council Member Rayborn made a motion to approve the contract with JYL in the amount of \$10,000 to provide recreation services. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

#### **Manager/Committee Reports-**

DRAFT

- Manager Report- Johnson presented his monthly Manager Report to Council. He noted that 80z Nation performed at the season finale Music in the Park event on October 7<sup>th</sup>. He said that a demonstration project highlighting “Neighborhood Slow Streets” near Jamestown Elementary and the Jamestown Public Library was held on October 5<sup>th</sup>. He thanked Hawryluk and Blanchard for their work on the event. He stated that approximately 25 citizens attended the Dementia Symposium held in the Civic Center on October 11<sup>th</sup>. Johnson noted that the Town had selected National Golf Foundation Consulting to create a Golf Course Strategic Plan. He added that the consultants had begun meeting with stakeholders and would provide recommendations on potential improvements. He said that loose leaf collection would begin on October 24<sup>th</sup>. He highlighted that Mendenhall Homeplace would feature an after-dark tour of the property in an event called “True Tales of the Macabre” on October 28<sup>th</sup>. Johnson announced that the Land Development Ordinance was now available online through the Municode website. He added that the link would be posted on the Town’s website. He introduced Dana Benson, the new Utilities and Business Operations Supervisor, to Council.

Council welcomed Benson to the Town.

- Council Member Committee Reports-
  - Council Member Wolfe stated that she had attended a TAC meeting. She said that the Oakdale Road bridge was open to traffic and the estimated completion date for the Jamestown Bypass was the end of 2022.
  - Council Member Capes encouraged everyone to attend the Pumpkins in the Park event to learn more about the AFP Grant.

**Public Comment-** Nobody signed up.

**Other Business-** Council Member Wolfe noted that the Jamestown Pig Pickin’ would be held on October 29<sup>th</sup>.

**Adjournment-** Council Member Capes made a motion to adjourn. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 6:44 pm.

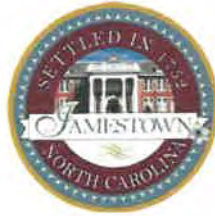
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Financial Analysis for October 2022

**AGENDA ITEM #:** II-C

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Faith Wilson

**SUMMARY:**

Summary schedule of cash & deposits, debt balances, and total revenues collected to date and expenditures to date is provided. A detailed budget to actual statements is also included as of 10-31-22.

Expenditures during October include A/C unit upfit at the library, and design phase of Town Hall. Services during the month include code enforcement, Seth Harry, strategic plan for golf course, stormwater, law enforcement and fire services, as well as library services.

Interest rates on earnings continue to increase.

**ATTACHMENTS:** 3 Page Summary & Detail to Actual Report October 2022

**RECOMMENDATION/ACTION NEEDED:**

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:**

**FOLLOW UP ACTION NEEDED:**

Town of Jamestown  
 Financial Summary Report  
 Cash Balances  
 as of October 31, 2022

Petty Cash	\$	1,350
Operating Cash		2,659,550
Certificates of Deposit		3,004,510
Money Market Accounts - First Bank		1,943,963
North Carolina Capital Management Trust		<u>11,248,214</u>
	\$	<u>18,857,588</u>

Reservations of cash:

Cash reserved for Randleman Reservoir	\$	548,946
Cash reserved by Powell Bill for street improvements		396,004
General Capital Reserve Fund		74,055
Lydia Multi-use Greenway Capital Project		33,347
Oakdale Sidewalk Phase 3		114,184
Oakdale Sidewalk Phase 2		30,103
Recreational Maintenance Facility Capital Project		1,042,931
Grants Project Ordinance Fund - ARP		1,431,071
Water Sewer Capital Reserve Fund		<u>867,725</u>
	\$	<u>4,538,367</u>

Cash by Fund:

General	\$	4,888,240
General Capital Reserve Fund		74,055
East Fork Sidewalk Capital Project		-
Lydia Multi-use Greenway Capital Project		33,347
Oakdale Sidewalk Phase 3		114,184
Oakdale Sidewalk Phase 2		30,103
Recreational Maintenance Facility Capital Project		1,042,931
Grants Project Ordinance fund - ARP		1,431,071
Water/Sewer		9,826,985
Randleman Reservoir		548,946
Water/Sewer Capital Reserve Fund		<u>867,725</u>
	\$	<u>18,857,588</u>

Cash by Bank:

NCCMT	\$	11,248,214
Pinnacle Bank		4,659,550
First Bank		<u>2,948,473</u>
	\$	<u>18,856,238</u>

**Town of Jamestown  
 Financial Summary Report  
 Debt Balances  
 as of October 31, 2022**

<b>Installment Purchase Debt:</b>	<b>Balance at 9/30/2022</b>	<b>Final Payment Date</b>	<b>Final Payment Fiscal Year</b>
<b>GENERAL FUND:</b>			
Sanitation truck, financed in 2017	\$ 38,535	12/1/2023	2023/2024
Leaf truck, financed in 2017	39,392	12/1/2023	2023/2024
Knuckleboom truck, financed in 2020	82,106	5/7/2025	2024/2025
Golf Clubhouse Renovation	<u>350,019</u>	11/3/2027	2027/2028
	<u>\$ 510,052</u>		
<b>WATER &amp; SEWER FUND:</b>			
Water & Sewer Maintenance Facility Construction	<u>\$ 262,474</u>	11/3/2027	2027/2028

Town of Jamestown  
 Financial Summary Report  
 Total Revenues & Expenditures by Fund  
 as of October 31, 2022

	<u>General Fund (#10)</u>	<u>General Capital Reserve Fund (#11)</u>	<u>Water/Sewer Fund (#30)</u>	<u>Randleman Reservoir Fund (#60)</u>	<u>Water/Sewer Capital Reserve Fund (#81)</u>
<b>Current Year Revenues (and transfers)</b>	2,972,877	90,845	904,777	4,088	224
% of budget received	32%	72%	11%	3%	0%
% of budget, excluding appropriated fund balance, received	36%	72%	19%	3%	0%
<b>Expenditures (and transfers)</b>	1,996,386	18,584	1,039,781	-	-
% of budget expended	22%	15%	12%	0%	0%

	<u>Fund (#17)</u>	<u>Fund (#18)</u>	<u>Fund (#20)</u>	<u>Fund (#21)</u>	<u>Fund (#22)</u>
	<u>Lydia (E Main) Capital Project</u>	<u>Oakdale Sidewalk Ph 3 Capital Project</u>	<u>Recreational Maint Facility Capital Project</u>	<u>Oakdale Sidewalk Ph 2 Capital Project</u>	<u>Special Revenue Grants Fund</u>
<b>Life to Date Revenues &amp; Other Financing Sources</b>	2,157,713	216,654	1,078,294	79,589	1,431,374
% of budget received	109%	32%	100%	45%	100%
<b>Life to Date Expenditures</b>	2,104,130	103,987	35,362	49,488	-
% of budget expended	106%	15%	3%	25%	0%



10 GENERAL FUND

Account	Received			Revenue		%
	Current Month	Received YTD	Estimated Revenue	To Be Received	Received	
3000						
3100 AD VALOREM TAXES	420,009.67	2,103,518.63	2,822,000.00	718,481.37	75 %	
3101 Interest on Ad Valorem Taxes	1.01	163.42	2,500.00	2,336.58	7 %	
3102 Tax and Tag revenue	24,175.87	46,731.24	234,600.00	187,868.76	20 %	
3103 Interest on Tax and Tag Revenues	233.37	387.26	1,100.00	712.74	35 %	
3230 SALES AND USE TAX	87,434.91	87,434.91	1,050,000.00	962,565.09	8 %	
3250 Solid Waste Disposal Tax	0.00	641.11	3,400.00	2,758.89	19 %	
3256 ELECTRICITY SALES TAX	0.00	0.00	206,000.00	206,000.00	0 %	
3257 TELECOMMUNICATIONS SALES TAX	0.00	0.00	39,000.00	39,000.00	0 %	
3258 PIPED NATURAL GAS SALES TAX	0.00	0.00	21,000.00	21,000.00	0 %	
3261 VIDEO PROGRAMMING TAX	0.00	0.00	36,000.00	36,000.00	0 %	
3316 POWELL BILL	0.00	53,744.36	103,000.00	49,255.64	52 %	
3322 ALCOHOLIC BEVERAGES TAX	0.00	0.00	17,000.00	17,000.00	0 %	
3325 ABC DISTRIBUTION	0.00	12,500.00	50,000.00	37,500.00	25 %	
3341 Telecommunications Planning Fees	0.00	0.00	7,500.00	7,500.00	0 %	
3343 REVIEW FEES	225.00	4,601.00	7,500.00	2,899.00	61 %	
3344 CODE ENFORCEMENT FEES	0.00	0.00	100.00	100.00	0 %	
3345 INSPECTION AND PERMIT FEES	175.00	175.00	200.00	25.00	88 %	
3346 CELL TOWER LEASE REVENUE	2,646.00	12,149.73	83,000.00	70,850.27	15 %	
3348 REFUSE COLLECTION FEES	17,002.50	68,207.50	203,700.00	135,492.50	33 %	
3600 GREEN FEES	62,860.00	251,142.25	535,000.00	283,857.75	47 %	
3610 MECHANICAL CART RENTALS	30,700.00	133,101.00	280,000.00	146,899.00	48 %	
3620 PULL CART RENTALS	37.00	108.00	300.00	192.00	36 %	
3650 DRIVING RANGE	3,284.00	15,111.00	55,000.00	39,889.00	27 %	
3660 GOLF SHOP CONCESSIONS SALES	10,078.30	44,890.45	89,000.00	44,109.55	50 %	
3661 Golf Shop Grill Catering Revenues	0.00	0.00	500.00	500.00	0 %	
3665 Golf Special Orders - Sales	413.00	7,089.85	12,000.00	4,910.15	59 %	
3675 Golf Clubhouse Rental Fees	1,005.00	2,190.00	8,000.00	5,810.00	27 %	
3831 INVESTMENT EARNINGS	① 9,886.21	24,731.13	40,000.00	15,268.87	62 %	
3832 Sponsorships	0.00	50.00	0.00	-50.00	** %	
3835 SALES OF FIXED ASSETS	3,250.00	3,250.00	0.00	-3,250.00	** %	
3836 SALES - PRO SHOP GOLF INVENTORY	6,387.07	26,688.86	59,000.00	32,311.14	45 %	
3837 SHELTER RENTALS	400.00	1,600.00	3,000.00	1,400.00	53 %	
3838 Building lease revenue	1.00	1.00	3,611.00	3,610.00	0 %	
3839 MISCELLANEOUS REVENUES	173.36	235.57	500.00	264.43	47 %	
3940 Rental Golf Sets	515.00	1,550.00	2,400.00	850.00	65 %	
3841 Ball Field Rentals	2,000.00	2,000.00	8,000.00	6,000.00	25 %	
3983 TRANSFER FROM GENERAL CAPITAL RESERVE FUND	0.00	18,884.07	75,000.00	56,115.93	25 %	
3985 Transfer from Grant Project Fund	0.00	0.00	1,429,995.00	1,429,995.00	0 %	
3990 POWELL BILL RESERVE APPROPRIATED	0.00	0.00	197,000.00	197,000.00	0 %	
3991 FUND BALANCE APPROPRIATED	0.00	0.00	1,533,697.00	1,533,697.00	0 %	
Account Group Total:	682,893.27	2,922,877.34	9,219,603.00	6,296,725.66	32 %	
Fund Total:	682,893.27	2,922,877.34	9,219,603.00	6,296,725.66	32 %	

① Interest rate increase on earnings

10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
4100	GOVERNING BODY EXPENDITURES						
1019	PROFESSIONAL SERVICES	① 13,802.50	23,545.50	42,804.50	66,350.00	150,000.00	83,650.00
2100	DEPARTMENT SUPPLIES	8.48	168.04	961.15	1,129.19	2,000.00	870.81
2200	FOOD AND PROVISIONS	46.24	202.12	1,341.48	1,543.60	2,500.00	956.40
2600	OFFICE SUPPLIES	0.00	15.99	0.00	15.99	200.00	184.01
2900	ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	1,500.00	1,500.00
3100	TRAVEL	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3150	CONFERENCE FEES AND SCHOOLS	150.00	450.00	0.00	450.00	2,000.00	1,550.00
3200	COMMUNICATIONS	0.00	0.00	0.00	0.00	2,500.00	2,500.00
3400	PRINTING	0.00	0.00	0.00	0.00	500.00	500.00
3700	MARKETING / ADVERTISING	210.00	210.00	0.00	210.00	1,000.00	790.00
3800	DATA PROCESSING SERVICES	53.79	166.48	633.50	800.00	800.00	0.00
3950	DUES AND SUBSCRIPTIONS	0.00	1,782.00	0.00	1,782.00	2,300.00	518.00
3955	Permit Fees	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	500.00	500.00
4990	OTHER CONTRACTED SERVICES	412.50	1,237.50	3,262.50	4,500.00	5,500.00	1,000.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
	<b>Account Total:</b>	<b>14,683.51</b>	<b>27,777.63</b>	<b>49,003.15</b>	<b>76,780.78</b>	<b>174,300.00</b>	<b>97,519.22</b>
4200	ADMINISTRATION EXPENDITURES						
1000	SALARIES AND WAGES	36,392.00	146,359.00	0.00	146,359.00	450,000.00	303,641.00
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	9,000.00	9,000.00
1009	FICA EXPENSE	2,750.46	11,044.37	0.00	11,044.37	35,000.00	23,955.63
1010	RETIREMENT EXPENSE	4,360.88	17,539.65	0.00	17,539.65	55,000.00	37,460.35
1011	HEALTH INSURANCE EXPENSE	4,414.60	14,979.30	0.00	14,979.30	55,000.00	40,020.70
1012	FLEX & PR TIME ADMIN FEES	12.00	42.00	174.00	216.00	700.00	484.00
1014	WORKER'S COMPENSATION	-69.34	545.47	0.00	545.47	700.00	154.53
1017	401K EXPENSE	1,794.62	7,148.63	0.00	7,148.63	22,000.00	14,851.37
1019	PROFESSIONAL SERVICES	0.00	8,587.50	8,912.50	17,500.00	17,500.00	0.00
2100	DEPARTMENT SUPPLIES	755.02	1,302.30	789.91	2,092.21	2,000.00	-92.21
2200	FOOD AND PROVISIONS	385.89	513.18	0.13	513.31	1,000.00	486.69
2600	OFFICE SUPPLIES	0.00	160.79	0.00	160.79	2,200.00	2,039.21
2900	ASSETS NOT CAPITALIZED	0.00	1,807.94	464.98	2,272.92	5,000.00	2,727.08
3100	TRAVEL	0.00	1,825.86	0.00	1,825.86	10,000.00	8,174.14
3150	CONFERENCE FEES AND SCHOOLS	0.00	1,789.00	0.00	1,789.00	7,000.00	5,211.00
3200	COMMUNICATIONS	612.69	2,575.19	3,114.81	5,690.00	10,700.00	5,010.00
3400	PRINTING	0.00	0.00	0.00	0.00	500.00	500.00
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	300.00	300.00
3700	MARKETING / ADVERTISING	0.00	0.00	0.00	0.00	100.00	100.00
3800	DATA PROCESSING SERVICES	1,189.18	6,560.71	12,427.29	18,988.00	19,000.00	12.00
3900	DRUG TESTING & BACKGROUND CHECKS	123.00	123.00	0.00	123.00	0.00	-123.00
3950	DUES AND SUBSCRIPTIONS	284.98	8,748.84	494.82	9,243.66	11,500.00	2,256.34
3960	BANK AND MERCHANT FEES	0.00	0.00	0.00	0.00	200.00	200.00
3980	MISCELLANEOUS EXPENSE	2.00	2.00	0.00	2.00	1,000.00	998.00
4300	EQUIPMENT RENTAL	213.57	739.02	2,048.82	2,787.84	3,500.00	712.16
4400	SERVICE & MAINTENANCE CONTRACTS	28.00	6,953.96	278.58	7,232.54	13,000.00	5,767.46
4500	INSURANCE AND BONDING	0.00	644.30	300.00	944.30	1,000.00	55.70
4990	OTHER CONTRACTED SERVICES	17,901.98	18,589.59	12,537.01	31,126.60	46,000.00	14,873.40
6820	First Bank Credit Card Encumbrance	0.00	0.00	4,000.00	4,000.00	4,000.00	0.00

*Workers  
Comp  
refund*

- ① legal fees - Roberson Haworth + Reese, Fox Rothschild LLP
- ② Tax collection service fee - Guilford County.
- Cavanaugh MacDonald Consulting - 2022 Financial reporting for GABB 75 OPEB

10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
<b>Account Total:</b>		<b>71,151.53</b>	<b>258,581.60</b>	<b>45,542.85</b>	<b>304,124.45</b>	<b>782,900.00</b>	<b>478,775.55</b>
4900 PLANNING DEPARTMENT EXPENDITURES							
1000	SALARIES AND WAGES	7,822.00	25,655.60	0.00	25,655.60	111,000.00	85,344.40
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	750.00	750.00
1009	FICA EXPENSE	603.98	1,972.54	0.00	1,972.54	8,550.00	6,577.46
1010	RETIREMENT EXPENSE	950.37	3,038.59	0.00	3,038.59	13,500.00	10,461.41
1011	HEALTH INSURANCE EXPENSE	1,764.20	4,410.50	0.00	4,410.50	21,600.00	17,189.50
1012	FLEX & PR TIME ADMIN FEES	6.00	30.00	114.00	144.00	500.00	356.00
1014	WORKER'S COMPENSATION	-43.34	340.92	0.00	340.92	500.00	159.08
1017	401K EXPENSE	417.62	1,265.48	0.00	1,265.48	5,550.00	4,284.52
2100	DEPARTMENT SUPPLIES	132.38	440.82	105.82	546.64	3,500.00	2,953.36
2200	FOOD AND PROVISIONS	0.00	112.49	0.00	112.49	750.00	637.51
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	500.00	500.00
2520	FUELS - GAS & OIL	76.02	131.65	0.00	131.65	500.00	368.35
2600	OFFICE SUPPLIES	52.98	52.98	0.00	52.98	2,000.00	1,947.02
2900	ASSETS NOT CAPITALIZED	0.00	1,378.94	0.00	1,378.94	4,500.00	3,121.06
3100	TRAVEL	7.00	7.00	0.00	7.00	2,500.00	2,493.00
3150	CONFERENCE FEES AND SCHOOLS	375.00	689.00	0.00	689.00	3,000.00	2,311.00
3200	COMMUNICATIONS	204.58	661.79	1,224.31	1,886.10	4,100.00	2,213.90
3400	PRINTING	0.00	0.00	0.00	0.00	1,250.00	1,250.00
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	500.00	500.00
3700	MARKETING / ADVERTISING	270.00	270.00	0.00	270.00	20,000.00	19,730.00
3800	DATA PROCESSING SERVICES	350.08	1,075.86	5,124.14	6,200.00	6,200.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	119.00	131.00	250.00	250.00	0.00
3950	DUES AND SUBSCRIPTIONS	159.98	2,378.86	1,142.82	3,521.68	5,000.00	1,478.32
3980	MISCELLANEOUS EXPENSE	0.00	47.00	0.00	47.00	500.00	453.00
4400	SERVICE & MAINTENANCE CONTRACTS	0.00	0.00	0.00	0.00	700.00	700.00
4500	INSURANCE AND BONDING	0.00	193.29	0.00	193.29	300.00	106.71
4990	OTHER CONTRACTED SERVICES	7,523.48	14,393.48	43,909.08	58,302.56	70,000.00	11,697.44
4991	Telecommunications Contracted	0.00	0.00	7,500.00	7,500.00	7,500.00	0.00
6820	First Bank Credit Card Encumbrance	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	2,500.00	2,500.00
<b>Account Total:</b>		<b>20,672.33</b>	<b>58,665.79</b>	<b>60,251.17</b>	<b>118,916.96</b>	<b>299,000.00</b>	<b>180,083.04</b>
5000 BUILDING & GROUNDS EXPENDITURES							
2100	DEPARTMENT SUPPLIES	521.42	1,509.27	727.10	2,236.37	8,000.00	5,763.63
2140	SEED and SOD	800.00	800.00	0.00	800.00	800.00	0.00
2141	CHEMICALS	0.00	0.00	0.00	0.00	500.00	500.00
2142	FERTILIZER AND LIME	300.00	300.00	0.00	300.00	600.00	300.00
2144	MULCH & PINE NEEDLES	0.00	0.00	0.00	0.00	2,500.00	2,500.00
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	0.00	0.00	0.00	2,500.00	2,500.00
2900	ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	7,500.00	7,500.00
3200	COMMUNICATIONS	189.06	608.66	1,311.34	1,920.00	2,000.00	80.00
3300	UTILITIES	551.34	5,213.81	5,429.38	10,643.19	30,000.00	19,356.81
3350	Water Utilities	0.00	19.98	0.00	19.98	500.00	480.02
3500	REPAIRS AND MAINTENANCE	420.00	420.00	280.00	700.00	50,000.00	49,300.00
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	500.00	500.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	500.00	500.00
4300	EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	200.00	200.00
4400	SERVICE & MAINTENANCE CONTRACTS	2,512.50	16,475.13	20,129.00	36,604.13	40,000.00	3,395.87

*WORKERS  
comp  
revised*

③

③ Code Enforcement fees, Seth Hamy + Associates - Design

11/08/22  
10:31:13

TOWN OF JAMESTOWN, NC  
Budget vs. Actual Report  
For the Accounting Period: 10 / 22

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Report ID: B100B

10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
4500	INSURANCE AND BONDING	0.00	16,107.76	0.00	16,107.76	22,000.00	5,892.24
4990	OTHER CONTRACTED SERVICES	850.00	1,736.00	1,037.00	2,773.00	42,000.00	39,227.00
5800	CAPITAL OUTLAY - BUILDINGS &	17,590.00	17,590.00	15,300.00	32,890.00	352,500.00	319,610.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	4,000.00	4,000.00
	<b>Account Total:</b>	<b>23,734.32</b>	<b>50,780.61</b>	<b>44,213.82</b>	<b>104,994.43</b>	<b>566,600.00</b>	<b>461,605.57</b>
5100	PUBLIC SAFETY EXPENDITURES						
4910	SHERIFF CONTRACT	91,225.62	91,225.62	0.00	91,225.62	550,000.00	458,774.38
4911	Sheriff Off Duty - Town events	262.00	1,872.00	4,628.00	6,500.00	6,500.00	0.00
4912	Sheriff off-duty for non-profit	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4920	ANIMAL CONTROL CONTRACT	2,510.00	2,510.00	7,530.00	10,040.00	14,000.00	3,960.00
	<b>Account Total:</b>	<b>93,997.62</b>	<b>95,607.62</b>	<b>12,158.00</b>	<b>107,765.62</b>	<b>573,000.00</b>	<b>465,234.38</b>
5300	FIRE EXPENSES						
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	500.00	500.00
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3956	Fire Inspection Fees	0.00	0.00	0.00	0.00	12,000.00	12,000.00
3980	MISCELLANEOUS EXPENSE	0.00	59.44	0.00	59.44	300.00	240.56
4900	PINECROFT SEDGEFIELD FIRE CONTRACT	216,538.48	433,076.96	0.00	433,076.96	866,154.00	433,077.04
4990	OTHER CONTRACTED SERVICES	0.00	0.00	0.00	0.00	9,000.00	9,000.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
	<b>Account Total:</b>	<b>216,538.48</b>	<b>433,136.40</b>	<b>0.00</b>	<b>433,136.40</b>	<b>889,954.00</b>	<b>456,817.60</b>
5600	STREET MAINTENANCE EXPENDITURES						
2100	DEPARTMENT SUPPLIES	0.00	90.01	0.00	90.01	6,000.00	5,909.99
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	774.35	6,000.00	6,774.35	8,000.00	1,225.65
2500	VEHICLE SUPPLIES	0.00	0.00	600.00	600.00	7,000.00	6,400.00
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	6,000.00	6,000.00
2900	ASSETS NOT CAPITALIZED	0.00	299.49	702.00	1,001.49	20,000.00	18,998.51
3300	UTILITIES	14,190.98	43,576.06	0.00	43,576.06	160,000.00	116,423.94
3500	REPAIRS AND MAINTENANCE	0.00	1,097.27	0.00	1,097.27	8,000.00	6,902.73
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	500.00	500.00
3955	Permit Fees	0.00	860.00	0.00	860.00	1,100.00	240.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	100.00	100.00
4300	EQUIPMENT RENTAL	0.00	320.92	219.08	540.00	540.00	0.00
4400	SERVICE & MAINTENANCE CONTRACTS	167.50	670.00	2,490.00	3,160.00	5,600.00	2,440.00
4500	INSURANCE AND BONDING	0.00	0.00	0.00	0.00	1,200.00	1,200.00
4980	STORMWATER FEES	0.00	5,605.00	0.00	5,605.00	6,000.00	395.00
4990	OTHER CONTRACTED SERVICES	8,707.68	10,028.03	26,716.12	36,744.15	75,000.00	38,255.85
5500	CAPITAL OUTLAY EQUIPMENT	0.00	8,432.79	0.00	8,432.79	8,500.00	67.21
9700	CONTINGENCY	0.00	0.00	0.00	0.00	460.00	460.00
	<b>Account Total:</b>	<b>23,066.35</b>	<b>71,753.92</b>	<b>36,727.20</b>	<b>108,481.12</b>	<b>314,000.00</b>	<b>205,518.88</b>
5700	POWELL BILL						
4990	OTHER CONTRACTED SERVICES	0.00	0.00	0.00	0.00	300,000.00	300,000.00
	<b>Account Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300,000.00</b>	<b>300,000.00</b>

- ④ Freeman Kenneth Architects - Design Phase of Town Hall, Kay Heating Air Conditioning - Library A/C Unit Up Fit
- ⑤ Guilford County - Law Enforcement Services - July - Sept 2022
- ⑥ Pinecroft Sedgefield Fire Dept - 2nd Qtr fire services - Oct - Dec 2022
- ⑦ Withers Ravenel Inc - Stormwater

11/08/22  
10:31:13

TOWN OF JANESTOWN, NC  
Budget vs. Actual Report  
For the Accounting Period: 10 / 22

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Report ID: R100B

10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
5800 SANITATION EXPENDITURES							
1000	SALARIES AND WAGES	6,337.65	32,186.31	0.00	32,186.31	75,000.00	42,813.69
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	1,100.00	1,100.00
1009	FICA EXPENSE	476.62	2,425.85	0.00	2,425.85	10,000.00	7,574.15
1010	RETIREMENT EXPENSE	776.10	3,934.92	0.00	3,934.92	15,000.00	11,065.08
1011	HEALTH INSURANCE EXPENSE	1,764.21	7,938.92	0.00	7,938.92	32,500.00	24,561.08
1012	FLEX & PR TIME ADMIN FEES	6.00	36.00	108.00	144.00	500.00	356.00
1014	WORKER'S COMPENSATION	-650.07	5,113.78	0.00	5,113.78	6,000.00	886.22
1017	401K EXPENSE	320.42	1,543.03	0.00	1,543.03	6,000.00	4,456.97
2100	DEPARTMENT SUPPLIES	160.00	350.16	350.50	700.66	140,000.00	139,299.34
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	100.00	100.00
2500	VEHICLE SUPPLIES	2,012.77	3,381.01	0.00	3,381.01	12,000.00	8,618.99
2520	FUELS - GAS & OIL	2,124.20	7,482.79	27,517.21	35,000.00	35,000.00	0.00
3200	COMMUNICATIONS	138.09	360.17	289.83	650.00	1,200.00	550.00
3400	PRINTING	0.00	0.00	0.00	0.00	2,000.00	2,000.00
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	6,000.00	6,000.00
3700	MARKETING / ADVERTISING	0.00	0.00	12,500.00	12,500.00	14,600.00	2,100.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	186.00	814.00	1,000.00	1,000.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	5,049.68	14,672.39	39,436.08	54,108.47	74,500.00	20,391.53
3945	Recycle Fees	8,209.18	24,627.54	90,372.46	115,000.00	115,000.00	0.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	200.00	200.00
4300	EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	500.00	500.00
4500	INSURANCE AND BONDING	0.00	1,610.78	0.00	1,610.78	2,500.00	889.22
4990	OTHER CONTRACTED SERVICES	6,950.03	12,585.61	35,829.40	48,415.01	60,000.00	11,584.99
5400	CAPITAL OUTLAY - MOTOR VEHICLES	0.00	0.00	451,886.00	451,886.00	463,000.00	11,114.00
5500	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	41,981.00	41,981.00	42,000.00	19.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
<b>Account Total:</b>		<b>33,674.88</b>	<b>118,435.26</b>	<b>701,084.48</b>	<b>819,519.74</b>	<b>1,115,700.00</b>	<b>296,180.26</b>
6200 RECREATION EXPENDITURES							
1000	SALARIES AND WAGES	11,330.47	39,554.01	0.00	39,554.01	142,000.00	102,445.99
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	3,100.00	3,100.00
1009	FICA EXPENSE	859.72	2,983.15	0.00	2,983.15	11,500.00	8,516.85
1010	RETIREMENT EXPENSE	1,388.79	4,836.14	0.00	4,836.14	18,000.00	13,163.86
1011	HEALTH INSURANCE EXPENSE	2,646.30	7,938.90	0.00	7,938.90	33,000.00	25,061.10
1012	FLEX & PR TIME ADMIN FEES	6.00	24.00	120.00	144.00	500.00	356.00
1014	WORKER'S COMPENSATION	-260.03	2,045.51	0.00	2,045.51	3,000.00	954.49
1017	401K EXPENSE	540.40	1,901.35	0.00	1,901.35	7,100.00	5,198.65
2100	DEPARTMENT SUPPLIES	554.72	2,215.27	1,388.43	3,603.70	11,000.00	7,396.30
2140	SEED and SOD	1,240.00	1,240.00	0.00	1,240.00	2,000.00	760.00
2141	CHEMICALS	250.00	250.00	0.00	250.00	5,000.00	4,750.00
2142	FERTILIZER AND LIME	225.00	225.00	0.00	225.00	3,000.00	2,775.00
2143	IRRIGATION SUPPLIES	0.00	372.41	0.00	372.41	500.00	127.59
2144	MULCH & PINE NEEDLES	0.00	40.00	0.00	40.00	5,000.00	4,960.00
2145	TOPSOIL (Sand)	0.00	1,411.41	0.00	1,411.41	1,500.00	88.59
2200	FOOD AND PROVISIONS	28.00	35.67	0.00	35.67	50.00	14.33
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	3,106.49	0.00	3,106.49	3,000.00	-106.49
2500	VEHICLE SUPPLIES	0.00	62.96	0.00	62.96	1,000.00	937.04
2520	FUELS - GAS & OIL	487.13	544.25	0.00	544.25	8,500.00	7,955.75
2550	EQUIPMENT SUPPLIES	0.00	672.81	0.00	672.81	2,500.00	1,827.19
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	300.00	300.00

*Workers Comp refund*

⑧

*Workers Comp refund*

⑧ Bradley Personnel Inc - Temp employees (2)

10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
2900	ASSETS NOT CAPITALIZED	0.00	771.60	5,528.04	6,299.64	6,500.00	200.36
3100	TRAVEL	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3150	CONFERENCE FEES AND SCHOOLS	295.00	295.00	0.00	295.00	1,500.00	1,205.00
3200	COMMUNICATIONS	906.35	2,610.40	1,954.34	4,564.74	13,000.00	8,435.26
3300	UTILITIES	447.57	2,169.93	0.00	2,169.93	15,500.00	13,330.07
3350	Water Utilities	31.53	76.99	0.00	76.99	350.00	273.01
3500	REPAIRS AND MAINTENANCE	0.00	19,028.02	0.00	19,028.02	22,000.00	2,971.98
3700	MARKETING / ADVERTISING	0.00	0.00	0.00	0.00	100.00	100.00
3800	DATA PROCESSING SERVICES	21.72	65.07	334.93	400.00	400.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	123.00	190.00	410.00	600.00	600.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	0.00	95.48	0.00	95.48	500.00	404.52
3950	DUES AND SUBSCRIPTIONS	175.00	345.00	0.00	345.00	1,500.00	1,155.00
3980	MISCELLANEOUS EXPENSE	0.00	10.00	0.00	10.00	500.00	490.00
3981	Special Events	1,211.98	6,620.25	2,300.00	8,920.25	12,000.00	3,079.75
4101	Library Services	13,500.00	27,000.00	0.00	27,000.00	54,000.00	27,000.00
4102	Recreation Services	0.00	0.00	0.00	0.00	20,000.00	20,000.00
4103	Culture/Historical Services	0.00	0.00	0.00	0.00	10,500.00	10,500.00
4300	EQUIPMENT RENTAL	2,023.71	10,510.70	12,739.49	23,250.19	24,680.00	1,429.81
4400	SERVICE & MAINTENANCE CONTRACTS	146.75	587.00	1,174.00	1,761.00	3,000.00	1,239.00
4500	INSURANCE AND BONDING	0.00	1,932.93	0.00	1,932.93	1,500.00	-432.93
4990	OTHER CONTRACTED SERVICES	74.89	1,720.63	0.00	1,720.63	4,300.00	2,579.37
5700	CAPITAL OUTLAY - LAND IMPR -	0.00	7,556.00	0.00	7,556.00	223,325.00	215,769.00
5800	CAPITAL OUTLAY - BUILDINGS &	0.00	0.00	15,000.00	15,000.00	315,000.00	300,000.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Account Total:		38,254.00	151,044.33	40,949.23	191,993.56	995,305.00	603,311.44
6300 GOLF COURSE MAINTENANCE							
1000	SALARIES AND WAGES	29,178.81	130,369.48	0.00	130,369.48	410,000.00	279,630.52
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	6,200.00	6,200.00
1009	FICA EXPENSE	2,150.08	9,637.87	0.00	9,637.87	32,000.00	22,362.13
1010	RETIREMENT EXPENSE	3,575.59	15,961.35	0.00	15,961.35	47,000.00	31,038.65
1011	HEALTH INSURANCE EXPENSE	6,174.70	24,698.80	0.00	24,698.80	76,000.00	51,301.20
1012	FLEX & PR TIME ADMIN FEES	6.00	18.00	54.00	72.00	650.00	578.00
1013	RETIREE HEALTH INSURANCE EXPENSE	220.32	881.28	0.00	881.28	10,800.00	9,918.72
1014	WORKER'S COMPENSATION	-476.72	3,750.11	0.00	3,750.11	5,000.00	1,249.89
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	6,000.00	6,000.00
1017	401K EXPENSE	1,458.88	6,449.92	0.00	6,449.92	20,000.00	13,550.08
2100	DEPARTMENT SUPPLIES	899.85	2,424.20	670.98	3,095.18	11,000.00	7,904.82
2140	SEED and SOD	1,117.96	1,117.96	0.00	1,117.96	8,000.00	6,882.04
2141	CHEMICALS	6,998.19	13,231.19	21,532.23	34,763.42	45,000.00	10,236.58
2142	FERTILIZER AND LIME	702.00	826.75	2,390.00	3,216.75	30,000.00	26,783.25
2143	IRRIGATION SUPPLIES	0.00	2,988.48	0.00	2,988.48	7,000.00	4,011.52
2144	MULCH & PINE NEEDLES	0.00	0.00	0.00	0.00	6,000.00	6,000.00
2145	TOPSOIL (Sand)	0.00	1,564.79	0.00	1,564.79	16,000.00	14,435.21
2155	TEE AND GREEN SUPPLIES	0.00	0.00	0.00	0.00	5,000.00	5,000.00
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	200.00	200.00
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	0.00	0.00	0.00	2,500.00	2,500.00
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	700.00	700.00
2520	FUELS - GAS & OIL	2,650.36	10,394.51	24,900.58	35,295.09	35,000.00	-295.09
2550	EQUIPMENT SUPPLIES	2,915.35	10,714.79	1,302.38	12,017.17	30,000.00	17,982.83
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	1,500.00	1,500.00

109

workers  
Comp  
refunded  
11

- ⑨ music in The Park event
- ⑩ Jamestown Public Library - Services
- ⑪ Chemicals for golf course

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TOWN OF JAMESTOWN, NC  
Budget vs. Actual Report  
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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
2900	ASSETS NOT CAPITALIZED	125.15	125.15	800.00	925.15	8,000.00	7,074.85
3100	TRAVEL	0.00	0.00	0.00	0.00	3,000.00	3,000.00
3150	CONFERENCE FEES AND SCHOOLS	310.00	310.00	0.00	310.00	1,550.00	1,240.00
3200	COMMUNICATIONS	706.85	2,542.32	3,077.68	5,620.00	7,700.00	2,080.00
3300	UTILITIES	909.47	4,034.35	1,907.38	5,941.73	20,000.00	14,058.27
3350	Water Utilities	31.53	76.99	0.00	76.99	400.00	323.01
3500	REPAIRS AND MAINTENANCE	0.00	1,239.50	860.50	2,100.00	10,000.00	7,900.00
3800	DATA PROCESSING SERVICES	58.70	176.02	623.98	800.00	800.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	159.14	835.20	931.23	1,766.43	1,800.00	33.57
3950	DUES AND SUBSCRIPTIONS	595.00	3,515.73	0.00	3,515.73	5,800.00	2,284.27
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	500.00	500.00
4300	EQUIPMENT RENTAL	4,806.75	24,968.41	34,601.15	59,569.56	63,900.00	4,330.44
4400	SERVICE & MAINTENANCE CONTRACTS	42.25	3,184.60	338.00	3,522.60	4,000.00	477.40
4500	INSURANCE AND BONDING	154.20	6,146.29	0.00	6,146.29	10,000.00	3,853.71
4990	OTHER CONTRACTED SERVICES	2,646.00	2,646.00	0.00	2,646.00	7,000.00	4,354.00
5500	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	209,515.28	209,515.28	211,859.00	2,343.72
5700	CAPITAL OUTLAY - LAND IMPR -	0.00	0.00	0.00	0.00	260,000.00	260,000.00
5800	CAPITAL OUTLAY - BUILDINGS &	0.00	0.00	3,620.00	3,620.00	248,200.00	244,580.00
6820	First Bank Credit Card Encumbrance	0.00	0.00	2,000.00	2,000.00	2,000.00	0.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	3,200.00	3,200.00
Account Total:		68,116.21	284,830.04	310,625.37	595,455.41	1,682,759.00	1,087,303.59
6301 GOLF SHOP EXPENDITURES							
1000	SALARIES AND WAGES	21,893.55	105,869.40	0.00	105,869.40	315,000.00	209,130.60
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	3,700.00	3,700.00
1009	FICA EXPENSE	1,687.54	8,149.73	0.00	8,149.73	24,500.00	16,350.27
1010	RETIREMENT EXPENSE	1,814.08	8,326.97	0.00	8,326.97	25,000.00	16,673.03
1011	HEALTH INSURANCE EXPENSE	3,526.51	14,106.04	0.00	14,106.04	44,000.00	29,893.96
1012	FLEX & PR TIME ADMN FEES	0.00	0.00	0.00	0.00	1,800.00	1,800.00
1013	RETIREE HEALTH INSURANCE EXPENSE	0.00	3,214.62	0.00	3,214.62	10,800.00	7,585.38
1014	WORKER'S COMPENSATION	-138.68	1,090.94	0.00	1,090.94	1,500.00	409.06
1017	401K EXPENSE	746.54	3,300.83	0.00	3,300.83	9,800.00	6,499.17
2100	DEPARTMENT SUPPLIES	802.28	2,269.19	1,241.40	3,510.59	10,500.00	6,989.41
2101	Grill Supplies	270.87	1,399.89	4,240.11	5,640.00	7,500.00	1,860.00
2156	RANGE SUPPLIES	461.22	3,325.03	0.00	3,325.03	7,000.00	3,674.97
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	400.00	400.00
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	0.00	0.00	0.00	1,000.00	1,000.00
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	500.00	500.00
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	500.00	500.00
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	1,000.00	1,000.00
2700	GOLF INVENTORY FOR RESALE	3,046.34	19,516.23	3,276.34	22,792.77	55,000.00	32,207.23
2705	Golf Special Orders - Purchases	441.48	3,257.15	758.32	4,015.67	10,000.00	5,984.33
2710	CONCESSION INVENTORY RESALE	3,781.97	14,113.02	20,302.32	34,415.34	34,000.00	-415.34
2715	Food purchased not in inventory	984.79	5,665.01	8,704.97	14,369.98	17,500.00	3,130.02
2900	ASSETS NOT CAPITALIZED	0.00	0.00	203.05	203.05	2,500.00	2,296.95
3100	TRAVEL	0.00	0.00	0.00	0.00	500.00	500.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3200	COMMUNICATIONS	914.17	3,327.66	5,747.34	9,075.00	11,200.00	2,125.00
3300	UTILITIES	1,081.66	4,836.46	1,878.50	6,714.96	18,000.00	11,285.04
3350	Water Utilities	31.54	77.02	0.00	77.02	350.00	272.98

12

workers comp refund

12 Overhead Door Co of Greensboro - New door installed @ golf maintenance

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10 GENERAL FUND

Account Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
3400 PRINTING	0.00	128.00	0.00	128.00	400.00	272.00
3500 REPAIRS AND MAINTENANCE	1,260.00	1,260.00	0.00	1,260.00	5,000.00	3,740.00
3700 MARKETING / ADVERTISING	60.40	241.60	483.20	724.80	10,000.00	9,275.20
3800 DATA PROCESSING SERVICES	825.98	2,561.64	7,438.16	10,000.00	10,000.00	0.00
3900 DRUG TESTING & BACKGROUND CHECKS	123.00	294.00	1,706.00	2,900.00	2,000.00	0.00
3940 LANDFILL FEES/DUMPSTER P/U	195.13	957.98	1,883.59	2,841.57	3,200.00	358.43
3950 DUES AND SUBSCRIPTIONS	30.00	609.00	0.00	609.00	2,500.00	1,891.00
3955 Permit Fees	120.00	120.00	0.00	120.00	200.00	80.00
3960 BANK AND MERCHANT FEES	2,387.90	9,552.43	11,947.57	21,500.00	25,000.00	3,500.00
3980 MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	250.00	250.00
4300 EQUIPMENT RENTAL	158.04	790.20	1,272.95	2,063.15	2,500.00	436.85
4310 GOLF CART RENTALS	5,327.28	29,975.74	37,290.96	67,266.70	69,200.00	1,933.30
4311 SALES AND USE TAX PAID	2,178.02	8,758.12	0.00	8,758.12	19,000.00	10,241.88
4400 SERVICE & MAINTENANCE CONTRACTS	1,160.68	5,167.76	9,823.76	14,991.52	17,000.00	2,008.48
4500 INSURANCE AND BONDING	0.00	8,698.19	0.00	8,698.19	10,000.00	1,301.81
4990 OTHER CONTRACTED SERVICES	1,800.00	4,457.47	16,400.00	20,857.47	65,500.00	44,642.53
5700 CAPITAL OUTLAY - LAND IMPR - (13)	0.00	28,250.00	28,250.00	56,500.00	60,000.00	3,500.00
Account Total:	56,972.29	303,667.52	162,848.94	466,516.46	916,300.00	449,783.54
8000 Debt Service						
7100 DEBT PRINCIPAL PAYMENTS	0.00	39,180.62	0.00	39,180.62	223,800.00	184,619.38
7200 DEBT INTEREST PAYMENTS	0.00	3,302.35	0.00	3,302.35	18,000.00	14,697.65
Account Total:	0.00	42,482.97	0.00	42,482.97	241,800.00	199,317.03
9600 OTHER FINANCING USES						
9600 TRANSFERS TO OTHER FUNDS (14)	18,326.00	91,622.31	0.00	91,622.31	367,985.00	276,362.69
Account Total:	18,326.00	91,622.31	0.00	91,622.31	367,985.00	276,362.69
Account Group Total:	679,187.53	1,998,386.00	1,463,404.21	3,461,790.21	9,219,603.00	5,757,812.79
Fund Total:	679,187.53	1,998,386.00	1,463,404.21	3,461,790.21	9,219,603.00	5,757,812.79

(13) NGF Consulting - Strategic Plan for Golf Course  
 (14) Transfer of .02 tax collections for 10/1/2022



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TOWN OF JAMESTOWN, NC  
Statement of Revenue Budget vs Actuals  
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11 General Capital Reserve Fund

Account	Received			Revenue	
	Current Month	Received YTD	Estimated Revenue	To Be Received	% Received
3000					
3831 INVESTMENT EARNINGS	7.09	8.11	40.00	31.89	20 %
3981 TRANSFER FROM GENERAL FUND	① 18,326.00	90,637.31	126,000.00	35,362.69	72 %
Account Group Total:	18,333.09	90,645.42	126,040.00	35,394.58	72 %
Fund Total:	18,333.09	90,645.42	126,040.00	35,394.58	72 %

① Transfer of \$.02 tax collections for 10/1/2022

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11 General Capital Reserve Fund

Account Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0						
9600 OTHER FINANCING USES						
9600 TRANSFERS TO OTHER FUNDS	0.00	18,884.07	0.00	18,884.07	126,040.00	107,155.93
<b>Account Total:</b>	<b>0.00</b>	<b>18,884.07</b>	<b>0.00</b>	<b>18,884.07</b>	<b>126,040.00</b>	<b>107,155.93</b>
<b>Account Group Total:</b>	<b>0.00</b>	<b>18,884.07</b>	<b>0.00</b>	<b>18,884.07</b>	<b>126,040.00</b>	<b>107,155.93</b>
<b>Fund Total:</b>	<b>0.00</b>	<b>18,884.07</b>	<b>0.00</b>	<b>18,884.07</b>	<b>126,040.00</b>	<b>107,155.93</b>

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TOWN OF JAMESTOWN, NC  
Statement of Revenue Budget vs Actuals  
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30 WATER AND SEWER

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3345 INSPECTION AND PERMIT FEES	198.55	521.90	3,400.00	2,878.10	15 %
3710 UTILITY CHARGE - WATER	85,449.64	323,279.47	958,000.00	634,720.53	34 %
3720 UTILITY CHARGE - SEWER	133,996.70	493,646.24	2,600,000.00	2,106,353.76	19 %
3741 Meter Fee	0.00	2,100.00	500.00	-1,600.00	420 %
3742 System Development Fees to be transferred	0.00	6,000.00	0.00	-6,000.00	** %
3743 System Admin / Installation fee	0.00	600.00	100.00	-500.00	600 %
3745 Connection Fees - Water and Sewer	700.00	3,301.50	10,000.00	6,698.50	33 %
3750 NONPAYMENT / RECONNECTION FEES	1,450.00	6,634.40	20,000.00	13,365.60	33 %
3755 Return Check Fees	25.00	225.00	200.00	-25.00	113 %
3760 LATE FEES	2,080.00	7,570.00	20,000.00	12,430.00	38 %
3765 CREDIT CARD ADMINISTRATION FEES	64.96	223.40	600.00	376.60	37 %
3831 INVESTMENT EARNINGS	19,329.36	60,540.05	70,000.00	9,459.95	86 %
3839 MISCELLANEOUS REVENUES	0.00	135.13	200.00	64.87	68 %
3987 TRANSFER FROM RANDLEMAN CAPITAL RESERVE FUND	0.00	0.00	118,500.00	118,500.00	0 %
3988 TRANSFER FROM WATER SEWER CAPITAL RESERVE	0.00	0.00	1,000,000.00	1,000,000.00	0 %
3992 NET POSITION APPROPRIATED	0.00	0.00	3,715,285.00	3,715,285.00	0 %
Account Group Total:	243,294.21	904,777.09	8,516,785.00	7,612,007.91	11 %
Fund Total:	243,294.21	904,777.09	8,516,785.00	7,612,007.91	11 %

①

① Interest rate increase on earnings

30 WATER AND SEWER

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
7100	WATER AND SEWER						
1000	SALARIES AND WAGES	53,413.36	233,443.65	0.00	233,443.65	600,000.00	566,556.35
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	15,500.00	15,500.00
1009	FICA EXPENSE	4,071.34	17,796.04	0.00	17,796.04	63,000.00	45,203.96
1010	RETIREMENT EXPENSE	6,489.70	28,363.30	0.00	28,363.30	100,000.00	71,636.70
1011	HEALTH INSURANCE EXPENSE	9,704.31	38,138.96	0.00	38,138.96	144,000.00	105,861.04
1012	FLEX & PR TIME ADMIN FEES	24.00	102.00	330.00	432.00	1,600.00	1,168.00
1013	RETIREE HEALTH INSURANCE EXPENSE	1,357.23	5,428.92	0.00	5,428.92	21,600.00	16,171.08
1014	WORKER'S COMPENSATION	-953.42	7,500.23	0.00	7,500.23	9,000.00	1,499.77
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	500.00	500.00
1017	401K EXPENSE	2,652.60	11,285.74	0.00	11,285.74	40,000.00	28,714.26
1019	PROFESSIONAL SERVICES	0.00	8,587.50	8,912.50	17,500.00	17,500.00	0.00
2100	DEPARTMENT SUPPLIES	2,758.13	7,819.45	2,674.71	10,494.16	30,000.00	19,505.84
2105	WATER METERS	0.00	3,690.00	0.00	3,690.00	30,000.00	26,310.00
2200	FOOD AND PROVISIONS	91.29	168.20	254.00	422.20	1,000.00	577.80
2400	CONSTRUCTION & REPAIR SUPPLIES	2,878.80	15,815.27	2,642.45	18,457.72	18,000.00	-457.72
2500	VEHICLE SUPPLIES	1,224.95	1,559.52	0.00	1,559.52	7,500.00	5,940.48
2520	FUELS - GAS & OIL	3,813.50	10,191.83	54,808.17	65,000.00	65,000.00	0.00
2550	EQUIPMENT SUPPLIES	722.90	3,411.63	2,500.00	5,911.63	5,000.00	-911.63
2600	OFFICE SUPPLIES	0.00	122.65	0.00	122.65	2,000.00	1,877.35
2750	PURCHASE OF WATER	21,894.30	67,067.04	202,857.48	269,924.52	375,000.00	105,075.48
2755	Water Transmission Fees	1,751.53	5,254.59	0.00	5,254.59	27,500.00	22,245.41
2900	ASSETS NOT CAPITALIZED	455.06	6,217.41	668.04	6,885.45	25,000.00	18,114.55
3100	TRAVEL	0.00	0.00	0.00	0.00	2,500.00	2,500.00
3150	CONFERENCE FEES AND SCHOOLS	21.45	2,566.45	2,310.00	4,876.45	7,500.00	2,623.55
3200	COMMUNICATIONS	2,339.65	7,730.79	15,629.21	23,360.00	35,000.00	11,640.00
3300	UTILITIES	1,478.30	3,352.39	4,330.11	7,682.50	16,000.00	8,317.50
3350	Water Utilities	0.00	55.50	0.00	55.50	500.00	444.50
3400	PRINTING	405.50	1,223.63	3,276.37	4,500.00	7,000.00	2,500.00
3500	REPAIRS AND MAINTENANCE	915.16	6,232.25	3,300.00	9,532.25	40,000.00	30,467.75
3700	MARKETING / ADVERTISING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3800	DATA PROCESSING SERVICES	1,480.79	4,492.55	16,507.45	21,000.00	21,000.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	221.00	1,079.00	1,300.00	1,300.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	4,000.00	4,000.00
3950	DUES AND SUBSCRIPTIONS	0.00	2,985.05	0.00	2,985.05	6,000.00	3,014.95
3955	Permit Fees	0.00	1,945.00	0.00	1,945.00	5,000.00	3,055.00
3960	BANK AND MERCHANT FEES	1,253.75	5,114.53	8,089.54	13,204.07	20,000.00	6,795.93
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	1,500.00	1,500.00
4300	EQUIPMENT RENTAL	213.56	1,059.50	2,048.72	3,108.22	15,000.00	11,891.78
4400	SERVICE & MAINTENANCE CONTRACTS	2,275.00	20,862.81	22,181.57	43,044.38	50,000.00	6,955.62
4401	NC811 Fees	185.75	654.75	2,011.00	2,665.75	2,500.00	-165.75
4500	INSURANCE AND BONDING	0.00	24,613.08	300.00	24,913.08	30,000.00	5,086.92
4950	LAB TESTING	167.25	1,135.98	7,864.02	9,000.00	9,000.00	0.00
4960	SEWER TREATMENT	51,395.69	97,761.09	0.00	97,761.09	840,000.00	742,238.91
4990	OTHER CONTRACTED SERVICES	33,387.59	69,020.79	41,659.21	110,680.00	580,380.00	469,700.00
4995	ENGINEERING FEES NOT CAPITALIZED	0.00	1,100.00	20,400.00	21,500.00	22,000.00	500.00
5400	CAPITAL OUTLAY - MOTOR VEHICLES	1,308.88	60,371.88	574.12	60,946.00	60,000.00	-946.00
5500	CAPITAL OUTLAY EQUIPMENT	335.60	110,262.79	287.00	110,549.79	158,500.00	47,950.21
5900	CAPITAL OUTLAY - WATER IMPROVEMENTS	0.00	26,370.50	11,000.00	37,370.50	400,000.00	362,629.50
5910	CAPITAL OUTLAY - SEWER IMPROVEMENTS	0.00	0.00	0.00	0.00	3,550,000.00	3,550,000.00

*WV/less  
comp  
refund*

① Dillon Griffith Enterprises - Water leak on Logan / Oak + Shadowbawn sewer service replacement on outfall

11/08/22  
10:31:13

TOWN OF JAMESTOWN, NC  
Budget vs. Actual Report  
For the Accounting Period: 10 / 22

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Report ID: B100B

30 WATER AND SEWER

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
6800	OPERATING PAYMENTS TO REGIONAL	0.00	45,332.18	0.00	45,332.18	48,000.00	2,667.82
6801	DEBT PAYMENTS TO PIEDMONT TRIAD	0.00	59,187.75	0.00	59,187.75	119,000.00	59,812.25
6810	Payments for Odor Control Project	0.00	0.00	0.00	0.00	23,000.00	23,000.00
6820	First Bank Credit Card Encumbrance	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00
7100	DEBT PRINCIPAL PAYMENTS	0.00	12,500.83	0.00	12,500.83	50,005.00	37,504.17
7200	DEBT INTEREST PAYMENTS	0.00	1,663.86	0.00	1,663.86	6,300.00	4,636.14
9600	TRANSFERS TO OTHER FUNDS	0.00	0.00	0.00	0.00	582,100.00	582,100.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	3,000.00	3,000.00
<b>Account Total:</b>		<b>209,493.50</b>	<b>1,039,780.86</b>	<b>439,494.67</b>	<b>1,479,275.53</b>	<b>8,516,785.00</b>	<b>7,037,509.47</b>
<b>Account Group Total:</b>		<b>209,493.50</b>	<b>1,039,780.86</b>	<b>439,494.67</b>	<b>1,479,275.53</b>	<b>8,516,785.00</b>	<b>7,037,509.47</b>
<b>Fund Total:</b>		<b>209,493.50</b>	<b>1,039,780.86</b>	<b>439,494.67</b>	<b>1,479,275.53</b>	<b>8,516,785.00</b>	<b>7,037,509.47</b>

11/08/22  
10:31:35

TOWN OF JAMESTOWN, NC  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 10 / 22

Page: 4 of 5  
Report ID: B110

60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	%
3000					
3831 INVESTMENT EARNINGS	① 1,346.92	4,086.32	100.00	-3,986.32	*** %
3986 TRANSFER FROM ENTERPRISE FUNDS	0.00	0.00	32,100.00	32,100.00	0 %
3992 NET POSITION APPROPRIATED	0.00	0.00	86,300.00	86,300.00	0 %
Account Group Total:	1,346.92	4,086.32	118,500.00	114,413.68	3 %
Fund Total:	1,346.92	4,086.32	118,500.00	114,413.68	3 %

① Interest rate increase on earnings

11/08/22  
10:31:13

TOWN OF JAMESTOWN, NC  
Budget vs. Actual Report  
For the Accounting Period: 10 / 22

Page: 11 of 12  
Report ID: B100B

60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

Account Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0						
7130 RANDLEMAN RESERVOIR						
9600 TRANSFERS TO OTHER FUNDS	0.00	0.00	0.00	0.00	118,500.00	118,500.00
<b>Account Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>118,500.00</b>	<b>118,500.00</b>
<b>Account Group Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>118,500.00</b>	<b>118,500.00</b>
<b>Fund Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>118,500.00</b>	<b>118,500.00</b>

11/08/22  
10:31:35

TOWN OF JAMESTOWN, NC  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 10 / 22

Page: 5 of 5  
Report ID: B110

61 WATER AND SEWER CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue	%
	Current Month	Received YTD		To Be Received	
3000					
3831 INVESTMENT EARNINGS	① 110.40	244.06	10.00	-234.06	*** %
3986 TRANSFER FROM ENTERPRISE FUNDS	0.00	0.00	550,000.00	550,000.00	0 %
3992 NET POSITION APPROPRIATED	0.00	0.00	449,990.00	449,990.00	0 %
Account Group Total:	110.40	244.06	1,000,000.00	999,755.94	0 %
Fund Total:	110.40	244.06	1,000,000.00	999,755.94	0 %
Grand Total:	945,977.89	3,922,630.23	18,980,928.00	15,058,297.77	21 %

① Interest rate increase on earnings



11/08/22  
10:31:13

TOWN OF JAMESTOWN, NC  
Budget vs. Actual Report  
For the Accounting Period: 10 / 22

Page: 12 of 12  
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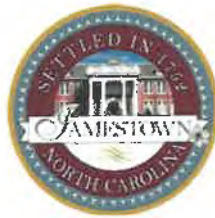
61 WATER AND SEWER CAPITAL RESERVE FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
9600	OTHER FINANCING USES						
	9600 TRANSFERS TO OTHER FUNDS	0.00	0.00	0.00	0.00	1,000,000.00	1,000,000.00
	Account Total:	0.00	0.00	0.00	0.00	1,000,000.00	1,000,000.00
	Account Group Total:	0.00	0.00	0.00	0.00	1,000,000.00	1,000,000.00
	Fund Total:	0.00	0.00	0.00	0.00	1,000,000.00	1,000,000.00
	Grand Total:	888,681.03	3,057,050.93	1,902,898.88	4,959,949.81	18,980,928.00	14,020,978.19

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Golf report for October 2022

**AGENDA ITEM #:** II-D

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Faith Wilson

**SUMMARY:**

Attached is the report for golf operations for October 2022.

Total revenues for the month of October 2022 were \$115,279 and operating expenditures were \$125,089. Thus there was a net operating loss of \$9,810 for the month. In October 2022, there was an operating loss of \$37,064.

For the month of October 2022 there were 2,864 rounds played, and 3,117 rounds played in October 2022.

October 2022 was a better month for golf; the course had 4 bad weather days and no closed day.

The grill had a profit of \$915 for October 2022; in October 2021, had a loss of \$2,373. For the current fiscal year-to-date the grill has a net profit of \$2,606; in 2021 (year to date), there was a net profit of \$2,598.

During the month of October, the driving range reopened after being closed in September for improvements and work continues on the strategic plan. Rental income for the clubhouse continues to increase.

**ATTACHMENTS:** Golf Report October 2022

**RECOMMENDATION/ACTION NEEDED:**

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:**

**FOLLOW UP ACTION NEEDED:**

FYE 6/30/23

	<u>October 2022</u>	<u>October 2021</u>	<u>Variance</u>	<u>% Variance</u>	<u>YTD FYE 6/30/23</u>	<u>YTD FYE 6/30/22</u>	<u>Variance</u>	<u>% Variance</u>
<i>Golf Course Operating Revenues</i>	115,279	117,028	(1,749)	-1.49%	481,871	459,299	22,572	4.91%
<i>Golf Course Maintenance Expenditures (before capital outlay)</i>	68,116	80,431	(12,315)	-15.31%	284,830	258,003	26,827	10.40%
<i>Golf Course Golf Shop Expenditures (before capital outlay)</i>	<u>56,973</u>	<u>73,661</u>	<u>(16,688)</u>	-22.66%	<u>275,418</u>	<u>248,714</u>	<u>26,704</u>	10.74%
<i>Net exp &lt; or &gt; rev before Capital Outlay</i>	(9,810)	(37,084)	27,254	-73.53%	(78,377)	(47,418)	(30,959)	
<i>Capital Outlay</i>	<u>-</u>	<u>-</u>	<u>-</u>		<u>28,250</u>	<u>33,378</u>	<u>5,128</u>	
<i>Net expenditures &lt; or &gt; revenues</i>	<u>(9,810)</u>	<u>(37,064)</u>	<u>27,254</u>	73.53%	<u>(106,627)</u>	<u>(80,796)</u>	<u>(25,831)</u>	-31.97%
<i>Golf Rounds Played (not including complimentary play)</i>	2,864	3,117			9,385	12,395		
<i>Bad Weather Days (1)</i>	4	6			11	19		
<i>Days closed for aerification, covered greens, COVID</i>	0	0			1	0		
<i>Golf course employees paid during the month:</i>								
<i>Full-time positions</i>	11	11						
<i>Part-time hours</i>	648	1100						

(1) - Defined as rain, snow, 49 degrees or below, 95 degrees or above

**Revenues  
FYE 6/30/23**

		<u>October 2022</u>	<u>October 2021</u>	<u>Variance</u>	<u>% Variance</u>	<u>YTD FYE 6/30/23</u>	<u>YTD FYE 6/30/22</u>	<u>Variance</u>	<u>% Variance</u>
Greens		62,860	58,831	4,029	6.85%	251,142	236,129	15,013	6.36%
Cart Rentals	a.	30,700	33,085	(2,385)	-7.21%	133,101	124,805	8,296	6.65%
Pull Carts		37	23	14	60.87%	108	123	(15)	-12.20%
Driving Range	b.	3,284	5,860	(2,576)	-43.96%	15,111	24,488	(9,377)	-38.29%
Sales - Golf Shop Inventory	c.	6,800	9,130	(2,330)	-25.52%	33,779	30,213	3,566	11.80%
Sales - Golf Shop Concessions		10,078	9,859	219	2.22%	44,890	42,056	2,834	6.74%
Golf Clubhouse Rental Fees and golf clubs	d.	1,520	240 (golf clubs)	1,280	533.33%	3,740	1,485	2,255	151.85%
Ins Recoveries		-	-	-	-	-	-	-	-
		<u>115,279</u>	<u>117,028</u>	<u>(1,749)</u>	<u>-1.49%</u>	<u>481,871</u>	<u>459,299</u>	<u>22,572</u>	<u>4.91%</u>

**Variances:**

- a. Total rounds of golf played was down October 2022 compared to October 2021, resulting in less cart sales
- b. Driving Range reopened in October from being closed in September due to range improvements.
- c. Special orders were down in October 2022 compared to October 2021, sales in the golf shop remained comparable.
- d. Golf clubhouse rental increased in October 2022

**Jamestown Park Golf Course Operations**  
**Golf Maintenance Expenditures**  
**FYE 6/30/23**

	<u>October 2022</u>	<u>October 2021</u>	<u>Variance</u>	<u>% Variance</u>	<u>YTD FYE 6/30/23</u>	<u>YTD FYE 6/30/22</u>	<u>Variance</u>	<u>% Variance</u>
<b>Salaries &amp; Employee Benefits</b>	a. 42,288	57,312	(15,024)	-26.21%	191,767	171,891	19,876	11.56%
<b>Supplies &amp; Materials</b>	15,409	13,335	2,074	15.55%	43,388	42,859	529	1.23%
<b>Contractual Services</b>	7,649	6,861	788	11.49%	36,945	31,510	5,435	17.25%
<b>Other Operating Expenditures (utilities, communications, etc)</b>	<u>2,771</u>	<u>2,923</u>	<u>(152)</u>	<u>-5.21%</u>	<u>12,730</u>	<u>11,743</u>	<u>987</u>	<u>8.41%</u>
<b>Total Exp before Capital Outlay</b>	<u>68,116</u>	<u>80,431</u>	<u>(12,315)</u>	<u>-15.31%</u>	<u>284,830</u>	<u>258,003</u>	<u>26,827</u>	<u>10.40%</u>
<b>Capital Outlay</b>	<u>-</u>	<u>-</u>	<u>-</u>		<u>-</u>	<u>33,378</u>	<u>(33,378)</u>	<u>-100.00%</u>
	<u>68,116</u>	<u>80,431</u>	<u>(12,315)</u>	<u>-15.31%</u>	<u>284,830</u>	<u>291,381</u>	<u>(6,551)</u>	<u>-2.25%</u>

Variances:

a. More fulltime employees in 2022, October 2021 had an extra pay period

**Jamestown Park Golf Course Operations  
Golf Shop Expenditures  
FYE 6/30/23**

	<u>October 2022</u>	<u>October 2021</u>	<u>Variance</u>	<u>% Variance</u>	<u>YTD FYE 6/30/23</u>	<u>YTD FYE 6/30/22</u>	<u>Variance</u>	<u>% Variance</u>
<b>Salaries &amp; Employee Benefits</b>	a. 29,530	41,496	(11,966)	-28.84%	144,059	137,135	6,924	5.05%
<b>Supplies &amp; Materials</b>	c. 9,789	16,135	(6,346)	-39.33%	49,546	44,372	5,174	11.66%
<b>Contractual Services</b>	b. 10,624	9,053	1,571	17.35%	57,847	46,023	11,824	25.69%
<b>Other Operating Expenditures (utilities, communications, etc)</b>	<u>7,030</u>	<u>6,977</u>	<u>53</u>	0.76%	<u>23,966</u>	<u>21,184</u>	<u>2,782</u>	13.13%
<b>Total Exp before Capital Outlay</b>	<u>56,973</u>	<u>73,661</u>	<u>(16,688)</u>	-22.66%	<u>275,418</u>	<u>248,714</u>	<u>26,704</u>	10.74%
<b>Capital Outlay</b>	<u>-</u>	<u>-</u>	<u>-</u>		<u>28,250</u>	<u>-</u>	<u>28,250</u>	
	<u>56,973</u>	<u>73,661</u>	<u>(16,688)</u>	-22.68%	<u>303,668</u>	<u>248,714</u>	<u>54,954</u>	22.10%

**Variances:**

- a. One additional fulltime employee in 2022, October 2021 had an extra pay period
- b. Strategic plan for golf course
- c. Special orders were down in October 2022 compared to October 2021

**Grill Operations**

**FYE 6/30/23**

	<u>October 2022</u>	<u>YTD FYE 6/30/23</u>	<u>October 2021</u>	<u>YTD FYE 6/30/22</u>
Golf Shop Grill Revenues	10,078	44,890	9,859	42,056
Golf Shop Rental Revenue	1,005	2,190	-	400
	<u>11,083</u>	<u>47,080</u>	<u>9,859</u>	<u>42,456</u>
<b>Expenditures:</b>				
Wages	a. 3,405	15,873	4,783	14,575
FICA	262	1,221	366	1,110
Benefits	1,464	6,202	1,723	6,158
Grill supplies	271	1,400	272	1,096
Food & beverage purchases	4,767	19,778	5,088	16,919
	<u>10,169</u>	<u>44,474</u>	<u>12,232</u>	<u>39,858</u>
	<u>915</u>	<u>2,606</u>	<u>(2,373)</u>	<u>2,598</u>

**Variances:**

- a. October 2021 had an extra payroll

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Notification of Advances Outstanding for sidewalk projects

**AGENDA ITEM #:** II-E



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

**SUMMARY:**

At the February 15, 2020 Town Council meeting, approval was done to allow the Town Manager or designee to make cash advances from the General Fund to the sidewalk capital project funds in order to pay the construction invoices. These will be reimbursed by NCDOT for all allowable expenditures.

The Town's budget ordinance states Council must be notified of any advances that will not be repaid within 60 days.

The current balance of advances to cover invoices paid for which reimbursement has not yet been requested or has not been received is as follows:

East Main Street (Lydia) sidewalk project-\$456,624

**ATTACHMENTS:**

**RECOMMENDATION/ACTION NEEDED:**

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:**

**FOLLOW UP ACTION NEEDED:**



**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Budget Amendment #7

**AGENDA ITEM #:** II-F

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

**SUMMARY:**

This amendment will budget to purchase carts for garbage pickup, as well as the assembly & distribution on the carts.

This amendment will budget to purchase 3 mowers at the golf course, which will replace mowers coming off lease. The mowers will take a year or more to actually receive, but we must order now so that we will get them close to the time of the end of the lease in FY 23-24. A purchase order is necessary to order the mowers; thus we do not expect to expend money on the mowers in the current fiscal year. The purchase order will be re-appropriated into the FY 23-24 budget year.

This amendment also budgets funds for sewer inspection and cleaning outfall lines at the DR Horton property. This will help to plan for repairs and maintenance.

**ATTACHMENTS:** Budget Amendment #7

**RECOMMENDATION/ACTION NEEDED:** Approve Budget Amendment #7

**BUDGETARY IMPACT:** \$410,000 in expenditures and appropriated fund balance

**SUGGESTED MOTION:** Approve Budget Amendment #7

**FOLLOW UP ACTION NEEDED:**

FYE 6/30/23  
 BUDGET AMENDMENT #7

Fund 10:

		<u>Debit</u>	<u>Credit</u>
a.	Department supplies (carts)	10-5800-2100	118,000.00
	Other contracted services (assembly & distribution of carts)	10-5800-4990	12,000.00
	Appropriated Fund Balance	10-3991	130,000.00
	Sanitation carts and assembly / distribution		
b.	Capital Outlay - Equipment	10-6300-5500	230,000.00
	Fund Balance Appropriated	10-3991	230,000.00
	To budget for replacing 3 mowers at end of current lease. These are anticipated to be received in FY 23-24		

Fund 30:

	Other Contracted Services	30-7100-4990	50,000	
	Appropriated Net Position	30-3992		50,000
	To budget for sewer inspection and cleaning for outfall lines.			

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public Hearing on Annexation of 4718 Harvey Rd

**AGENDA ITEM #:** IV-A-1

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** November 14, 2022

**ESTIMATED TIME FOR DISCUSSION:** 20 min

**DEPARTMENT:** Planning

**CONTACT PERSON:** Matthew Johnson, Town Manager

**SUMMARY:**

Under GS 160A-31, the Town has received a petition for annexation of property located at 4718 Harvey Rd (Parcel #223271). As a first step, the Town Council directed the Clerk to investigate the petition by adopting a resolution instructing her to do such. The Clerk and the Town Attorney have investigated the petition and have found it to be sufficient and a public hearing on the matter was scheduled. This item has been continued from the October 18, 2022 Town Council Meeting.

The completion of a Traffic Impact Analysis (TIA) is a condition for the rezoning portion of this Public Hearing. The Applicant has received feedback from NCDOT for their Traffic Impact Analysis (TIA). This feedback requires changes to the Site Plan and a re-submittal to NCDOT for review. It is expected that a continuance of this hearing will be needed.

**ATTACHMENTS:** Annexation Petition, Certificate of Sufficiency, Affidavit of Notice

**RECOMMENDATION/ACTION NEEDED:** Open the public hearing, continue until Dec. or Jan. Regular Council Meeting without further advertisement.

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** TBD

**FOLLOW UP ACTION NEEDED:**



JAMESTOWN ANNEXATION PETITION

Date \_\_\_\_\_

TO THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN:

- CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the Town of Jamestown, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the Town of Jamestown and the boundaries of such territory are described below by metes and bounds:
- NON-CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the Town of Jamestown, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the Town of Jamestown and within an area that the Town of Jamestown is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

We acknowledge that any zoning vested rights\*\* acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

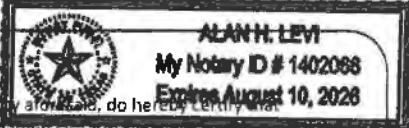
	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights? **</u> (Indicate yes or no.)	<u>Signature</u>
POA For	1. <u>Sherrill L. Auman Jr</u> <u>Katrice G. Auman</u>	<u>no</u>	
	2. _____	_____	_____
	3. _____	_____	_____

Important. Both husband and wife must sign, if applicable.

\*\*These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

**NOTARY STATEMENT:**  
 State of TEXAS, County of DALLAS to wit, (SEAL)  
 I, ALAN H. LEVE a notary public in and for the state and county aforesaid, do hereby certify that SHERILL L. AUMAN JR 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 AUGUST 10, 2022  
 Given under my hand this 26TH Day of JULY, 2022  
 Notary Signature Alan H. Leve Printed Name of Notary: ALAN H. LEVE



**Staff Receipt:**  
 Date Received: 9/8/2022 Received By:

## Legal Description

Beginning at an existing iron pipe(eip), said pipe having NCGS coordinates N=814747.54' E=1728383.35' and also being the NE corner of James & Phyllis Willard (DB 3800 PG 1357), thence from said beginning point with James & Phyllis Willard, N 89° 15' 22" W 385.26' to an eip, thence S 4° 56' 15" W 100.02' to a point in a 18" diameter pine tree, said point being in the northern line of Jonathan & Lisa Knight (DB 7400 PG 576), running thence with Knight N 89° 08' 48" W 1044.76' to a 1 ½ inch rod in the eastern line of Creek Run, LLC (DB 7396 PG 643), running thence with Creek Run, LLC N 0° 02' 23" E 540.26' to an axle, thence N 83° 10' 28" W 653.22' to a 1 ½ inch rod, thence N 19° 50' 39" W 243.74' to a new iron pipe (nip) in the southern right-of-way of Jamestown Parkway and being the SW corner NCDOT (DB 8412 PG 2498), running thence with the right-of-way of Jamestown Parkway N 85° 29' 32" E 44.63' to a nip, thence S 76° 59' 25" E 309.42' to a nip, thence N 33° 47' 45" E 108.56' to a nip, thence N 6° 06' 56" W 64.99' to a NCDOT right-of-way disc, thence N 84° 32' 47" E 386.59' to a nip in the line of Mitchell & Shelba Watson (DB 7747 PG 2660), running thence with Watson S 58° 04' 48" E 447.22' to a nip, thence on a curve to the left having a radius of 377.54' and a chord bearing and distance of S 80° 21' 01" E 286.16' to an eip, thence N 77° 31' 53" E 262.36' to a nip, thence on a curve to the left having a radius of 629.98' and a chord bearing and distance of N 66° 14' 24" E 246.70' to a nip, thence on a curve to the right having a radius of 470.00' and a chord bearing and distance of N 74° 11' 58" E 309.92' to an eip, thence S 86° 32' 59" E 5.37' to a nip on the new west right-of-way of Harvey Road (DB 8412 PG 2498), running thence with the new right-of-way of Harvey Road S 4° 41' 42" W 35.78' to a nip, thence S 2° 37' 42" W 165.65' to a nip, thence S 4° 56' 36" W 500.10' to a NCDOT right-of-way disc, thence S 83° 54' 40" E 15.01' to a nip, thence S 8° 57' 51" W 150.05' to the point and place of beginning containing 31.239 Ac.+/-.



*Settled 1752*  
**JAMESTOWN**  
NORTH CAROLINA

**CERTIFICATE OF SUFFICIENCY**

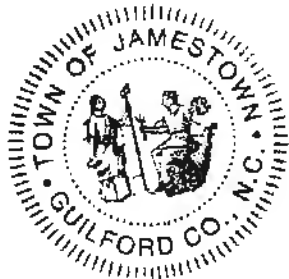
To the Town Council of the Town of Jamestown, North Carolina,

I, Katie M. Weiner, CMC, Clerk of the Town of Jamestown, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation (Tax Map ID 223271, 31.4 acres, 4718 Harvey Road). A metes and bounds description for the proposed area of annexation is attached.
- b. The area described in the petition is contiguous to the Town of Jamestown primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.
- d. The Town Attorney has performed a title search and has verified that the owners of record have signed the petition.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Jamestown, this the 14<sup>th</sup> day of September, 2022.

(SEAL)



*Katie M. Weiner*

Katie M. Weiner, MPA, CMC  
Assistant Town Manager/Town Clerk

**AFFIDAVIT OF NOTICE**

REGARDING NOTIFICATION REQUIREMENTS FOR the annexation of 4718 Harvey Road

Case ANX 2022-01 located on Guilford County Tax Map/Parcel(s), and

PIN#(s) 223271

Check box if additional sheets are attached:

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

I Katie M. Welner, 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 October 18th, 2022, public hearing before the Town Council, to be held at Town Hall (Civic Center) at 6:00 pm.

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 October 4, 2022 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 Town Council, 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 October 4th, 2022.

Katie M. Welner  
Town Clerk's Signature

Subscribed and sworn to before me this 4th day of October, 2022

My Commission Expires: February 20, 2027

Elizabeth T Greeson  
Notary Public's Signature

Elizabeth T Greeson  
Printed Name of Notary Public



**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public hearing for rezoning request of 4718 Harvey Rd

**AGENDA ITEM#:** IV-A-2

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 20 min

**DEPARTMENT:** Planning

**CONTACT PERSON:** Matthew Johnson, Town Manager

**SUMMARY:**

A petition for rezoning has been received and reviewed by the Planning Board. The staff recommend that the Council set a public hearing date for the October 18, 2022 regular meeting for the consideration of the rezoning of the parcels located at 4718 Harvey Rd (Parcel #223271) from Agricultural (AG) to Conditional Zoning - Bypass (CZ-B).

This item has been continued from the October 18, 2022 Town Council Meeting.

**ATTACHMENTS:** Rezoning Application, Staff Report

**RECOMMENDATION/ACTION NEEDED:** Council may continue, deny, or approve rezoning request.

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** TBD

**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 FOR MEMBERS OF THE STAFF OR ANY APPOINTED OR ELECTED BOARD THE RIGHT TO ACCESS YOUR PROPERTY, INCLUDING BUT NOT LIMITED TO THE USE OF UNMANNED AERIAL SYSTEMS TO OVERFLY 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: Land Acquisition and Development Services, LLC  
 PO Box 0147 Greensboro, N.C. 27429  
 Street Address or P.O. Box City/State/Zip Code  
 336-549-9899 336-549-9899 chal@windsorinvestments.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: Sherill L. Auman and KBale Glorie Auman  
 5203 Edmondson Ave Dallas, TX 75209  
 Street Address or P.O. Box City/State/Zip Code  
 214-857-4424 214-857-4424 tenaumanmd@gmail.com  
 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: Tanner C. DAVE, MANAGER Date: 5-6-2022

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: Sherill L. Auman POA for Kirtie M. Auman Date: 05/07/2022

**NOTARY STATEMENT:**

State of NC County of Mecklenburg to wit:



TYNAN J. MURPHY  
My Notary ID # 151105  
Expires May 13, 2023

I, Tanner C. DAVE a notary public in and for the state and county aforesaid, do hereby certify that Sherill L. Auman POA for Kirtie M. Auman 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

Given under my hand this 7th Day of MAY 2022  
 Notary Signature T. Murphy Printed Name of Notary: TYNAN J. MURPHY

<b>Permit Information</b>					
Owner Requests Rezoning of the Following Parcel(s):					
Parcel #1:	223271	Parcel Size:	31.4 Acres	4718 Harvey Rd. Jamestown, N.C. 27282	
	Tax Map ID		Acres/Square Ft	Street Address	
Current Parcel Zoning:	AGRI/HORT		Request to Rezone to: CZ-Bypass		
Current Parcel Use:	Agricultural	Commercial	Industrial	Residential	<b>Vacant/Unused</b>
Owner Requests Rezoning of the Following Parcel(s):					
Parcel #2:		Parcel Size:			
	Tax Map ID		Acres/Square Ft	Street Address	
Current Parcel Zoning:			Request to Rezone to:		
Current Parcel Use:	Agricultural	Commercial	Industrial	Residential	Vacant/Unused
Owner Requests Rezoning of the Following Parcel(s):					
Parcel #3:		Parcel Size:			
	Tax Map ID		Acres/Square Ft	Street Address	
Current Parcel Zoning:			Request to Rezone to:		
Current Parcel Use:	Agricultural	Commercial	Industrial	Residential	Vacant/Unused

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

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<b>Adjoining Property Owner(s)</b>		
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.		Tax Map Numbers
James A. & Phyllis E. Willard	4818 Harvey Rd, Jamestown, N.C. 27282	160105
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Jonathan E. & Lisa A. Knight	4822 Harvey Rd. Jamestown, N.C. 27282	160115
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Creek Run, LLC	612 R-1 Oakdale Mill Rd. Jamestown, N.C. 27282	160135
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Sheril L. Auman & Kitsie G. Auman	4718 ZZ Harvey Rd. Jamestown, NC 27282	233809
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Shelba Auman & Michelle Preslon Watson	4714 ZZ Harvey Rd. Jamestown, N.C. 27282	223270
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?**

We are requesting rezoning for this property from AGRI/HORT to Bypass zoning because we would like to develop a site that includes attached 2 car garage master down townhomes with the potential for a +/- 2.5 acre commercial parcel included at the northern part of the property where it fronts Harvey Road.

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

Currently the site has quite a bit of terrain on it sloping from front to back towards the creek that is cutting through the middle of the site. The site is mostly wooded with a mix of hardwoods and pines. There is a creek that cuts through the site as well as a couple of areas on the site shown as wetlands. After the development, the site will have attached single family dwellings on it and potentially a +/- 2.5 acre commercial site.

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

N/A

**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).**

There are residential homes around this site. There are also some vacant parcels surrounding the site. To the north of the site is the new bypass and Ragdale High School.

Due to the move down product we are proposing, we believe there will be a minimal impact to noise, light, traffic and the environment.

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

Our community and census of townhomes targeted towards empty nesters thus the impact on schools should be minimal. Traffic generation, public facility usage, water usage and wastewater system usage will be lower than normal because of the reduced number of average occupants per townhome unit compared to a typical single family household.

**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.**

Potentially some state agencies- such as NCDOT, NCDENR and Army Corps of Engineers.

**For Town Use Only**

Date Application Received: 5/9/22 *Ann C. Thompson*

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 2<sup>nd</sup> Monday of every month.

**Step 6.** The Town Council public hearing is scheduled, generally, for the 3<sup>rd</sup> 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**

Sarah Glanville	336-209-1712
Ed Stafford	336-669-5106
Jane Walker Payne	336-454-6552
Dennis Sholl	336-454-5902
Russell Walker, Jr.	336-302-8135
Cara Arena**	336-409-1175
Robert Coon**	336-580-1835
Donald Dale**	336-687-2453
Sherrie Richmond**	336-491-8983

\*\*Denotes ETJ member

### Guilford County, NC



Parcel Number	223271	Total Out Building Value	0
PIN	7821755114	Total Land Value	200000
Owner	AUMAN, SHERRILL L;AUMAN, KITSIE GLORIA	Total Deferred Value	0
Owner History	Card Image	Bldg Card	
Mail Address	5203 EDMONDSON AVE	Appraisal Model Code	
Mail City	DALLAS	Deed Data	10/6/2015
Mail State	TX	Neighborhood	7821A03
Mail Zip	75209	Property Type	AGRI/HORT
Property Address	4718 HARVEY RD	Structure Size	
Legal Description		Lot Size	31.4
Deed	007747-D2672	Year Built	
Plat		Bedrooms	
Condo		Bathrooms	
Total Assessed	200000	Grade	
Total Building Value	0		



*Disclaimer: While every effort is made to keep information provided over the Internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.*

**Map Scale**  
**1 inch = 500 feet**  
 5/6/2022



**Planning Board Hearing Date: June 13, 2022**  
*Continued to: July 18, 2022*  
**Town Council Hearing Date: October 18, 2022**  
*Continued to: November 15, 2022*

**GENERAL INFORMATION**

**Applicant:** Charlie Hall c/o Windsor Homes  
 Land Acquisition and Development Services, LLC  
 PO Box 9147  
 Greensboro, NC 27429

**Request:** Request for rezoning of the following parcels:  
 • 4718 Harvey Rd (Parcel #223271) 31.4 +/- acres, From AG to CZ-B

**Conditions:** See Attached.

**Location:** 4718 Harvey Rd

**Parcel ID#:** 223271

**Public Notice:** Notice of Pubic Hearing mailed 05/27/2022

**Tract Size:** Total of all tracts is approximately 31.4 +/- acres

**Topography:** Generally flat throughout, an unnamed tributary to Bull Run Creek runs through the center of the parcel, a wetland area is on the southern portion of the parcel

**Vegetation:** Primarily forested throughout the parcel

**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:** Vacant

**Adjacent Uses:**

	Adj. Zoning	Adj Land Uses
North	AG	Agricultural
South	SFR	Single Family Residential
East	SFR, CIV	Single Family Residential, Civic
West	SFR	Single Family Residential

**Zoning History:**

Case #	Date	Summary
2022-01	07/18/2022	The Planning Board unanimously recommended approval of the rezoning application to the Town Council with the conditions as listed.

**REQUESTED ZONING – Conditional Zoning – Bypass (CZ-B)**

The Bypass District (B) is established to provide opportunities for compatible and sustainable development along the future Jamestown Bypass. Access to buildings in this district is provided through a secondary street network. The secondary street network is both auto-oriented and pedestrian oriented. Development standards in the Bypass District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along the secondary street network. Goals of the Bypass District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary streets; ensuring the safety of motorists and pedestrians; and preserving the capacity of the Bypass to accommodate high traffic volumes at high speeds. Uses in this district include services, employment, residential and industrial. Allowed building/lot types include Urban Workplace, Shopfront Commercial, Multi-Family Cluster, Attached House and Civic Building.

**Conditions:**

1. The area of potential commercial use shall be limited to 2.5 Acres. The remainder of the site shall be limited to residential uses only.
2. No apartments shall be allowed.
3. The maximum number of residential lots shall be 95.
4. Setbacks – Maximum front setback of 30’ along the internal roads and 65’ along Harvey Road
5. Architectural standards –
  - a. Vinyl exterior with some element of stone or brick wainscot on the front. Decorative vinyl shakes or board and batten in front gable. Shutters per plan and elevation (some elevations are designed to not be conducive for shutters). A variety of elevations and neutral exterior colors.
6. Commercial shall be limited to:
  - a. Post office
  - b. Medical, dental, or related office
  - c. Real estate office or other professional office such as insurance; legal; accounting;
  - d. consulting
  - e. Bank / financial institution
  - f. Florist/gift shop
  - g. Hardware store
7. Type A Buffer (LDO 11.6) between commercial and residential uses
8. A Traffic Impact Analysis (TIA) shall be completed before this rezoning is heard by Town Council. The developer shall comply with requirements identified in the TIA.

**SPECIAL INFORMATION**

<b>Overlay Districts:</b>	N/A
<b>Environmental:</b>	
Watershed:	Randleman Lake GWA, Randleman Tier 3
Floodplains:	Site is not adjacent to any floodplain per FEMA maps.
Streams:	There is an unnamed tributary to Bull Run Creek through the center of the parcel
Other:	N/A

**Utilities:** Public Water and Sanitary Sewer are available near this site. A letter of intent has been provided to obtain an easement to construct a sanitary sewer line across the property located at 612 R-1 Oakdale Mill.

**Landscape Requirements:** Landscaping requirements shall be per the TOJ Land Development Ordinance.

**Tree Conservation Areas (TCA):** Per LDO and to be reviewed by TRC. LDO requires six percent (6%) of lot area be preserved in a TCA.

**Open Space:** Per LDO and to be reviewed by TRC. LDO requirement: Other residential: 500 square feet of open space per unit or 10% of lot area, whichever is greater. Nonresidential uses (e.g., churches, schools, etc.): 10% of lot area.

**Transportation:**

Street Classification: Harvey Road – NCDOT, Local Secondary Route

Site Access: Harvey Road

Traffic Counts: NCDOT Traffic Counts on Harvey Rd between Vickrey Chapel Rd and Oakdale Rd are:  
2019: 3,500 ADT 2020: 2,900 ADT 2022 Projected: 3,800 ADT

Sidewalks: No existing sidewalks. 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: No TIS is required

Street Connectivity: N/A

Other: N/A

**IMPACT ANALYSIS**

**Land Use Compatibility and Envision Jamestown Comprehensive Plan**

The future land use map identifies these parcels future land use as “Mixed Use”. The 2020 Land Development Plan defines “Mixed Use” as:

**MIXED USE:** The Mixed Use future land use classification is applied exclusively to the properties located on, and adjacent to, the intersection of the Jamestown Bypass and Harvey Road. The intent of the Mixed Use classification is to facilitate the development of these key properties with a mixture of low intensity office and service uses in proximity to the bypass intersection, along with a mixture of a wide range of housing types in larger integrated developments in this prime growth area. In general, all nonresidential uses should be located along the Harvey Road and bypass frontages - with development standards that maintain the small town and historic aesthetic of the community, while residential uses should represent the majority of the development and occupy the interior of these parcels.

**Envision Jamestown Comprehensive Guiding Principles Applying To This Proposal**

**Guiding Principle #1:** Jamestown will actively facilitate high-quality growth that is both compatible with the Town’s traditional development pattern and innovative in how it meets the needs of our diverse and dynamic community.

- Implement subdivision standards that facilitate growth in a manner that achieves the Town’s desired urban development pattern and quality of public infrastructure.

**Guiding Principle #2:** As the strength of our community is directly tied to the long-term success of our neighborhoods, we will work diligently to promote and maintain the quality of life and aesthetic standards that our residents expect in Jamestown.

- Ensure that Jamestown’s residents have access to housing that is appropriate for all stages of life and family situations, including housing to allow older residents to “age in place”.

**Guiding Principle #4:** The ability to safely walk and ride a bicycle throughout the Town is critical to maintaining our community’s high quality of life. We will ensure that our community is well-connected with the necessary infrastructure to support walking and biking as an important mode of transportation for all residents.



- Provide every neighborhood in Jamestown with connections to a pedestrian system that will allow them to walk safely to any other destination in the community.

**Guiding Principle #10:** Jamestown is a welcoming and inclusive community that values the benefits of diversity in all aspects of the Town and its residents.

- Promote the development (and retention) of a wide range of housing types that meet the needs of current and future residents of all ages, abilities, family compositions, and socioeconomic backgrounds.

**Guiding Principle #11:** The quality and health of the natural environment is as important to our community as the quality of the built environment, and we will work to preserve and protect these vital resources.

- Protect and preserve mature trees and tree stands from removal in conjunction with land development activity, and promote the growth of healthy forests in the community.
- Protect riparian areas from encroachment by development to preserve water quality and natural habitats

**CONFORMITY WITH OTHER PLANS**

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

**STAFF COMMENTARY:**

The parcel is adjacent to the Jamestown Bypass and the applicant wishes to rezone the parcels to CZ-B, identifying the primary land use as residential with a potential commercial parcel that will compliment residential uses through conditional zoning (conditions attached).

The Technical Review Committee met on May 18, 2022. Public Services Director, Paul Blanchard, has investigated the parcels and found they can be served by Jamestown Public Utilities for water. A sewer easement is necessary for sewer service and the applicant has provided a letter of intent to gain access to sewer from an adjacent property.

Staff believe that the request to rezone this property from AG (Agriculture) to CZ-B (Conditional Zoning – Bypass) is appropriate and consistent with the Envision Jamestown Comprehensive Plan. Therefore, staff recommends that the Planning Board and Council follow the “Motion Finding Proposed Amendment Consistent With Comp Plan” procedure outlined below. *This will require two motions - one to consider the proposed zoning amendment and one to adopt the consistency statement.*

**Suggested timeline for consideration:**

Planning Board Public Hearing: June 13, 2022  
 Town Council Public Hearing: October 18, 2022

**\*\*All dates, locations and times will be advertised according to North Carolina law.\*\***

**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 amendment 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.]

**Zoning Staff Report prepared for the Town of Jamestown Planning Department by Anna Hawryluk, AICP.**

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public Hearing on Annexation of D.R. Horton Property

**AGENDA ITEM #:** IV-A-3

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Planning

**CONTACT PERSON:** Matthew Johnson, Town Manager

**SUMMARY:**

The public hearing was opened at the Nov. 16, 2021, regular meeting. Under General Statute 160A-31, the Town received a petition for the annexation for the properties located at 2221 Guilford College Rd, 5300 Mackay Rd, 2207 Guilford College Rd, and 5303 Mackay Rd.

An updated Development Agreement will be provided for review by the Town Council and public. During this review time, Staff recommended that Council continue the public hearing until the January 17, 2022 regularly scheduled meeting.

**ATTACHMENTS:** Annexation Petition, Certificate of Sufficiency, Affidavit of Notice

**RECOMMENDATION/ACTION NEEDED:** Open Public Hearing, continue to Jan.17 regular meeting without further advertisement

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** TBD

**FOLLOW UP ACTION NEEDED:**



JAMESTOWN ANNEXATION PETITION

Date August 5, 2021

TO THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN:

- CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the Town of Jamestown, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the Town of Jamestown and the boundaries of such territory are described below by metes and bounds:
NON-CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the Town of Jamestown, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the Town of Jamestown and within an area that the Town of Jamestown is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached Legal Description

We acknowledge that any zoning vested rights\*\* acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Table with 3 columns: Print or Type Name and Address, Do you declare vested rights?\*\*, and Signature. Row 1: D. R. Horton, Inc., No, [Signature]. Row 2: [Blank]

This Annexation Petition is conditioned upon approval of the Rezoning Application submitted in connection with this Annexation Petition. If the Rezoning Application, as it may be amended, is not approved, this Annexation Petition shall be null and void.

Important: Both husband and wife must sign, if applicable.

\*\*These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: Sep. 2, 2021 Received By: [Signature]



Settled 1752  
**JAMESTOWN**  
NORTH CAROLINA

CERTIFICATE OF SUFFICIENCY

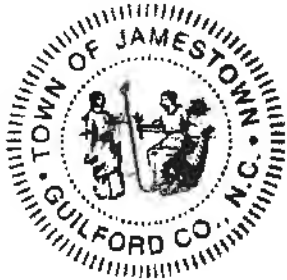
To the Town Council of the Town of Jamestown, North Carolina,

I, Katie M. Weiner, CMC, Clerk of the Town of Jamestown, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation. A metes and bounds description and a survey map showing the proposed area of annexation is attached.
- b. The area described in the petition is contiguous to the Town of Jamestown primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.
- d. The Town Attorney has performed a title search and has verified that the owners of record have signed the petition.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Jamestown, this the 12<sup>th</sup> day of October, 2021.

(SEAL)



Katie M. Weiner  
Katie M. Weiner, CMC, Town Clerk



**AFFIDAVIT OF NOTICE**

REGARDING NOTIFICATION REQUIREMENTS FOR annexation request before the Town Council for 2221

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

PIN#(s) 159144, 159105, 159106, 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 November 16, 2021, public hearing before the Town Council, to be held at 6:00 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 October 27, 2021 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 Town Council, 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 October 20, 2021.

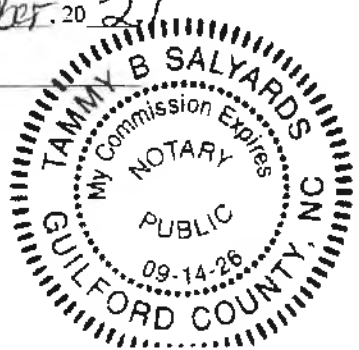
Katie M. Weiner  
Town Clerk's Signature

Subscribed and sworn to before me this 27th day of October, 20 21

My Commission Expires: 9/14/26

Tammy B Salyards  
Notary Public's Signature

Tammy B Salyards  
Printed Name of Notary Public



**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public hearing for rezoning request from D.R. Horton

**AGENDA ITEM #:** IV-A-4

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Planning

**CONTACT PERSON:** Matthew Johnson, Town Manager

**SUMMARY:**

A petition for rezoning has been received and reviewed by the Planning Board. The public hearing was opened at the January 25, 2022 regular meeting for the consideration of the rezoning of the parcels located at 2221 Guilford College Rd., 5300 Mackay Rd, 2207 Guilford College Rd, and 5303 Mackay Rd from AG (Agricultural) to PUD (Planned Unit Development) with a Development Agreement.

As staff have discussed at previous meetings, this rezoning request will also include the adoption of a Development Agreement.

An updated Development Agreement will be provided for review by the Town Council and public. During this review time, Staff recommended that Council continue the public hearing until the January 17, 2022 regularly scheduled meeting.

**ATTACHMENTS:** Rezoning Request, Staff Report

**RECOMMENDATION/ACTION NEEDED:** Open Public Hearing, continue to Jan.17 regular meeting without further advertisement

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** TBD

**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 FOR MEMBERS OF THE STAFF OR ANY APPOINTED OR ELECTED BOARD THE RIGHT TO ACCESS YOUR PROPERTY, INCLUDING BUT NOT LIMITED TO THE USE OF UNMANNED AERIAL SYSTEMS TO OVERFLY 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: D.R. Horton, Inc. c/o Isaacson Sheridan  
804 Green Valley Road, Suite 200 Greensboro, NC 27408  
 Street Address or P.O. Box City/State/Zip Code  
336-609-5134 marc@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: D.R. Horton, Inc.  
2000 Aerial Center Parkway, Suite 110 Morrisville, NC 27560  
 Street Address or P.O. Box City/State/Zip Code  
 Email: bclunnen@drhorton.com  
 Home/Work Phone Number Mobile Number Email

**Applicant and Owner Certification and Signature**

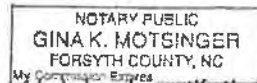
(If Applicant and Owner are different individuals, both must sign. If Applicant and Owner are the same, please sign as Owner.)

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: [Signature] Date: 9-27-21

**NOTARY STATEMENT:**

State of NORTH CAROLINA, County of FORSYTH to wit: (SEAL)



GINA K. MOTSINGER a notary public in and for the state and county aforesaid, do hereby certify that DEU C. LUNNEN 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 1/26/2023  
 Given under my hand this 27<sup>th</sup> Day of SEPTEMBER, 2021  
 Notary Signature: [Signature] Printed Name of Notary: GINA K. MOTSINGER

**Permit Information**

Owner Requests Rezoning of the Following Parcel(s):  
**Parcel #1:** 159144 Parcel Size: 27.89 2221 Guilford College Rd, Jamestown, 27282  
 Tax Map ID Acres/Square Ft Street Address  
 Current Parcel Zoning: AG Request to Rezone to: PUD  
 Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):  
**Parcel #2:** 159105 Parcel Size: 30.70 5300 Mackay Rd, Jamestown, 27282  
 Tax Map ID Acres/Square Ft Street Address  
 Current Parcel Zoning: AG Request to Rezone to: PUD  
 Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):  
**Parcel #3:** 159106 Parcel Size: 384.49 2207 Guilford College Rd, Jamestown, 27282  
 Tax Map ID Acres/Square Ft Street Address  
 Current Parcel Zoning: AG Request to Rezone to: PUD  
 Current Parcel Use: Agricultural Commercial Industrial Residential 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)**

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.		Tax Map Numbers
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')	

**Permit Information**

Owner Requests Rezoning of the Following Parcel(s):

Parcel #1: 158765 Parcel Size: 0.6 5303 Mackay Rd, Jamestown, NC 27282  
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: AG Request to Rezone to: PUD

Current Parcel Use:  Agricultural  Commercial  Industrial  Residential  Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):

Parcel #2: \_\_\_\_\_ Parcel Size: \_\_\_\_\_  
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: \_\_\_\_\_ Request to Rezone to: \_\_\_\_\_

Current Parcel Use:  Agricultural  Commercial  Industrial  Residential  Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):

Parcel #3: \_\_\_\_\_ Parcel Size: \_\_\_\_\_  
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: \_\_\_\_\_ Request to Rezone to: \_\_\_\_\_

Current Parcel Use:  Agricultural  Commercial  Industrial  Residential  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

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**Adjoining Property Owner(s)**

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.		Tax Map Numbers
<u>See attached.</u>		
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?** This rezoning request is being made to develop a high quality, master planned community. The proposed plan includes numerous housing types, site features and uses not permitted in the Agricultural (AG) district.

**Please provide a description of the site before and after development (if construction is proposed).** At this time, the site is mostly undeveloped with three existing single family homes and associated outbuildings. The proposed community would consist of primarily residential uses with supporting non-residential uses, both public and private. Please see submittal package.

**Please describe the operation proposed including number of employees and hours of operation, if applicable.** The proposed development is primarily residential. The scope of operations for potential commercial or non-residential uses has not yet been 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, and one business use, pet cemetery. Impact will be minimal due to natural and man-made buffers.

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

The potential roadway impacts were analyzed in the submitted Traffic Impact Analysis associated with this request. The Town has determined it has capacity to provide necessary water and wastewater. Impacts to schools will be gradual due to the projected build out of this project giving Guilford County Schools time to plan and additional tax revenue to accommodate for growth.

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

Yes, all new access points to existing roadway networks will require NCDOT driveway permits.

Additionally, stream and wetland crossings or impact will require permits from NCDEQ and/or the Corps of Engineers.

**For Town Use Only**

Date Application Received: 10/4/21 *Ann C. Hamrick*

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 2<sup>nd</sup> Monday of every month.

**Step 6.** The Town Council public hearing is scheduled, generally, for the 3<sup>rd</sup> 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
Dennis Sholl	336-454-5902
Russ Walker, Jr.	336-454-4405
Richard Newbill**	336-688-2134
Steve Monroe**	336-454-2881
Robert Lichauer**	336-880-3038
Sherrie Richmond**	336-491-8983

\*\*Denotes ETJ member

TOWN OF JAMESTOWN, NC  
CASH RECEIPT

Printed 08:57:47 - 10/04/21

**Batch:22984**  
**Transaction:29**

Reference Number: ZONING REQUEST  
Name: DR HORTON  
Address: 2000 AERIAL CENTER PARKWAY  
[MORRISVILLE NC 27580]

Item(s) Description:

PLANNING & DEVELOPMENT	1545.00
FEE-GENERAL	
CREDIT CARD FEE	45.00

Check #

Cash Paid

Credit Paid 1545.00

Less Change Given ( )

**TOTAL: 1545.00**

Comments:

zoning request



**Survey Description: Parcel A**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 69° 27' 16" East 102.69 feet to a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds, also being a 1 Inch Iron Pipe Set at the southeastern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 1 of Deed Book 6655, Page 621; thence along said northern right-of-way line of Guilford College Road, the following three (3) courses:

1) North 55° 42' 46" West 3,404.59 feet (crossing a Disk Found at 998.82 feet and at 2,475.20 feet) to a Disk Found;

2) along the arc of a curve to the right having a radius of 1,540.05 feet with a chord bearing and distance of North 53° 31' 20" West 220.50 feet to a Disk Found;

3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 40° 24' 41" West 269.01 feet to a 1 Inch Iron Pipe Set at the southwestern corner of now or formerly William Pearce Johnson, III and wife, Behe Buice Johnson as recorded in Deed Book 5136, Page 1162 in the Guilford County Registry; thence continuing along the eastern right-of-way line of Guilford College Road, the following three (3) courses:

1) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 18° 04' 00" West 429.54 feet to a Disk Found;

2) North 11° 22' 57" West 172.26 feet to a 1/2 Inch Iron Pipe Set;

3) North 01° 40' 29" East 29.54 feet to a 1/2 Inch Iron Pipe Set at the southwestern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 2 of Deed Book 6655, Page 621; thence continuing along said eastern right-of-way line of Guilford College Road, the following thirteen (13) courses:

- 1) North 01° 40' 29" East 23.05 feet to a 1/2 Inch Iron Pipe Set;
- 2) North 02° 23' 35" East 568.86 feet to a 1/2 Inch Iron Pipe Set;
- 3) along the arc of a curve to the right having a radius of 22,916.67 feet with a chord bearing and distance of North 03° 24' 13" East 808.38 feet to a 1/2 Inch Iron Pipe Set;
- 4) South 85° 35' 09" East 14.17 feet to a 1/2 Inch Iron Pipe Set;
- 5) North 04° 13' 27" East 78.32 feet to a 1/2 Inch Iron Pipe Set;
- 6) North 85° 23' 24" West 13.78 feet to a 1/2 Inch Iron Pipe Set;
- 7) North 04° 46' 27" East 131.18 feet to a 1/2 Inch Iron Pipe Set;
- 8) North 04° 56' 17" East 594.17 feet to a Disk Found;
- 9) along the arc to the right having a radius of 2,247.35 feet with a chord bearing and distance of North 06° 49' 37" East 224.64 feet to a Disk Found;
- 10) along the arc of a curve to the right having a radius of 1,099.08 feet with a chord bearing and distance of North 15° 38' 21" East 190.50 feet to a 1/2 Inch Iron Pipe Set;
- 11) North 28° 59' 59" East 145.62 feet to a Disk Found;
- 12) North 32° 31' 09" East 56.86 feet to a 1/2 Inch Iron Pipe Set;
- 13) North 61° 13' 54" East 86.01 feet to a 1/2 Inch Iron Pipe Set at the intersection of said eastern right-of-way line of Guilford College Road and the southern right-of-way line of Mackay Road; thence crossing Mackay Road, North 11° 07' 42" East 94.20 feet to the True Point of Beginning being a Disk Found at the intersection at the northern right-of-way line of Mackay Road and the eastern right-of-way line of Guilford College Road; thence along said eastern right-of-way line of Guilford College Road, the following three (3) courses:
  - 1) North 04° 40' 46" West 33.01 feet to a 1/2 Inch Iron Pipe Set;
  - 2) North 33° 57' 12" East 109.13 feet to a Disk Found;
  - 3) North 33° 19' 46" East 50.70 feet to a 1 Inch Iron Pipe Set at the Northwestern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 3 of Deed Book 6655, Page 621; thence along the northern property line of said Tract 3 of Deed Book 6655, Page 621, South 85° 37' 47" East 715.14 feet to a 1/2 Inch Iron Pipe Set at the western property line of the Jordan Creek Townhomes as shown on Deed Book 7794, Page 812, Deed Book 7562, Page 2780, and Deed Book 777, Page 1762, Plat Book 184, Page 79; thence along said western property line of the Jordan Creek Townhomes, South 04° 42' 07" West 438.75

feet to a 1/2 Inch Iron Pipe Set at said northern right-of-way line of Mackay Road; thence along said northern right-of-way line of Mackay Road, the following seven (7) courses:

- 1) North 77° 42' 15" West 13.49 feet to a 1/2 Inch Iron Pipe Set;
- 2) North 82° 35' 52" West 103.56 feet to a 1/2 Inch Iron Pipe Set;
- 3) North 83° 23' 22" West 153.14 feet to a 1/2 Inch Iron Pipe Set;
- 4) along a curve to the right having a radius of 623.36 feet with a chord bearing and distance of North 67° 48' 28" West 327.83 feet to a Disk Found;
- 5) North 40° 56' 32" West 94.76 feet to a Disk Found;
- 6) North 48° 56' 48" West 63.68 feet to a Disk Found;
- 7) North 56° 02' 43" West 98.31 feet to the True Point of Beginning, containing 6.491 acres.

**Survey Description: Parcel B**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 69° 27' 16" East 102.69 feet to a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds, also being a 1 Inch Iron Pipe Set at the southeastern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 1 of Deed Book 6655, Page 621; thence along said northern right-of-way line of Guilford College Road, the following three (3) courses:

- 1) North 55° 42' 46" West 3,404.59 feet (crossing a Disk Found at 998.82 feet and at 2,475.20 feet) to a Disk Found;
- 2) along the arc of a curve to the right having a radius of 1,540.05 feet with a chord bearing and distance of North 53° 31' 20" West 220.50 feet to a Disk Found;

3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 40° 24' 41" West 269.01 feet to a 1 Inch Iron Pipe Set at the southwestern corner of now or formerly William Pearce Johnson, III and wife, Bebe Buice Johnson as recorded in Deed Book 5136, Page 1162 in the Guilford County Registry; thence continuing along the eastern right-of-way line of Guilford College Road, the following three (3) courses:

1) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 18° 04' 00" West 429.54 feet to a Disk Found;

2) North 11° 22' 57" West 172.26 feet to a 1/2 Inch Iron Pipe Set;

3) North 01° 40' 29" East 29.54 feet to the True Point of Beginning being a 1/2 Inch Iron Pipe Set; thence continuing along said eastern right-of-way line of Guilford College Road, the following twelve (12) courses:

1) North 01° 40' 29" East 23.05 feet to a 1/2 Inch Iron Pipe Set;

2) North 02° 23' 35" East 568.86 feet to a 1/2 Inch Iron Pipe Set;

3) along the arc of a curve to the right having a radius of 22,916.67 feet with a chord bearing and distance of North 03° 24' 13" East 808.38 feet to a 1/2 Inch Iron Pipe Set;

4) South 85° 35' 09" East 14.17 feet to a 1/2 Inch Iron Pipe Set;

5) North 04° 13' 27" East 78.32 feet to a 1/2 Inch Iron Pipe Set;

6) North 85° 23' 24" West 13.78 feet to a 1/2 Inch Iron Pipe Set;

7) North 04° 46' 27" East 131.18 feet to a 1/2 Inch Iron Pipe Set;

8) North 04° 56' 17" East 594.17 feet to a Disk Found;

9) along the arc to the right having a radius of 2,247.35 feet with a chord bearing and distance of North 06° 49' 37" East 224.63 feet to a Disk Found;

10) along the arc of a curve to the right having a radius of 1,099.08 feet with a chord bearing and distance of North 15° 38' 21" East 190.50 feet to a 1/2 Inch Iron Pipe Set;

11) North 28° 59' 59" East 145.62 feet to a Disk Found;

12) North 32° 31' 09" East 56.86 feet to a 1/2 Inch Iron Pipe Set;

13) North 61° 13' 54" East 86.01 feet to a 1/2 Inch Iron Pipe Set at the intersection of said eastern right-of-way line of Guilford College Road and the southern right-of-way line of Mackay Road; thence along said southern right-of-way line of Mackay Road the following six (6) courses:

- 1) along the arc of a curve to the right having a radius of 164.04 feet with a chord bearing and distance of North 60° 45' 13" West 67.13 feet to a 1/2 Inch Iron Pipe Set;
- 2) South 48° 56' 48" East 103.06 feet to a 1/2 Inch Iron Pipe Set;
- 3) South 53° 58' 19" East 120.70 feet to a 1/2 Inch Iron Pipe Set;
- 4) along the arc of a curve to the left having a radius of 688.98 feet with a chord bearing and distance of South 68° 16' 02" East 221.97 feet to a Disk Found;
- 5) along the arc of a curve to the left having a radius of 688.98 feet with a chord bearing and distance of South 79° 05' 07" East 37.23 feet to a 1/2 Inch Iron Pipe Set;
- 6) South 84° 53' 54" East 183.05 feet to a 1/2 Inch Iron Pipe Set at the northwestern corner of now or formerly, Kathleen R. Johnson as recorded in Deed Book 2758, Page 169; thence along the western property lines of said Kathleen R. Johnson, the following three (3) courses:
  - 1) South 03° 21' 44" West 2,008.41 feet to a 1/2 Inch Iron Pipe Set;
  - 2) South 43° 19' 08" East 395.97 feet to a 1/2 Inch Iron Pipe Set;
  - 3) South 66° 52' 20" East 290.22 feet to a point at the northeastern corner of said William Pearce Johnson, III and wife, Bebe Buice Johnson; thence along the northern property line of said William Pearce Johnson, III and wife, Bebe Buice Johnson, South 84° 38' 28" West 1,481.47 feet to the True Point of Beginning, containing 56.650 Acres.

**Survey Description: Parcel C**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 69° 27' 16" East 102.69 feet to a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds, also being a 1 Inch Iron Pipe Set at the southeastern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 1 of Deed Book 6655, Page 621; thence

along said northern right-of-way line of Guilford College Road, the following three (3) courses:

1) North  $55^{\circ} 42' 46''$  West 3,404.59 feet (crossing a Disk Found at 998.82 feet and at 2,475.20 feet) to a Disk Found;

2) along the arc of a curve to the right having a radius of 1,540.05 feet with a chord bearing and distance of North  $53^{\circ} 31' 20''$  West 220.50 feet to a Disk Found;

3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North  $40^{\circ} 24' 41''$  West 269.01 feet to a 1 Inch Iron Pipe Set at the southwestern corner of now or formerly William Pearce Johnson, III and wife, Behe Buice Johnson as recorded in Deed Book 5136, Page 1162 in the Guilford County Registry; thence continuing along the eastern right-of-way line of Guilford College Road, the following three (3) courses:

1) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North  $18^{\circ} 04' 00''$  West 429.54 feet to a Disk Found;

2) North  $11^{\circ} 22' 57''$  West 172.26 feet to a 1/2 Inch Iron Pipe Set;

3) North  $01^{\circ} 40' 29''$  East 29.54 feet to a 1/2 Inch Iron Pipe Set at the southwestern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 2 of Deed Book 6655, Page 621; thence continuing along said eastern right-of-way line of Guilford College Road, the following thirteen (13) courses:

1) North  $01^{\circ} 40' 29''$  East 23.05 feet to a 1/2 Inch Iron Pipe Set;

2) North  $02^{\circ} 23' 35''$  East 568.86 feet to a 1/2 Inch Iron Pipe Set;

3) along the arc of a curve to the right having a radius of 22,916.67 feet with a chord bearing and distance of North  $03^{\circ} 24' 13''$  East 808.38 feet to a 1/2 Inch Iron Pipe Set;

4) South  $85^{\circ} 35' 09''$  East 14.17 feet to a 1/2 Inch Iron Pipe Set;

5) North  $04^{\circ} 13' 27''$  East 78.32 feet to a 1/2 Inch Iron Pipe Set;

6) North  $85^{\circ} 23' 24''$  West 13.78 feet to a 1/2 Inch Iron Pipe Set;

7) North  $04^{\circ} 46' 27''$  East 131.18 feet to a 1/2 Inch Iron Pipe Set;

8) North  $04^{\circ} 56' 17''$  East 594.17 feet to a Disk Found;

9) along the arc to the right having a radius of 2,247.35 feet with a chord bearing and distance of North  $06^{\circ} 49' 37''$  East 224.64 feet to a Disk Found;

10) along the arc of a curve to the right having a radius of 1,099.08 feet with a chord bearing and distance of North 15° 38' 21" East 190.50 feet to a 1/2 Inch Iron Pipe Set;

11) North 28° 59' 59" East 145.62 feet to a Disk Found;

12) North 32° 31' 09" East 56.86 feet to a 1/2 Inch Iron Pipe Set;

13) North 61° 13' 54" East 86.01 feet to a 1/2 Inch Iron Pipe Set at the intersection of said eastern right-of-way line of Guilford College Road and the southern right-of-way line of Mackay Road; thence along said southern right-of-way line of Mackay Road the following six (6) courses:

1) along the arc of a curve to the right having a radius of 164.04 feet with a chord bearing and distance of South 60° 45' 13" East 67.13 feet to a 1/2 Inch Iron Pipe Set;

2) South 48° 56' 48" East 103.06 feet to a 1/2 Inch Iron Pipe Set;

3) South 53° 58' 19" East 120.70 feet to a 1/2 Inch Iron Pipe Set;

4) along the arc of a curve to the left having a radius of 688.98 feet with a chord bearing and distance of South 68° 16' 02" East 221.97 feet to a Disk Found;

5) along the arc of a curve to the left having a radius of 688.98 feet with a chord bearing and distance of South 79° 05' 07" East 37.23 feet to a 1/2 Inch Iron Pipe Set;

6) South 84° 53' 54" East 183.05 feet to a 1/2 Inch Iron Pipe Set at the True Point of Beginning; thence continuing along said southern right-of-way line of Mackay Road, the following five (5) courses:

1) South 82° 35' 52" East 99.01 feet to a 1/2 Inch Iron Pipe Set;

2) South 76° 12' 46" East 95.93 feet to a 1/2 Inch Iron Pipe Set;

3) South 67° 28' 23" East 93.08 feet to a 1/2 Inch Iron Pipe Set;

4) South 58° 54' 46" East 97.47 feet to a 1/2 Inch Iron Pipe Set;

5) South 53° 14' 19" East 69.66 feet to a 1-1/4 Inch Iron Pipe Found at the northwestern corner of now or formerly TTM Family Limited Partnership as recorded in Deed Book 8000, Page 81; thence along the western property line of said TTM Family Limited Partnership as recorded in Deed Book 8000, Page 81, South 34° 09' 44" East 350.69 feet to a 1 Inch Iron Pipe Found at a western corner of said Tract 1 of Deed Book 6655, Page 621; thence along the western property lines of said Tract 1 of Deed Book 6655, Page 621, the following two (2) courses:

1) South 03° 53' 05" West 1,760.25 feet to a 1/2 Inch Iron Pipe Set;

2) South 20° 25' 54" West 210.60 feet to a point at the northeastern corner of said Tract 2 of Deed Book 6655, Page 621; thence along the eastern property lines of said Tract 2 of Deed Book 6655, Page 621, the following three (3) courses:

- 1) North 66° 52' 20" West 290.22 feet to a 1/2 Inch Iron Pipe Set;
- 2) North 43° 19' 08" West 395.97 feet to a 1/2 Inch Iron Pipe Set;
- 3) North 03° 21' 44" East 2,008.41 feet to the True Point of Beginning, containing 30.698 Acres.

**Survey Description: Parcel D**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 69° 27' 16" East 102.69 feet to a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds, also being a 1 Inch Iron Pipe Set at the southeastern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 1 of Deed Book 6655, Page 621; thence along said northern right-of-way line of Guilford College Road, the following three (3) courses:

- 1) North 55° 42' 46" West 3,404.59 feet (crossing a Disk Found at 998.82 feet and at 2,475.20 feet) to a Disk Found;
- 2) along the arc of a curve to the right having a radius of 1,540.05 feet with a chord bearing and distance of North 53° 31' 20" West 220.50 feet to a Disk Found;
- 3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 40° 24' 41" West 269.01 feet to a 1 Inch Iron Pipe Set at the southwestern corner of now or formerly William Pearce Johnson, III and wife, Bebe Buice Johnson as recorded in Deed Book 5136, Page 1162 in the Guilford County Registry;



thence continuing along the eastern right-of-way line of Guilford College Road, the following three (3) courses:

- 1) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 18° 04' 00" West 429.54 feet to a Disk Found;
- 2) North 11° 22' 57" West 172.26 feet to a 1/2 Inch Iron Pipe Set;
- 3) North 01° 40' 29" East 29.54 feet to a 1/2 Inch Iron Pipe Set at the southwestern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 2 of Deed Book 6655, Page 621; thence continuing along said eastern right-of-way line of Guilford College Road, the following thirteen (13) courses:

- 1) North 01° 40' 29" East 23.05 feet to a 1/2 Inch Iron Pipe Set;
- 2) North 02° 23' 35" East 568.86 feet to a 1/2 Inch Iron Pipe Set;
- 3) along the arc of a curve to the right having a radius of 22,916.67 feet with a chord bearing and distance of North 03° 24' 13" East 808.38 feet to a 1/2 Inch Iron Pipe Set;
- 4) South 85° 35' 09" East 14.17 feet to a 1/2 Inch Iron Pipe Set;
- 5) North 04° 13' 27" East 78.32 feet to a 1/2 Inch Iron Pipe Set;
- 6) North 85° 23' 24" West 13.78 feet to a 1/2 Inch Iron Pipe Set;
- 7) North 04° 46' 27" East 131.18 feet to a 1/2 Inch Iron Pipe Set;
- 8) North 04° 56' 17" East 594.17 feet to a Disk Found;
- 9) along the arc to the right having a radius of 2,247.35 feet with a chord bearing and distance of North 06° 49' 37" East 224.64 feet to a Disk Found;
- 10) along the arc of a curve to the right having a radius of 1,099.08 feet with a chord bearing and distance of North 15° 38' 21" East 190.50 feet to a 1/2 Inch Iron Pipe Set;
- 11) North 28° 59' 59" East 145.62 feet to a Disk Found;
- 12) North 32° 31' 09" East 56.86 feet to a 1/2 Inch Iron Pipe Set;
- 13) North 61° 13' 54" East 86.01 feet to a 1/2 Inch Iron Pipe Set at the intersection of said eastern right-of-way line of Guilford College Road and the southern right-of-way line of Mackay Road; thence along said southern right-of-way line of Mackay Road, the following six (6) courses:

- 1) along the arc of a curve to the right having a radius of 164.04 feet with a chord bearing and distance of South 60° 45' 13" East 67.13 feet to a 1/2 Inch Iron Pipe Set;
- 2) South 48° 56' 48" East 103.06 feet to a 1/2 Inch Iron Pipe Set;

3) South  $53^{\circ} 58' 19''$  East 120.70 feet to a 1/2 Inch Iron Pipe Set;  
4) along the arc of a curve to the left having a radius of 688.98 feet with a chord bearing and distance of South  $68^{\circ} 16' 02''$  East 221.97 feet to a Disk Found;  
5) along the arc of a curve to the left having a radius of 688.98 feet with a chord bearing and distance of South  $79^{\circ} 05' 07''$  East 37.23 feet to a 1/2 Inch Iron Pipe Set;  
6) South  $84^{\circ} 53' 54''$  East 183.05 feet to a 1/2 Inch Iron Pipe Set at the northeastern corner of now or formerly, Kathleen R. Johnson as recorded in Deed Book 2758, Page 169; thence continuing along said southern right-of-way line of Mackay Road, the following five (5) courses:

1) South  $82^{\circ} 35' 52''$  East 99.01 feet to a 1/2 Inch Iron Pipe Set;  
2) South  $76^{\circ} 12' 46''$  East 95.93 feet to a 1/2 Inch Iron Pipe Set;  
3) South  $67^{\circ} 28' 23''$  East 93.08 feet to a 1/2 Inch Iron Pipe Set;  
4) South  $58^{\circ} 54' 46''$  East 97.47 feet to a 1/2 Inch Iron Pipe Set;  
5) South  $53^{\circ} 14' 19''$  East 69.66 feet to a 1-1/4 Inch Iron Pipe Found being the True Point of Beginning, thence continuing along said southern right-of-way line of Mackay Road the following three (3) courses:

1) South  $50^{\circ} 29' 40''$  East 164.36 feet to a 1/2 Inch Iron Pipe Set;  
2) South  $50^{\circ} 25' 53''$  East 20.16 feet to a 1/2 Inch Iron Pipe Set;  
3) along a curve to the left having a radius of 960.00 feet with a chord bearing and distance of South  $58^{\circ} 15' 18''$  East 261.36 feet to a 1/2 Inch Iron Pipe Set (a #4 Rebar Found North  $50^{\circ} 26' 59''$  West 3.47 feet off corner) at a northwestern corner of said Tract 1 of Deed Book 6655, Page 621; thence along the western property lines of said Tract 1 of Deed Book 6655, Page 621, the following two (2) courses:

1) South  $04^{\circ} 02' 43''$  West 36.56 feet to a Stone Found (a 1-1/4 Inch Iron Pipe Found North  $11^{\circ} 08' 06''$  East 0.19 feet from said Stone Found);  
2) North  $89^{\circ} 35' 04''$  West 165.11 feet to a 1 Inch Iron Pipe Found at an eastern corner of said Kathleen R. Johnson; thence along the eastern property line of said Kathleen R. Johnson, North  $34^{\circ} 09' 44''$  West 350.69 feet to the True Point of Beginning, containing 0.597 acres.

**Survey Description: Parcel E**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 69° 27' 16" East 102.69 feet to a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds, also being a 1 Inch Iron Pipe Set at the southeastern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 1 of Deed Book 6655, Page 621; thence along said northern right-of-way line of Guilford College Road, the following three (3) courses:

1) North 55° 42' 46" West 3,404.59 feet (crossing a Disk Found at 998.82 feet and at 2,475.20 feet) to a Disk Found;

2) along the arc of a curve to the right having a radius of 1,540.05 feet with a chord bearing and distance of North 53° 31' 20" West 220.50 feet to a Disk Found;

3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 40° 24' 41" West 269.01 feet to the True Point of Beginning being a 1 Inch Iron Pipe Set; thence continuing along the eastern right-of-way line of Guilford College Road, the following three (3) courses:

1) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 18° 04' 00" West 429.54 feet to a Disk Found;

2) North 11° 22' 57" West 172.26 feet to a 1/2 Inch Iron Pipe Set;

3) North 01° 40' 29" East 29.54 feet to a 1/2 Inch Iron Pipe Set at the southwestern corner of now or formerly TTM Family Limited Partnerships, recorded as Tract 2 of Deed Book 6655, Page 621; thence along the southern property line of said Tract 2 of Deed Book 6655, Page 621, North 84° 38' 28" West 1481.47 feet to a point at a western corner of said Tract 1 of Deed Book 6655, Page 621, thence along western property lines of said Tract 1 of Deed Book 6655, Page 621, the following two (2) courses:

1) South 03° 53' 05" West 1186.00 feet to a 1 Inch Iron Pipe Set;

2) North 70° 22' 04" West 1,304.11 feet to the True Point of Beginning, containing 27.956 acres.

**Survey Description: Parcel F**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 69° 27' 16" East 102.69 feet to the True Point of Beginning being a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds; thence along said northern right-of-way line of said Guilford College Road, the following three (3) courses:

1) North 55° 42' 46" West 3,404.59 feet (crossing a Disk Found at 998.82 feet and at 2,475.20 feet) to a Disk Found;

2) along the arc of a curve to the right having a radius of 1,540.05 feet with a chord bearing and distance of North 53° 31' 20" West 220.50 feet to a Disk Found;

3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North 40° 24' 41" West 269.01 feet to a 1 Inch Iron Pipe Set at the southwestern corner of now or formerly William Pearce Johnson, III and wife, Bebe Buice Johnson as recorded in Deed Book 5136, Page 1162 in the Guilford County Registry; thence along the southern and eastern property line of said Johnson, the following two (2) courses:

1) North 70° 22' 04" West 1304.11 feet to a 1 Inch Iron Pipe Set;

2) South 03° 53' 05" West 1186.00 feet to a point at the southwestern corner of now or formerly TTM Family Limited Partnership, a North Carolina Limited Partnership recorded as Tract 2 in Deed Book 6655, Page 621 and the southern most corner of now or formerly Kathleen R. Johnson as recorded in Deed Book 2758, Page 169; thence along the eastern property lines of said Kathleen R. Johnson the following Two (2) courses:

1) South 20° 25' 54" West 210.60 feet to a 1/2 Inch Iron Pipe Set;  
2) South 03° 53' 05" West 1,760.25 feet to a 1 Inch Iron Pipe Found at the southwestern corner of now or formerly, TTM Family Limited Partnership, A North Carolina Limited Partnership as recorded in Deed Book 8000, Page 81; thence along the southern and eastern property lines of said TTM Family Limited Partnership as recorded in Deed Book 8000, Page 81, the following Two (2) courses:

1) North 89° 35' 04" West 165.11 feet to a Stone Found (a 1-1/4 Inch Iron Pipe Found North 11° 08' 06" West 0.19 feet from said Stone Found);

2) South 04° 02' 43" West 36.56 feet to a 1/2 Inch Iron Pipe Set at the southern right-of-way line of Mackay Road (S.R. 1549) (a #4 Rebar Found North 50° 26' 59" West 3.47 feet off corner); thence along said southern right-of-way line of Mackay Road, the following fourteen (14) courses:

1) South 67° 45' 40" East 91.38 feet to a 1 Inch Iron Pipe Set;

2) South 68° 32' 44" East 481.35 feet to a 1/2 Inch Iron Pipe Set;

3) South 68° 56' 50" East 100.00 feet to a 1/2 Inch Iron Pipe Set;

4) South 70° 44' 04" East 101.26 feet to a 1/2 Inch Iron Pipe Set;

5) South 73° 06' 37" East 101.15 feet to a 1/2 Inch Iron Pipe Set;

6) South 74° 53' 45" East 102.01 feet to a 1/2 Inch Iron Pipe Set;

7) South 75° 06' 11" East 98.89 feet to a 1/2 Inch Iron Pipe Set;

8) South 75° 41' 01" East 100.11 feet to a 1/2 Inch Iron Pipe Set;

9) South 78° 17' 04" East 102.61 feet to a 1 Inch Iron Pipe Set;

10) South 83° 08' 38" East 101.00 feet to a 1/2 Inch Iron Pipe Set;

11) South 86° 56' 13" East 102.59 feet to a 1/2 Inch Iron Pipe Set;

12) North 89° 31' 17" East 96.75 feet to a 1 Inch Iron Pipe Set;

13) South 01° 50' 08" East 20.00 feet to a Disk Found;

14) North 86° 56' 39" East 369.69 feet to a 1 Inch Iron Pipe Set at the western corner of now or formerly TTM Family Limited Partnership, A North Carolina Limited Partnership as recorded in Deed Book 8000, Page 81 and as Lot 2 of Plat Book 169; thence along the southern property line of said TTM Family Limited Partnership as recorded in Deed Book 8000, Page 81; thence South 88° 12' 35" East 568.60 feet to a Bent 3/4 Inch Iron Pipe Found in an 8 Inch x 8 Inch Concrete Monument at the southwestern corner of now or

formerly Adams Farm Community Association, Inc. as recorded in Deed Book 3719, Page 120 and as Common Area of Plat Book 91, Page 46; thence along the southwestern property lines of said Common Area of Plat Book 91, Page 46, the following two (2) courses:

1) South  $86^{\circ} 25' 45''$  East 71.44 feet to a Concrete Monument Found (a Bent  $3/4$  Inch Iron Pipe Found in an 8 Inch x 8 Inch Concrete Monument Found South  $57^{\circ} 59' 26''$  East 1.24 feet off-corner);

2) South  $40^{\circ} 37' 46''$  West 142.92 feet to a  $3/4$  Inch Iron Pipe Found at the northwestern corner of now or formerly Adams Farm Community Association, Inc. as recorded in Deed Book 4279, Page 2162 and as Common Area of Plat Book 110, Page 72; thence along the southwestern property lines of the Common Area of Plat 110, Page 72, the following five (5) courses:

1) South  $05^{\circ} 15' 09''$  East 70.09 feet to a  $3/4$  Inch Iron Pipe Found;

2) South  $63^{\circ} 42' 09''$  East 153.49 feet to a 1 Inch Iron Pipe Found;

3) South  $19^{\circ} 33' 51''$  West 193.54 feet to a  $3/4$  Inch Iron Pipe Found;

4) South  $09^{\circ} 53' 29''$  East 133.70 feet to a 1 Inch Iron Pipe Found in an 8 Inch x 8 Inch Concrete Monument;

5) South  $86^{\circ} 31' 30''$  East 51.80 feet to a  $1/2$  Inch Iron Pipe Found at the northwestern corner of now or formerly Lynne F. Garrison as recorded in Deed Book 5779, Page 3039 and Deed Book 4061, Page 2031; thence along the western property lines of said Lynne F. Garrison, the following three (3) courses:

1) South  $03^{\circ} 52' 32''$  West 961.09 feet to a 1 Inch Iron Pipe Found (1 foot tall);

2) North  $79^{\circ} 18' 01''$  East 126.57 feet to a Stone Found with a P-K Nail;

3) South  $04^{\circ} 48' 10''$  West 887.66 feet to a  $3/4$  Inch Top Inch Iron Pipe Found at an area Dedicated to the Public, Town of Jamestown and Guilford County as Drainage Way and Open Space as recorded per Plat Book 123, Page 12; thence along said Drainage Way and Open Space, South  $04^{\circ} 50' 16''$  West 360.51 feet to a  $1/2$  Inch Iron Pipe Set at the northwestern corner of an area Dedicated to the Public, Town of Jamestown and Guilford County as Drainage Way and Open Space as recorded per Plat Book 123, Page 12; thence along the western property lines of said Drainage Way and Open Space and Common Area and Drainage, Maintenance and Utility Easements per Plat Book 127, Page 69, South  $04^{\circ} 50' 04''$  West 650.65 feet to a  $1/2$  Inch Iron Pipe Found at the northwestern corner of Lot

277 of Plat Book 127, Page 71; thence along the western property lines of Lots 277, 278, 279, 280, 281, and 282. South 04° 51' 26" West 516.81 feet (crossing a 1/2 Inch Iron Pipe Found at 14.99 feet, 191.96 feet, 346.81 feet) to a 1 Inch Iron Pipe Set (a 1/2 Inch Iron Pipe Found North 68° 14' 19" East 0.36 feet off corner) at the northern right-of-way of Hund Case Drive; also being at a northern corner of now or formerly St. Francis Pet Funeral Service and Cemetery, Inc. as recorded in Deed Book 5795, Page 2488 and as Tract 1 of Plat Book 148, Page 16; thence along the western property lines of said St. Francis Pet Funeral Service and Cemetery, Inc., the following five (5) courses:

- 1) North 85° 48' 50" West 49.64 feet to a 1/2 Inch Iron Pipe Set;
- 2) South 04° 48' 46" West 196.41 feet to a 1 Inch Iron Pipe Set;
- 3) South 04° 12' 51" West 45.48 feet to a #4 Rebar Found;
- 4) South 86° 03' 30" East 50.17 feet to a Bent #4 Rebar Found;
- 5) South 03° 50' 13" West 425.31 feet to a Bent 1" Iron Pipe Found at the northeastern corner of now or formerly The Trustees of Guilford County Technical Community College as recorded in Deed Book 5988, Page 1797; thence along the northern property line of said The Trustees of Guilford County Technical Community College, North 88° 06' 09" West 892.83 feet to the True Point of Beginning, containing 287.789 acres.

**Survey Description: Parcel G**

**Intentionally Omitted.**

**Survey Description: Parcel H**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 76° 39' 57" West 525.16 feet to a Disk Found at the intersection of the southern right-of-way line of Guilford College Road and the western right-of-way line of

Jamestown Square Drive; thence along said western right-of-way line of Jamestown Square Drive, South 34° 16' 11" West 76.88 feet to a 1" Iron Pipe Set at the northeastern corner of now or formerly The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797; thence along the northern property line of said The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797, North 88° 06' 09" West 159.26 feet to a 1" Iron Pipe Found with a Cap and Tack at the northeastern corner of now or formerly The Trustees of Guilford Technical Community College as recorded in Deed Book 7116, Page 540 and Plat Book 171, Page 76; thence along the northern and western property lines of said The Trustees of Guilford Technical Community College as recorded in Deed Book 7116, Page 540 and Plat Book 171, Page 76, the following four (4) courses:

- 1) North 88° 06' 09" West 402.15 feet to a 1 Inch Iron Pipe Found;
- 2) South 03° 26' 52" West 470.18 feet (crossing a 1 Inch Iron Pipe Found at 464.85 feet) to a 1 Inch Iron Pipe Found;
- 3) North 85° 45' 21" West 626.89 feet to a 1 Inch Iron Pipe Found with a Tack,
- 4) South 03° 26' 54" West 396.13 feet to a 1 Inch Iron Pipe Found at the northeastern corner of now or formerly Davis Family Enterprises, LTD as recorded in Deed Book 6123, Page 2187; thence along the northern property line of said Davis Family Enterprises, LTD, North 86° 54' 19" West 672.75 feet (Crossing a 1 Inch Iron Pipe Found at 174.15 feet and at 583.73 feet) to a point at the southwestern corner of now or formerly Town of Jamestown as recorded in Plat Book 124, Page 27; thence along said eastern property lines of said Town of Jamestown as recorded in Plat Book 124, Page 27, the following three (3) courses:

- 1) North 09° 47' 15" West 105.39 feet to a point;
- 2) North 18° 29' 10" East 355.33 feet to a point;
- 3) North 46° 14' 35" East 94.68 feet to a point at the southeastern corner of now or formerly Town of Jamestown as recorded in Plat Book 128, Page 115; thence along said eastern and northern property lines of said Town of Jamestown as recorded in Plat Book 128, Page 115, the following six (6) courses:

- 1) North 46° 14' 35" East 58.09 feet to a point;
- 2) North 65° 32' 45" East 141.11 feet to a point;



- 3) North 51° 15' 00" East 289.95 feet to a point;
- 4) North 40° 53' 50" East 274.42 feet to a point;
- 5) North 41° 49' 30" East 204.09 feet to a point;
- 6) North 56° 29' 30" West 273.90 feet (crossing a 1 Inch Iron Pipe Set at 50.00 feet) to a 1 Inch Iron Pipe Set at the northeastern corner of now or formerly Johnson / Liberty LLC as recorded in Deed Book 433, Page 992 and Plat Book 128, Page 115, said 1 Inch Iron Pipe Set being North 34° 32' 15" East 4.52 feet from a Disturbed Stone Found; thence along the northern property lines of said Johnson / Liberty LLC and Lots 124, 125, 126, 129 and 130 of said Plat Book 128, Page 115 and Lots 119 and 120 of Plat Book 128, Page 114, North 56° 29' 30" West 1,266.64 feet (crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 130 at 559.84 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 129 at 660.76 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 126 at 761.68 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 125 at 904.52 feet, and a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 119 at 1,131.47 feet) to a 1 Inch Iron Pipe Found at a northern corner of said Lot 119; thence along the northern property lines of said Lot 119 and Lots 107, 108, 109, 110, 111, 112, 113, 114, 115 and 118 of said Plat Book 128, Page 114, the following seven (7) courses:
  - 1) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 50° 48' 07" West 131.44 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 118;
  - 2) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 46° 46' 02" West 75.55 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 115;
  - 3) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 43° 10' 22" West 108.87 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 114;
  - 4) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 38° 59' 15" West 105.83 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 113;

5) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 34° 08' 56" West 142.37 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 112;

6) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 30° 47' 22" West 29.96 feet to a 1 Inch Iron Pipe Found at a northern corner of Lot 112;

7) South 56° 29' 24" East 694.88 feet (crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 111 at 112.46 feet, crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 110 at 245.58 feet, crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 109 at 345.79 feet, crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 108 at 446.00 feet, crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 107 at 574.80 feet, and crossing a 1 Inch Iron Pipe Found at the northwestern corner of said Lot 107 at 682.81) to a 1 Inch Iron Pipe Found at the eastern right-of-way line of College Road; thence along said eastern right-of-way line of College Road, the following seven (7) courses:

1) North 39° 34' 26" East 96.59 feet to a 1 Inch Iron Pipe Set;

2) South 50° 25' 34" East 20.34 feet to a 1 Inch Iron Pipe Set;

3) North 39° 34' 26" East 81.85 feet to a Disk Found;

4) along the arc of a curve to the right having a radius of 705.38 feet with a chord bearing and distance of North 42° 11' 28" East 190.32 feet to a Disk Found;

5) North 50° 04' 29" East 68.80 feet to a Disk Found;

6) South 70° 32' 19" East 15.03 feet to a Disk Found;

7) North 3° 12' 42" East 51.39 feet to a 1 Inch Iron Pipe Set at the southwestern corner of now or formerly William Pearce Johnson, III and wife Bebe Buice Johnson as recorded in Deed Book 5136, Page 1162; thence along the southern property line of said William Pearce Johnson, III and wife Bebe Buice Johnson, South 70° 22' 04" East 192.10 feet to 1 Inch Iron Pipe Set at the southern right-of-way line of said Guilford College Road; thence along said southern right-of-way line of said Guilford College Road, the following seven (7) courses:

1) along the arc of a curve to the left having a radius of 1,066.27 feet with a chord bearing and distance of South 35° 25' 24" East 501.63 feet to a Disk Found;

- 2) along the arc of curve to the left having a radius of 1,704.09 feet with a chord bearing and distance of South 53° 26' 25" East 239.08 feet to a Disk Found;
- 3) South 55° 42' 46" East 1,830.25 feet (crossing a Disk Found at 242.81 feet) to a Disk Found;
- 4) South 34° 17' 14" West 119.94 feet to a Disk Found;
- 5) South 56° 23' 52" East 805.99 feet to a 1 Inch Iron Pipe Set Found;
- 6) South 56° 23' 39" East 218.84 feet to the True Point of Beginning, containing 55.770 acres.

**Survey Description: Parcel J**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina, and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 76° 39' 57" West 525.16 feet to a Disk Found at the intersection of the southern right-of-way line of Guilford College Road and the western right-of-way line of Jamestown Square Drive; thence along said southern right-of-way line of Guilford College Road and the northern property line of now or formerly TFM Family Limited Partnership, a North Carolina Limited Partnership as recorded in Deed Book 6655, Page 621, Tract 2, the following six (6) courses:

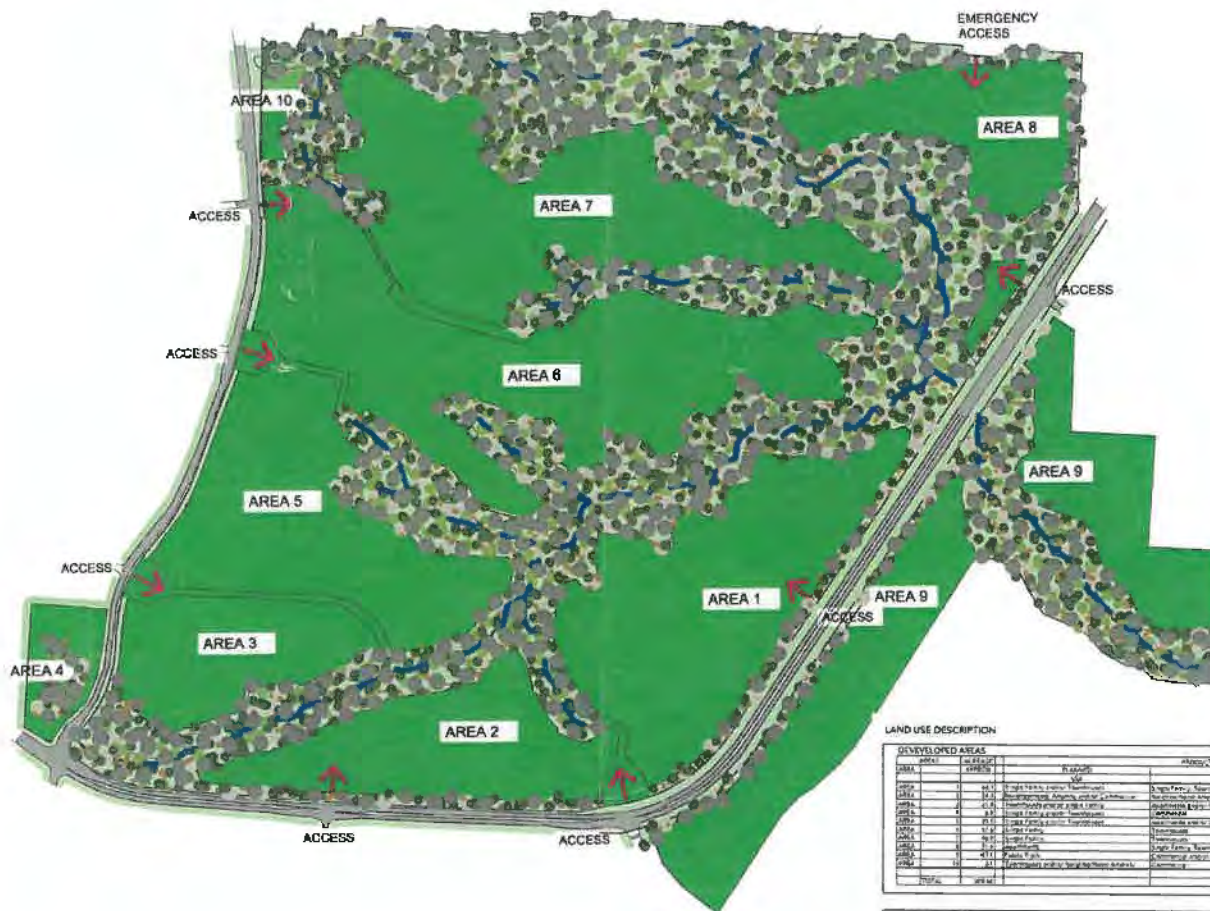
- 1) North 56°23'39" West 218.84 feet to a 1 Inch Iron Pipe Set;
- 2) North 56° 23' 52" West 805.99 feet to a Disk Found;
- 3) North 34° 17' 14" East 119.94 feet to a Disk Found;
- 4) North 55° 42' 46" West 3,404.59 feet (crossing a Disk Found at 1,476.38 feet and 2,405.77 feet) to a Disk Found;
- 5) along the arc of a curve to the right having a radius of 1,704.09 feet with a chord bearing and distance of North 53° 26' 25" West 239.08 feet to a Disk Found;
- 6) along the arc of a curve to the right having a radius of 1,066.27 feet with a chord bearing and distance of North 35° 25' 25" West 501.63 feet to the True Point of Beginning; thence along a northern property line of said TFM Family Limited Partnership, North 70° 22' 04"

West 192.10 feet to a 1 Inch Iron Pipe Set in the eastern right-of-way line of Guilford Road; thence along said eastern right-of-way line of Guilford Road, North  $73^{\circ} 12' 42''$  East 150.70 feet to a Disk Found at the intersection of said eastern right-of-way line of Guilford Road and said southern right-of-way line of Guilford College Road, thence along said southern right-of-way line of Guilford College Road, a curve to the left having a radius of 1,066.27 feet with a chord bearing and distance of South  $18^{\circ} 43' 07''$  East 115.33 feet to the True Point of Beginning, containing 0.197 Acres.

**Survey Description: Parcel K**

Lying and being in the Town of Jamestown, Jamestown Township, Guilford County, North Carolina. and more particularly described as follows:

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North  $76^{\circ} 39' 57''$  West 525.16 feet to a Disk Found at the intersection of the southern right-of-way line of Guilford College Road and the western right-of-way line of Jamestown Square Drive; thence along said western right-of-way line of Jamestown Square Drive, South  $34^{\circ} 16' 11''$  West 76.88 feet to a 1" Iron Pipe Set at the northeastern corner of now or formerly The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797; thence crossing Jamestown Square Drive, South  $88^{\circ} 06' 09''$  East 116.54 feet to a 1 Inch Iron Pipe Found at the eastern right-of-way line of Jamestown Square Drive, said 1 Inch Iron Pipe Found being the True Point of Beginning; thence along said eastern right-of-way line of Jamestown Square Drive, North  $34^{\circ} 16' 11''$  East 15.62 feet to a Disk Found at the intersection of said eastern right-of-way line of Jamestown Square Drive and said southern right-of-way line of Guilford College Road; thence along said southern right-of-way line of Guilford College Road, South  $56^{\circ} 23' 39''$  East 25.10 feet to a 1 Inch Iron Pipe Set at a northern corner of said The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797; thence along a northern property line of said The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797, North  $88^{\circ} 06' 09''$  West 29.72 feet to the True Point of Beginning, containing 0.005 acres or 196 square feet.



LAND USE DESCRIPTION 1/2"=1"

AREA	AREA #	AREA NAME	AREA TYPE	AREA DESCRIPTION
AREA 1	1	High Park	RECREATION	High Park, Recreation, Amenities, and Services
AREA 2	2	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 3	3	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 4	4	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 5	5	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 6	6	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 7	7	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 8	8	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 9	9	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 10	10	Community Center	COMMUNITY	Community Center, Amenities, and Services
TOTAL				

AREA	AREA #	AREA NAME	AREA TYPE	AREA DESCRIPTION
AREA 1	1	High Park	RECREATION	High Park, Recreation, Amenities, and Services
AREA 2	2	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 3	3	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 4	4	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 5	5	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 6	6	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 7	7	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 8	8	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 9	9	Community Center	COMMUNITY	Community Center, Amenities, and Services
AREA 10	10	Community Center	COMMUNITY	Community Center, Amenities, and Services
TOTAL				

ACCESS POINTS TO BE DETERMINED BY NCDOT

**PROJECT JAMESTOWN**  
 Preliminary Schematic Plan - September 29, 2021



**AFFIDAVIT OF NOTICE**

REGARDING NOTIFICATION REQUIREMENTS FOR Town Council Public Hearing Rezoning Request D.R. Horton

2221 Guilford College Rd, 5000 Mackay Rd, 2207 Guilford College Rd, 5303 Mackay Rd located on Guilford County Tax Map/Parcel(s), and

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

Check box if additional sheets are attached:

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

I Nancy Avery, 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 January 25, 2022, public hearing before the Town Council, to be held at Civic Center at 6:00 pm.

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 Jamestown 11, 2022 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 Town Council, 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 January 11, 2022.

[Signature]  
Town Clerk's Signature

Subscribed and sworn to before me this 11<sup>th</sup> day of January, 2022

My Commission Expires: February 20, 2027

Elizabeth T. Greeson  
Notary Public's Signature

Elizabeth T. Greeson  
Printed Name of Notary Public





Town Council Hearing Date: October 11, 2022

## GENERAL INFORMATION

**Applicant:** D.R. Horton, Inc. c/o Isaacson Sheridan  
804 Green Valley Rd, Suite 200  
Greensboro, NC 27408

**Request:** Request for rezoning of the following parcels:

- 2221 Guilford College Rd. (Parcel #159144) Approx. 27.96 ac +/- . From AG to PUD
- 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- . From AG to PUD
- 5303 Near Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD
- 2207 Guilford College Rd. (Parcel #159106) Approx. 287.79 ac +/- . From AG to PUD
- 2207 ZZ Guilford College Rd (#234679)\* Approx. 6.49 ac +/- . From AG to PUD
- 2207 Guilford College Rd (#234678)\* Approx. 56.65 ac +/- . From AG to PUD
- 808 Guilford Rd (#234677)\* Approx. 55.77 ac +/- . From AG to PUD
- 808 ZZ Guilford Rd (#234680)\* Approx. 0.2 ac +/- . From AG to PUD

\*These parcels were originally grouped with the previously advertised parcels and have since been assigned new parcel numbers by Guilford County. No additional land has been added since the original request.

**Conditions:** 1) Development agreement to be approved concurrently with Council review of the rezoning request.

**Location:** Generally, corner of Mackay Rd. and Guilford College Rd. (exact parcels listed above).

**Parcel ID#:** 159144, 159105, 158765, 159106, 234679, 234678, 234677, 234680

**Public Notice Mailed:** October 27, 2021 (Annexation)  
January 11, 2022 (Rezoning and Development Agreement)  
September 23, 2022 (Readvertised Annexation, Rezoning, and Dev. Agreement)

**Tract Size:** The total of all tracts is approximately 466.67 +/- acres (per survey). The acreage may be slightly less per Guilford County GIS, but the survey is considered the most accurate instrument.

**Topography:** Generally rolling, multiple creeks bisect the property and slopes run generally lower to the south and west of the property.

**Vegetation:** Forested areas and pastures are found throughout the property. Developed with three single-family residential homes and supporting farm infrastructure.

**TRC Review:** TRC reviewed the proposed rezoning application on 10/22/2021 for compliance with both the 2007 Land Development Plan and the 2021

Comprehensive Plan (which was adopted on 10/19/2021). The staff found that the rezoning request met the intent of both plans and feels that the request is consistent with both plans. The staff recommended that the addition of a condition requiring the adoption of a Development Agreement between the Town and D.R. Horton be considered concurrently with the rezoning request at the Town Council hearings. D.R. Horton has agreed and each parties' attorneys will work to craft that agreement for presentation to the Town Council at a subsequent meeting.

**SITE DATA.**

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

**Adjacent Uses:**

	<b>Adj. Zoning</b>	<b>Adjacent Land Uses</b>
North	AG, CZ-MFR	Agriculture, Conditional Zoning - 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	AG, SFR	Agriculture, Single-family residential and other properties located within the City of Greensboro.
West	SFR	Single-family residential

**Zoning History:**

<b>Case #</b>	<b>Date</b>	<b>Summary</b>
2020-01	Feb. 2021	This site was previously the subject of a rezoning request in 2020 by Diamondback Investment Group. The rezoning request was denied by the Town Council in Feb. 2021 after the Planning Board recommended denial in November 2020.
2021-01	Nov. 8, 2022	The Planning Board unanimously recommended approval of the rezoning application to the Town Council, subject to (i) the site-specific master development plan submitted to the Planning Board shall be approved by Town Council; (ii) a Development Agreement shall be approved by Town Council; (iii) the permitted residential density will be as determined by Town Council as part of the site specific master development plan and subject to a Development Agreement; and (iv) any variance in signage from the LDO standards shall be approved by Town Council and subject to the Development Agreement.

**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 appear 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 comply with the adopted Development Agreement, any subsequent site-specific master plan, and/or the Land Development Ordinance.

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

**Open Space:** Open Space requirements shall be per the adopted Development Agreement, any site-specific master plan, and/or the 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 Development Agreement or any site-specific master plan.  
Transit: Not currently serviced by transit.  
Traffic Impact Study: A TIS was completed by Diamondback Investment Group in 2020 and is currently being updated by D. R. Horton in conjunction with NCDOT.  
Street Connectivity: N/A  
Other: N/A

**IMPACT ANALYSIS**

**Land Use Compatibility and Envision Jamestown Comprehensive Plan**

*Section 2. OUR VISION FOR THE FUTURE*

**Envision Jamestown Comprehensive Guiding Principles Applying To This Proposal**

**Guiding Principle #1:** Jamestown will actively facilitate high-quality growth that is both compatible with the Town’s traditional development pattern and innovative in how it meets the needs of our diverse and dynamic community.

- Establish objective design standards that achieve the aesthetic and superior construction quality that is expected by the community to enhance value and quality of life.
- Implement subdivision standards that facilitate growth in a manner that achieves the Town’s desired urban development pattern and quality of public infrastructure.
- Ensure that infill development is compatible with its surroundings, from both a use and aesthetic perspective.
- Avoid the introduction of generic and monotonous development styles (both site development patterns and architecture) that detract from Jamestown’s unique sense of place and small town charm.

**Guiding Principle #2:** As the strength of our community is directly tied to the long-term success of our neighborhoods, we will work diligently to promote and maintain the quality of life and aesthetic standards that our residents expect in Jamestown.

- Prevent the emergence of blighting influences and public nuisances in residential areas through proactive code enforcement.
- Protect established neighborhoods from encroachment by adjacent incompatible land uses through the appropriate application of zoning regulations.
- Invest in neighborhood infrastructure improvements that supports a high quality of life for residents.
- Ensure that Jamestown’s residents have access to housing that is appropriate for all stages of life and family situations, including housing to allow older residents to “age in place.”

**Guiding Principle #4:** The ability to safely walk and ride a bicycle throughout the Town is critical to maintaining our community’s high quality of life. We will ensure that our community is well-connected with the necessary infrastructure to support walking and biking as an important mode of transportation for all residents.

- Develop an updated bicycle and pedestrian plan to guide future infrastructure and safety improvements.
- Expand Jamestown’s greenway network and seek partnerships to develop connections to regional trail systems, with a focus on developing a connection between Main Street, Oakdale Mill, and Penny Road to connect to the Bicentennial Greenway.
- Provide every neighborhood in Jamestown with connections to a pedestrian system that will allow them to walk safely to any other destination in the community.
- Proactively implement pedestrian and bicycle safety improvements at major intersections and along the Town’s primary transportation corridors.

- Ensure that equitable access to pedestrian infrastructure is provided to residents on both sides of the railroad as well as both the eastern and western portions of Main Street.

**Guiding Principle #6:** Every neighborhood in Jamestown will have convenient access to a wide variety of public parks, natural open spaces, and other recreational opportunities that meet the diverse needs, abilities, and desires of our residents.

- Require the development and dedication of neighborhood parks in conjunction with all new residential development.
- Establish a greenway trail and water access along the Deep River.
- Develop neighborhood scale parks in existing residential areas that lack convenient access to recreational amenities.
- Ensure that all of Jamestown’s neighborhoods have safe pedestrian and bicycle access to local parks.

**Guiding Principle #7:** The Town will continue its tradition of providing cost-effective and efficient public services and high-quality infrastructure that meets the needs and exceeds the expectations of the community.

- Finalize long-term plans for the collection of solid waste.
- Ensure that the Town has sufficient water and sewer capacity to meet the service demands that will accompany new growth.
- Ensure that the Town has adequate staffing levels in all departments to carry out their missions and efficiently enact Town policies.
- Develop public facilities that enable the Town to effectively carry out its mission of public service.

**Guiding Principle #9:** We will work diligently with our partners in law enforcement and emergency services to ensure that Jamestown has the resources to maintain a high level of public safety for our residents.

- Maintain the Town’s strong law enforcement partnership with the Guilford County Sheriff’s Department.
- Ensure that the Town’s contracted fire protection service has adequate resources to meet the community’s anticipated needs for emergency response.
- Ensure that the residents of Jamestown have access to timely and high-quality emergency medical care.
- Mitigate hazards to the community from both natural and man-made sources through the adoption and enforcement of adequate public safety regulations.

**Guiding Principle #10:** Jamestown is a welcoming and inclusive community that values the benefits of diversity in all aspects of the Town and its residents.

- Expand the capacity of the Town and its partners to provide opportunities for community focused social events that bring people from all walks of life together.
- Develop and encourage participation in new activities and organizations that foster civic engagement.

- Promote the development (and retention) of a wide range of housing types that meet the needs of current and future residents of all ages, abilities, family compositions, and socioeconomic backgrounds.
- Ensure that residents of the ETJ are included and consulted on matters that affect their neighborhoods, and encourage their participation in the social and civic life of Jamestown.

**Guiding Principle #11:** The quality and health of the natural environment is as important to our community as the quality of the built environment, and we will work to preserve and protect these vital resources.

- Protect and preserve mature trees and tree stands from removal in conjunction with land development activity, and promote the growth of healthy forests in the community.
- Protect riparian areas from encroachment by development to preserve water quality and natural habitats.
- Protect contiguous and connected tracts of open space from development to preserve wildlife habitat, protect the environment, and provide passive recreation opportunities.
- Retain the Town’s designation as a “Tree City” through the Arbor Day Foundation.

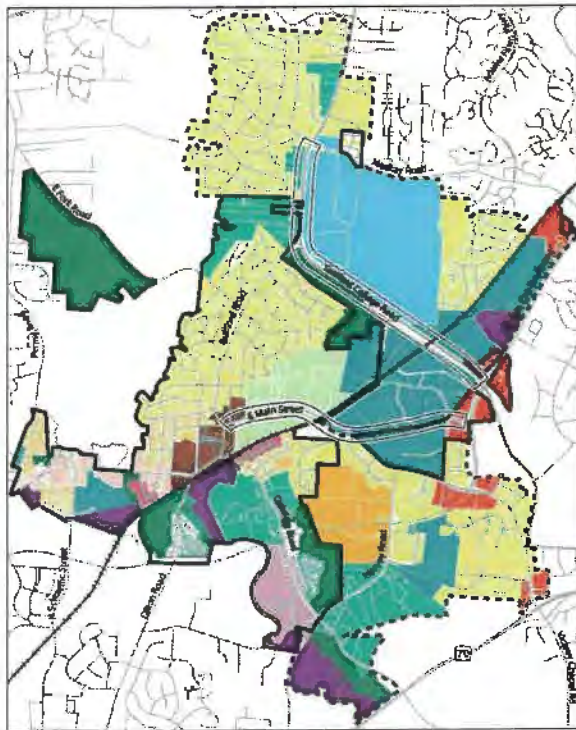
**Guiding Principle #12:** Our local transportation network will move people and goods throughout the community in a context sensitive manner that prioritizes safety over speed, provides significant internal connectivity, and facilitates access to the regional network.

- Utilize the opening of the Jamestown Bypass to re-imagine the role of Main Street, with a focus on enhancing its safety and comfort for bicyclists and pedestrians (including those who use mobility assistance devices) through measures such as reducing the speed limit through the core of the town.
- Continue to work with the NCR and Norfolk Southern on improving the safety of the Town’s rail crossings for both drivers and pedestrians.
- Improve Jamestown residents’ access to regional transit options.
- Ensure that new development provides adequate internal and external transportation connectivity and provides reasonable mitigation of traffic impacts.

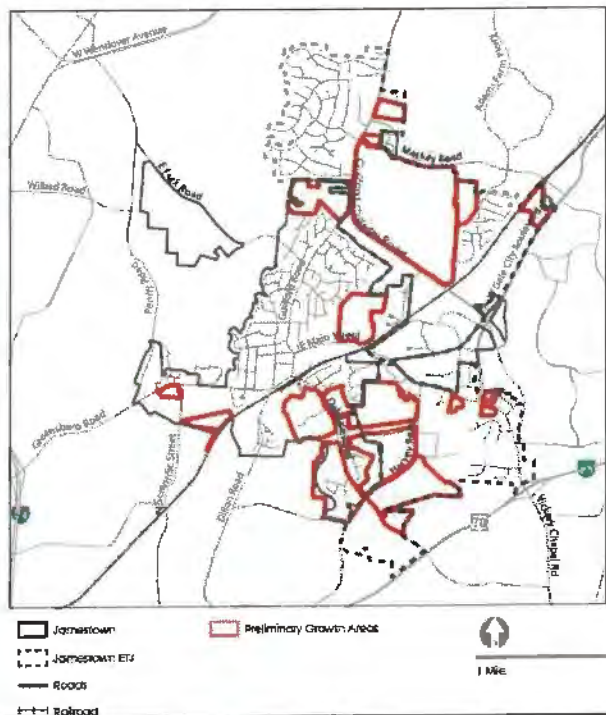
### *Section 3. FUTURE LAND USE*

**Growth Area Analysis.** The Envision Jamestown Comp Plan indicates that the property in question is located in a Preliminary Growth Area. This designation is based primarily on the availability of developable land as well as current use, parcel size, potential assemblage with adjacent development tracts, access to major transportation routes, utility infrastructure, and the nature of adjacent development.

**Future Land Use Map and Categories.** The future land use map identifies these parcels future land use as “Mackay-Guilford”. The 2020 Land Development Plan defines “Mackay-Guilford” as:



▼ Map 3 Preliminary Growth Areas



**MACKAY-GUILFORD:** The Mackay-Guilford future land use classification is applied to the largest single undeveloped property in Jamestown’s planning jurisdiction. As one of the premier potential development tracts in the Triad, this property is expected to experience significant development interest in the near future. Given the size and prominent location of this tract, the Town is expecting a development plan for the site that is designed in a manner to create an integrated, walkable, and mixed-use neighborhood that contains a wide range of housing options and a central community focal point where residents can easily access neighborhood scale retail, dining, and service uses within a short walk or bike ride of their homes. With an abundance of land resources, it is expected that the future development of this tract will provide significant amounts of open space for both recreational use and for the preservation of critical habitats that exist on the property. It is also expected that the development of this area will preserve the most important aspects of the historic landscape - connecting the past to the future. The resulting development of Mackay-Guilford is expected to yield a complementary and enduring addition to the Jamestown community that respects the history, character, and aesthetic quality of the Town.

*Section 4. OUR COMMUNITY*

**Livability (Housing).** The AARP Livability Index defines housing livability by examining housing accessibility, multi-family availability, housing affordability, the cost burden of housing, and subsidized housing. Jamestown does poorly in this category, scoring below the national average and most of its peer communities. Of particular note is the indicator that Jamestown scores in the bottom third of the country: housing affordability (cost burden). This is primarily attributed

to an attribute that Town residents have generally spoken positively about - its high housing values. The Town also scores poorly in housing options, as the Town is composed primarily of single family homes. This indicator will probably increase slightly with the upcoming development of additional multi-family housing (Millis and Main).

**Housing.** In Jamestown, about 75% of the housing units are single family homes and about one quarter of the units are multi-family homes. The majority of all housing in the Town (71%) is occupied by its owner. This is higher than the region overall, which averages between 50% and 59% owner occupancy. This is also higher than the State's average owner occupancy rate of 65.2%. Despite the development of more than 300 housing units between 2010 and 2019, there is also a very low vacancy rate in Jamestown. Typically, when less than 5% of a Town's housing stock is vacant, this indicates a demand for new housing. In Jamestown, only 1.6% of all housing units are vacant. This is striking, particularly when looking at vacancy rates for the region, which range from 10% to 15%.

**Current Zoning Map.** While reviewing the current zoning tools available to the Town, the Envision Jamestown Comp Plan has the following to say regarding Planned Unit Development districts (PUDs) on page 66:

*During the development of the plan, the Town also adopted a new Planned Unit Development district that is intended to be used as a tool to permit the design and development of innovative and integrated neighborhoods on a larger scale than can be adequately regulated by the conventional regulatory structure of the general zoning districts. Such developments will typically include a wider range of housing types than is typically seen in most conventional residential developments, and will generally include some nonresidential uses in a centralized area that is connected to the overall development. Planned Unit Developments also will typically include an integrated transportation network, with robust facilities provided for bicyclists and pedestrians, along with significant amounts of open space and recreational amenities.*

**Historic Assets.** The Town has a number of historic assets, included in this is the Futrell-Mackay-Armstrong house (Located at 2207 Guilford College Rd #234678). The Comprehensive Plan is clear that Jamestown should work to preserve its cultural and historic resources. The Development Agreement calls for the applicant to work with historic preservation organizations to restore or preserve aspects from on-site historic structures, including the Futrell-Mackay-Armstrong House, and incorporate them into community amenities.

**CONFORMITY WITH OTHER PLANS**

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

**STAFF COMMENTARY AND PROJECT OVERVIEW:**

The parcels in this proposal are located in a preliminary growth area, the applicant request is to rezone the parcels from Agriculture (AG) to Planned Unit Development (PUD), consisting of

primarily residential uses and neighborhood amenities with commercial areas limited to the same uses as the existing Main Street (MS) and Main Street Transitional (MST) zoning. The proposal is contingent on a Development Agreement to be approved concurrently with Council review of the rezoning request. An analysis has been completed on the fire, police, sewer, solid waste, and water capacity and have been found to be sufficient.

The TRC met in October 2021, and found that the rezoning and found it to be compliant with the Envision Jamestown Comprehensive Plan. Staff discussed the need for a development agreement outlining the specific nature of the proposed development for consideration by the Town Council.

In September 2021, a community planner/architecture/land design firm (Seth Harry & Associates) was hired to assist the Town with public engagement related to the property locally known as "Johnson Farm". The property was purchased by D.R. Horton in July 2021, and was kept aware of the Town's intent to engage the public via this process. The public engagement workshops hosted by Seth Harry in September were the first steps in the development process. A set of Guiding Principles were derived from the Public Community Planning and Design Workshop, based on documented community preferences, as measured by both in-person and online surveys taken during that process, with reference to specific issues and features. These Guiding Principles have been incorporated in many places in the Development Agreement.

In November 2021, the Planning Board unanimously recommended approval of the rezoning application to the Town Council, subject to (i) the site-specific master development plan submitted to the Planning Board shall be approved by Town Council; (ii) a Development Agreement shall be approved by Town Council; (iii) the permitted residential density will be as determined by Town Council as part of the site specific master development plan and subject to a Development Agreement; and (iv) any variance in signage from the LDO standards shall be approved by Town Council and subject to the Development Agreement.

The Town Council's role is to work with the developer through each respective parties' attorney to encapsulate the desires of the community (to the maximum extent possible) to create a development agreement that will guide the development of this property.

**\*\*All dates, locations and times will be advertised according to North Carolina law.\*\***

**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 amendment 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.]

**Zoning Staff Report prepared for the Town of Jamestown Planning Department by Anna Hawryluk, AICP.**

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public Hearing for consideration of Development Agreement

**AGENDA ITEM #:** IV-A-5

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Planning

**CONTACT PERSON:** Matthew Johnson, Town Manager

**SUMMARY:**

A petition for rezoning has been received and reviewed by the Planning Board. The public hearing was opened at the January 25, 2022 regular meeting for the consideration of the rezoning of the parcels located at 2221 Guilford College Rd., 5300 Mackay Rd, 2207 Guilford College Rd, and 5303 Mackay Rd from AG (Agricultural) to PUD (Planned Unit Development) with a Development Agreement.

As staff have discussed at previous meetings, this Development Agreement coincides with the proposed rezoning request.

An updated Development Agreement will be provided for review by the Town Council and public. During this review time, Staff recommended that Council continue the public hearing until the January 17, 2022 regularly scheduled meeting.

**ATTACHMENTS:** Draft Development Agreement

**RECOMMENDATION/ACTION NEEDED:** Open Public Hearing, continue to Jan.17 regular meeting without further advertisement

**BUDGETARY IMPACT:** N/A

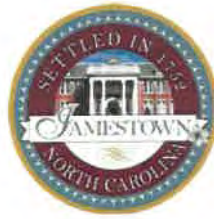
**SUGGESTED MOTION:** TBD

**FOLLOW UP ACTION NEEDED:**

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public Hearing for amendments to the Solid Waste Ordinance

**AGENDA ITEM#:** IV-A-6

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Public Services

**CONTACT PERSON:** Paul Blanchard

**SUMMARY:**

The Public Services Department recommends changes to the Ordinance for Solid Waste Collection for the Town of Jamestown. The ordinance changes are needed to be consistent with upcoming changes to our solid waste program.

Staff requests the Council discuss the changes to our solid waste program and approve and/or amend the updated Ordinance for Solid Waste Collection for the Town of Jamestown.

**ATTACHMENTS:** The updated Ordinance for Solid Waste Collection for the Town of Jamestown

**RECOMMENDATION/ACTION NEEDED:** Staff recommends that Council discuss and approve the updated Solid Waste Ordinance.

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** Council Member makes a motion to approve, amend, or deny the updated Ordinance for Solid Waste Collection for the Town of Jamestown. Council member makes a second to the motion. Roll call vote.

**FOLLOW UP ACTION NEEDED:** The updated Solid Waste Ordinance will be signed and uploaded to the Town website.

## **Ordinance for Solid Waste Collection for the Town of Jamestown Nov. 15, 2022**

WHEREAS, the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statute §160A-303.1 , wishes to regulate the placing of trash, refuse, and garbage within its municipal limits;

NOW, THEREFORE, IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN, NORTH CAROLINA:

**Purpose:** The purpose of this article is determined and declared to be a health, sanitary, and safety measure necessary for the promotion, protection, and preservation of the health, safety, and general welfare of the people of the Town of Jamestown. Whenever this article conflicts with any other portion of the Town Code, Laws, or Ordinances, this article will prevail with respect to any matters relating to recycling, garbage, trash, and waste collection services. Furthermore, the following definitions, terms, phrases, words and their derivatives shall have the meaning given herein and shall apply in the interpretation and the enforcement of this chapter:

### **Article I. - Definitions.**

- (1) *Ashes* means refuse from the burning of wood, coal, paper, and/or other combustible material which has been wetted and cooled to the touch prior to collection.
- (2) *Building materials*, includes but not limited to, any material such as lumber, brick, stone, plumbing materials (i.e., sinks, tubs, toilets), concrete, floor coverings (i.e., linoleum, carpet), plaster, drywall, gutters, roofing, or other substances accumulated as a result of repairs, renovations or additions to existing buildings, construction of new buildings, or demolition of existing structures.
- (3) *Bulky materials* means material which cannot fit within a Town-approved collection container.
- (4) *Business* means a corporation, industry, company, retail, landlord, and/or other entity engaged in a for-profit endeavor.
- (5) *Commercial tree service*, a contractor hired to trim or cut trees from private property.
- (6) *Contractor*, includes but not limited to, the individual, firm, partnership, corporation, association, third party or joint venture that is designated as the "contractor" in the agreement.
- (7) *Construction*, or demolition when used in connection with "waste" or "debris", waste resulting solely from construction, remodeling, repair, or demolition operations on pavement, buildings, or other structures, but does not include inert debris, land-clearing debris, or yard debris.
- (8) *Collection* means the act of removing solid waste from a point of generation to an approved disposal site. Collection shall be at the curb for garbage, yard waste, recyclables, and bulky items.
- (9) *Container* means a Town-approved container used for collection of materials. All containers shall remain the property of the Town and will remain at the property location when occupancy changes. If a container is removed from the property, it shall be the responsibility of the property owner to purchase another container from the Town. All containers shall be maintained in good condition and shall be in serviceable condition at all times.
- (10) *Garbage* means all putrescible waste that is solid waste capable of being decomposed by microorganisms with sufficient rapidity to cause nuisances from odors and gasses, such as kitchen wastes, offal and carcasses, including animal offal and carcasses and recognizable industrial byproducts, but excluding sewage and human waste. Offal, carcasses, and pet feces shall be

securely bagged for collection.

- (11) *Hazardous waste* means a solid waste, or combinations of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may:
- (a) Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness: or
  - (b) Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed.
- (12) *Lead acid battery* means any battery containing lead, acid, or both.
- (13) *Litter* includes, but is not limited to, waste, refuse, waste materials or any other discarded, used or unconsumed substance which is not handled as specified herein.
- (14) *Loose leaves* means tree/plant foliage that has fallen from tree/plants and has been placed along the street in rows or piles, not in bags for collection.
- (15) *Medical waste* means any solid waste which is generated in the diagnosis, treatment, or immunization of human beings or animals, in research or pertaining thereto, or in the production or testing of biologicals, but does not include any hazardous waste identified or listed pursuant to this article, radioactive waste, household waste as defined in 40 Code of Federal Regulations, section 261.4(b)(1) in effect July 1, 1989, or those substances excluded from the definition of solid waste in this section.
- (16) *Oil* means any oil new or used which has been refined from crude oil or synthetic oil and, as a result of use, storage, or handling, has become unsuitable for its original purpose due to the presence of impurities or loss of original properties, but which may be suitable for further use and is economically recyclable.
- (17) *Recyclable material* means those materials which are capable of being recycled, can be marketed at a value greater than the costs associated with processing and shipping that material to a buyer, and which would otherwise be processed or disposed of as solid waste. Examples of recyclable materials are as follows: newspaper and accompanying inserts, magazines, corrugated cardboard, mixed and office paper (excluding sanitary products), telephone books, plastic bottles (#1 PETE), plastic containers (#2 HDPE), polyvinyl plastic (#3 V), low density plastic (#4 LDPE), polypropylene plastics (#5 PP), steel cans, aluminum cans, glass containers, and yard waste (leaves, brush, grass clippings) and other material determined to be recyclable by the Public Services Director.
- (18) *Refuse* means all non-putrescible waste.
- (19) *Resident* means owner or occupant of a dwelling.
- (19) *Sharps* means and includes needles and syringes with attached needles.
- (20) *Sharps container* means a container manufactured and approved for the disposal of sharps. The container must be rigid, leak-proof when in the upright position, puncture-resistant, and shall be labeled with a water resistant universal biohazard symbol.
- (21) *Solid waste* means hazardous or nonhazardous garbage, refuse or sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, domestic sewage and sludges generated by the treatment thereof in sanitary sewage collection, treatment, and disposal systems;

and other material that is either discarded or is being accumulated, stored or treated prior to being discarded, or has served its original intended use and is generally discarded, including solid, liquid, semisolid, or contained gaseous material resulting from industrial, institutional, commercial, and agricultural operations, and from community activities. The term does not include:

- (a) Fecal waste from fowls and animals other than humans.
- (b) Solid or dissolved material in:
  - Domestic sewage and sludges generated by treatment thereof in sanitary sewage collection, treatment, and disposal systems which are designed to discharge effluents to surface waters;
  - Irrigation return flows; and
  - Wastewater discharges and the sludges incidental to and generated by treatment which are point sources subject to permits and granted under section 402 of the Water Pollution Control Act, as amended (P.L. 92-500), and permits granted under G.S. 143-215.1 by the Environmental Management Commission. However, any sludges that meet the criteria for hazardous waste under RCRA shall also be a solid waste for the purposes of this article.
- (c) Oils and other liquid hydrocarbons controlled under article 21A of chapter 143 of the General Statutes. However, any oils or other liquid hydrocarbons that meet the criteria for hazardous waste under RCRA shall also be a solid waste for the purposes of this article.
- (d) Any source, special nuclear or byproduct material as defined the Atomic Energy Act of 1954, as amended (42 U.S.C. Par. 2011).
- (e) Mining rules covered by the North Carolina Mining Act, G.S. 74-46 through 74-68 and regulated by the North Carolina Mining Commission (as defined under G.S. 143B-290). However, any specific mining waste that meets the criteria for hazardous waste under RCRA shall also be a solid waste for the purposes of this article.

(22) *Town* means the Town of Jamestown.

(23) *White goods* include inoperative and discarded refrigerators, ranges, water heaters, freezers, and other similar domestic and commercial large appliances.

(24) *Yard Waste* means solid waste consisting solely of vegetative matter which includes, but is not limited to, tree limbs, grass clippings, weeds, bush clippings, leaves, brush, etc. resulting from regular maintenance of yards, gardens, and landscaping maintenance activities. Yard waste does not include entire trees, large tree trunks, stumps, or clearing activities. It also does not include any material generated by any commercial lawn maintenance, landscaping, and/or tree companies.

## **Article II. - Rules and regulations authorized.**

The administration and enforcement of the provisions of this Ordinance shall be the duty of the Public Services Department under the direction of the Town Manager, the Public Services Director, and their



designees.

The Town Manager, the Public Services Director, or their designees may make such rules and regulations consistent with this Ordinance, as they deem advisable to safeguard the health and welfare of the citizens of the Town in the disposal of garbage, ashes and other refuse. These rules, regulations, interpretations and policies shall be consistent with applicable state, federal, and local laws, and shall be consistent with generally accepted principles of effective management, oversight and control, and efficient operation.

**Article III. - Ownership of materials.**

Wet and dry garbage, recyclable materials, yard waste, bulk trash, large appliances and other authorized materials that are properly placed by an owner or occupant of a property at curbside for collection, are deemed to be abandoned by such person(s) and become the property of the Town or its authorized agent. Unauthorized materials may be denied pickup by Town staff and shall become considered litter after a period of forty-eight (48) hours.

**Article IV. - Dumping solid waste, etc., on open lots prohibited; exception for landfilling.**

No solid waste, yard waste, special waste, or other offensive material shall be dumped, thrown, or allowed to remain on any lot or space within the town limits. However, the owner of any lot or parcel of land desiring to conduct a fill operation shall apply for the appropriate permits, and any fill operation shall be conducted in accordance with all local, state, and federal rules, laws, and conditions contained in the permit.

**Article V. - Littering.**

- (a) It shall be unlawful to throw, place or deposit any refuse in any street, public place or on any private property within the Town limits, except in Town issued or approved containers as provided in this ordinance, or as approved by the Town Manager or their designee.
- (b) It shall be unlawful to place stumps or any other organic materials on any property, public or private, except in those specific areas designated for such use by the Town Manager or their designee.
- (c) No solid waste or any other waste or offensive or disease-producing material shall be dumped in any lot or space within the Town limits for the purpose of filling, or for any other purpose, without the consent of the Town Manager or their designee and the approval of the county environmental health division.
- (d) It shall be unlawful for any person to throw any garbage, peelings, or miscellaneous litter upon any of the sidewalks in the Town or upon the floors of any public buildings or other public places. It shall be unlawful for any person to place, drop or throw any litter, garbage, refuse, grass, shrubbery, tree clippings, bottles, cans, or containers of any kind upon any median strip, alleyway, street or street right-of-way, park or grass strip, or upon the private premises of another without permission of the owner or person in control of such premises, or upon any public property; provided, however, that, the provisions of this section do not apply to those materials required to be placed for collection on the grass or park strip by this ordinance.

**State law reference—** Littering, G.S. § 14-399 et seq.; authority to regulate, collect, etc., solid wastes,

G.S. §160A-303.1.

**Article VI. - Refuse to be promptly removed.**

No refuse that has become decayed or that shall otherwise be a menace to health or cleanliness shall be allowed to remain in any dwelling house, hotel, boardinghouse, cafe, restaurant, lunch stand, fruit stand, meat market, store or other building or on any premises for longer than forty-eight (48) hours.

**Article VII. - Transportation of refuse by private persons.**

It shall be unlawful to commercially collect, handle, haul or transport on any of the streets, public ways (alleys) or places of the Town, any refuse without obtaining the necessary licenses to do work in the Town.

**Article VIII. - Refuse not collected by the Town.**

- (a) Waste from the cleaning and dressing of any fish, flesh or fowl conducted by a commercial operation, such as fish markets, meat processing plants or other businesses of this nature will not be collected by the Town.
- (b) No building materials or refuse from building operations, construction materials or remodeling projects generated/performed by a professional contractor will be collected by Town staff. The contractor is responsible for disposal.

(Solid waste forces will collect building materials from small remodeling projects done by the homeowner; up to the equivalent of a 95-gallon container capacity per project)

Town staff will not collect yard waste and yard debris from landscape and maintenance projects performed by landscaping companies unless prior arrangements and payment of required fees with the Town have been made.

Owners of dead animals shall be responsible for their removal and disposal.

- (c) Animal or human excreta will not be collected by Town staff.
- (d) Neither infectious waste nor hazardous waste will be collected by Town staff.
- (e) Items banned from landfills, such as, but not limited to: tires; lead acid batteries; paints; lubricants; oil filters; anti-freeze; wooden pallets; computer equipment; electronics; and televisions shall not be collected by Town staff. Items not approved for placement in landfills may be taken to the county's household hazardous waste recycling facility or other approved sites.
- (f) Oxygen tanks and other medical equipment; propane tanks, all oil tanks used for household purposes; parts of campers, boats, camper shells, trailers; automotive parts, including but not limited to motors, doors, fenders, car seats, or batteries from a residentially used premises, etc. shall not be collected by the Town staff.
- (g) Town staff reserve the right not to service any authorized container that is contaminated and/or does not meet code requirements.

**Article IX. - Refuse from outside corporate limits.**

No refuse, collected outside the corporate limits of the Town, shall be disposed of at any location within the Town.

**Article X. - Collection routes and schedules.**

The Public Services Director or their designee shall establish collection routes and schedules and may alter these routes and schedules from time to time. The Public Services Director or their designee may establish and revise from time to time a policy relating to the number of times per week the Town will collect solid wastes from various classifications of premises and the maximum number of solid waste containers that the Town will service on any one (1) premises. No owner or occupant of any premises shall prohibit or prevent weekly solid waste collection services at the premises.

**Article XI. - Service for persons who are physically disabled.**

Special collection services for the physically disabled may be considered by the Public Services Director or their designee.

As a courtesy, special collection service is available for garbage and recycling on a once per week basis, provided that prior approval has been granted by the Public Services Director, upon verification of a valid medical reason by a medical doctor for those persons who are physically unable to place their refuse and recyclable items at the street. The Town also reserves the right to periodically verify the need to provide special collection service to residents who have been approved to receive the service. The Town reserves the right to continue or discontinue the special collection service. The Public Services Director or their designee shall have the authority to determine the proper location for collected items for disabled residents.

**Article XII. - Curbside collection service.**

Curbside refuse collection shall be by rollout container only and shall be serviced once per week. No customer shall place refuse outside of the container. The Town shall provide each service location with one (1) Town-approved container for refuse collection. If a customer requests additional containers, the Town may provide additional containers and the customer will incur additional fees at the rate of an additional service charge. For example – for each additional container, the customer will be charged an additional monthly service fee. If, in the discretion of the Public Services Director or their designee, it becomes necessary due to normal wear and tear to replace a container, the Town shall replace the container at no additional cost to the customer. The Public Services Director reserves the right, at their sole discretion, to limit the number of containers permitted at one service location to ensure operational safety measures.

Yard waste and recyclable items shall be collected once per week. Recyclable materials shall be placed in a Town-approved container. Recyclable materials shall be placed 'loose' in the container and shall not be placed in plastic bags. Plastic bags are considered contamination and Town staff shall not collect materials that are deemed contaminated. Mixing non-recyclable materials in the recycling container will result in a notice of violation and no collection.

Bulky Waste – The Town will provide bulk waste pickup a minimum of once monthly. The Public Services Director or their designee shall set a schedule and advertise it accordingly. Items for bulk pickup are items

which cannot fit within the Town-approved container. This service is intended for the occasional disposal of a mattress, furniture items, or other like items from a single residential property owner or tenant. The bulky items service is not intended as a cleanout/disposal for removing all items from a property. Bulky item service does not apply to any non-residential unit and is available to single-family homes only. There is a maximum amount of five (5) cubic yards (equating to eight (8) feet in length, four (4) feet wide, and four (4) feet high). All materials exceeding this amount shall be the responsibility of the property owner or occupant. If an owner or occupant requests removal of materials exceeding this amount, a collection fee as determined by the Public Services Director or their designee, shall be charged to the customer. Said fee shall be paid prior to Town staff removing the waste. It shall be a violation of this ordinance to place bulk items at the curb more than 48 hours prior to the scheduled collection day. Items placed at the curb outside the collection window shall be considered litter and shall be considered a violation of this ordinance.

**Commercial Solid Waste** – The decision to service a location with commercial dumpster service shall be determined by the Public Services Director or their designee. Approved containers shall be provided by the Town. If the Town desires to begin providing such service, fees shall be established by the Town Council.

The Town recognizes that certain communities were constructed in a manner which will unduly place pressures on the citizens who live there to have the standard Town-approved collection container. Those communities are identified as: Quarterpath Trace, Riverwalk West, Riverwalk I, The Crossings at Riverwalk, The Townes at Jamestown, and Olde Jamestown. Those communities shall have the right to choose between a smaller collection container for refuse collection, if available. Those customers who are currently using a small green bin for recycling collection shall be grandfathered and may continue to use those bins until such time that the customer requests a change to a rollout container, the bin becomes damaged beyond repair or lost, or the Public Services Director or their designee finds that there is an operational necessity to switch those customers to a rollout container.

The Town reserves the right to suspend, delay, or alter the time of collection of one or all services temporarily should snow, ice, storms, flooding, extreme heat/cold or other conditions make it unsafe for the public or employees during collection operations.

Town-served curbside collection services will be provided under the following conditions:

- (a) *Curbside collections scheduling.* Town-served curbside collection services will be provided on a day designated for collection by the Public Services Director or their designee. Solid waste should not be placed at the curbside prior to the day proceeding the scheduled collection day. Containers shall be removed from the right-of-way within one day following the collection day.
- (b) *Eligibility for service under this section.* Eligibility for solid waste services will be evaluated on a case-by-case basis by the Public Services Director or their designee. Solid waste services may be denied to any location by the Public Services Director or their designee. Failure to pay solid waste fees may lead to a discontinuation of collection services, at the discretion of the Public Services Director.
- (c) *Approved solid waste containers.* Eligible customers shall use only Town-approved containers for all solid waste removal by the Town.
- (d) *Placement of containers.* In order to collect solid waste, the owner or occupant of each business, or household shall place all solid waste in approved containers and place such solid waste containers between the curb or traveled portion of the street and the property line closest to the curb of the premises from which the same is placed at or before 7:00 a.m., on the day fixed for collection. Solid waste will be collected and removed on the day fixed therefore by the Public

Services Director or their designee. Public notice shall be given of any change of collection day. Town collection personnel shall not provide service if denied reasonable access by parked vehicles, equipment, fixed objects, low hanging wires or other obstructions.

(1) The following rules shall apply for the removal of solid waste:

- a. No wooden boxes, barrels, or any other wooden receptacle, or any other receptacles except approved containers shall be used for collection of wet or dry garbage or recyclables. Solid waste collectors may remove all such wooden boxes and other receptacles, if so used. The customer will be notified of the nonconforming container and its use as a means of collection by Town staff will be terminated. Any exceptions shall be evaluated on a case-by-case basis by the Public Services Director or their designee.
  - b. For the purpose of collection, placement of containers will be at ground level, and the use of underground containers will not be permitted.
- (e) *Spilled materials.* Spilled materials or overflow not caused by Town collection crews shall be cleaned up immediately after such spillage or overflow by the property owner or occupant. Spilled solid waste materials caused by Town collection crews shall be cleaned up immediately after such spillage occurs by said crew.
- (f) *Recycling collection service.* Only recyclable materials should be placed in the containers. Mixing garbage, yard waste or other materials with recyclables will result in a notice of violation and no collection. Containers shall comply with items (c), (d), and (e) above.

(g) *Yard waste collection service.*

- (1) Yard waste collection shall be provided to residential units and small businesses as approved by the Public Services Director or their designee.
- (2) Yard waste shall be separated from all other refuse prior to collection. Collection forces shall collect yard waste as stated in (g)(1) above so long as it is properly prepared or bagged and in compliance with these regulations.
  - a. Grass clippings, small shrubbery clippings, leaves, and other small lawn debris shall be collected at the curbside provided that they are placed in clear plastic bags or approved containers for collection. Such bags shall be clear or transparent, in good condition and of such size and weight that when full, do not weigh more than fifty (50) pounds each and are such that one (1) individual can easily pick up each bag, one (1) at a time, for disposal. Plastic bags shall be secured at the top when placed at the curbside for collection.
  - b. Limbs and large shrubbery to be collected by Town collection forces shall be no longer than six (6) feet in length and not to exceed fifty (50) pounds in weight and placed in an orderly manner at the curb.
  - c. Town staff will not collect yard waste and yard debris from landscape and maintenance projects performed by landscaping companies.
  - d. Tree trunks or tree stumps in excess of fifty (50) pounds will not be collected by Town collection forces.
  - e. Loose leaves shall be collected at the curblin by Town staff during a set period established by the Public Services Director or their designee. Public notice of this

period shall be given. All other times during the year, leaves shall be bagged or placed in approved containers.

- f. Loose leaves may be placed at the edge of the road (not in the road, ditchline or curblin) for loose leaf collection during the late fall and early winter each year (typically October through February). Collection schedules will be advertised and published. No other yard waste shall be included or mixed with loose leaves (no sticks, brush, or bagged leaves/grass).
- (h) *Large appliance (white goods) collection.* Collection of large appliances (white goods) shall be provided as follows:
  - (1) White goods collection will be provided to residential units and small businesses as approved by the Public Services Director or designee.
  - (2) White goods collection will not be provided to commercial establishments or industries.
  - (3) Residents must call the Town in order to schedule an appointment for appliance collection. Fees are required.
  - (4) Items not approved for placement in landfills may be taken to the county's household hazardous waste recycling facility or other approved sites.
- (i) *Fees for solid waste services.*
  - (1) Fees for collection shall be instituted and approved by the Town Council.

#### **Article XIII. - Medical waste and Sharps.**

No medical waste shall be deposited or permitted to be deposited in the waste stream. The Director of Public Services shall terminate solid waste collection services to any establishment at which a violation of this section occurs. Such termination is not a penalty, but shall nevertheless be in addition to and not in lieu of the imposition of civil or criminal penalties for violation of this ordinance.

#### **Article XIV. – Administration, Enforcement and Civil Penalties.**

The administration and enforcement of the provisions of this chapter shall be the responsibility of the Public Services Department.

- (a) *Duty to comply and notice.* When an official of the Town finds a violation of any provision(s) of this ordinance, he shall notify the owner or occupant of the premises of the violation by posting a notice at the subject property, via certified mail, or by hand delivery to such person. Such person shall be required to remedy the violation within fourteen (14) days or else be subject to civil penalty as set out below. In addition, upon failure to remedy the violation, the official of the Town may proceed to correct the violation and impose the civil penalty against the owner or occupant as hereinafter set out. The Town of Jamestown also reserves the right to refuse service to a customer found to be in violation of this Ordinance.
- (b) *Civil penalty assessment.* Any person who violates any provision of this chapter shall be subject to an assessment of a civil penalty in the amount of fifty dollars (\$50.00) for each violation. If the violation is not remedied within stated time period, the Town may remedy the violation at the expense of the violator.
- (c) *Service of citation.* After being notified as set forth under subsection (a) above and upon failure to

remedy the violation within the prescribed time, a civil penalty shall be invoked in the form of a citation stating the nature of the violation, the amount of the civil penalty, and directing the violator to pay the civil penalty within fifteen (15) days from the date of the citation. Such citation shall be served by either first class mail, personal service or posted at the subject property. Any of these methods of service shall be conclusively presumed to be valid, and no owner or occupant shall refuse service of the citation.

- (d) *Nonpayment.* If payment is not received within fifteen (15) days, in addition to other remedies for violation of this chapter, a civil action may be instituted in the nature of a debt to collect the civil penalties and court costs as may be assessed.
- (e) *Payment.* The civil penalties imposed herein and the proceeds therefrom, as collected by payment, civil action or otherwise, shall belong to the Town of Jamestown and shall be paid into the general fund of the Town of Jamestown under such conditions if any, as prescribed in the annual budget of the Town of Jamestown.

Fines should be mailed to the Town of Jamestown, PO Box 848, Jamestown, NC 27282 or fines may be paid at the Town of Jamestown Town Hall, 301 E. Main Street, Jamestown, NC. Payment should be made payable to the Town of Jamestown.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Lynn Montgomery, Mayor  
Town of Jamestown

\_\_\_\_\_  
Katie M. Weiner, CMC  
Assistant Town Manager/Town Clerk  
Town of Jamestown

Attest:

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** NCDOT Supplemental Agreement for E. Main St. Sidewalk Project

**AGENDA ITEM#:** V-A

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 5 Minutes

**DEPARTMENT:** Public Services

**CONTACT PERSON:** Paul Blanchard

**SUMMARY:**

The North Carolina Department of Transportation has forwarded a Municipal Supplemental Agreement to provide state and federal funding for certain cost overruns on the East Main Street Sidewalk Project. During construction several items were extended with NCDOT's approval and/or recommendation causing those line items to exceed the contract amount. The Town needs to execute the agreement to receive those funds. The maximum amount of additional funding from this agreement is \$ 591,054.

**ATTACHMENTS:** Supplemental Agreement

**RECOMMENDATION/ACTION NEEDED:** Staff recommends that Council approve the Supplemental Agreement from NCDOT.

**BUDGETARY IMPACT:** Provides up to \$ 591,054 for approved expenditures on the E. Main Street Sidewalk Project.

**SUGGESTED MOTION:** Council Member makes a motion to approve the Supplemental Agreement from NCDOT. Council Member makes a second to the motion. Then vote.

**FOLLOW UP ACTION NEEDED:** Execute agreement and forward reimbursement requests to NCDOT for eligible expenditures.



NORTH CAROLINA  
GUILFORD COUNTY

**SUPPLEMENTAL AGREEMENT**

DATE: 10/10/2022

NORTH CAROLINA DEPARTMENT OF  
TRANSPORTATION

TIP #: EB-5519

AND

WBS ELEMENTS: PE 50035.1.1  
ROW \_\_\_\_\_  
CON 50035.3.1

TOWN OF JAMESTOWN

OTHER FUNDING: \_\_\_\_\_

FEDERAL-AID #: STPEB-0712(004)

CFDA #: 20.205

TOTAL SUPPLEMENTAL FUNDS [NCDOT PARTICIPATION]

\$591,054

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department", and the Town of Jamestown, hereinafter referred to as the "Municipality."

**WITNESSETH:**

WHEREAS, the Department and the Municipality on 7/30/2014, entered into a certain Project Agreement for the original scope: construction for approximately 3150 feet of multi-use greenway along East Main Street between Yorkleigh Lane and the existing sidewalk east of Teague Drive, programmed under Project EB-5519; and,

WHEREAS, the Department and the Municipality on 1/19/2016 entered into a Supplemental Agreement to extend Project completion dates; and,

WHEREAS, the Department and the Municipality on 10/01/2019 entered into a Supplemental Agreement to extend project completion dates and allocate additional funding; and,

WHEREAS, the Department has agreed to reimburse additional funds to the Municipality;

NOW THEREFORE, the parties wish to supplement the aforementioned Agreement whereby the following provisions are amended:

**FUNDING**

Subject to compliance by the Municipality with the provisions set forth in this Agreement and the availability of federal and state funds, the Department shall participate up to the total available funds of \$2,107,050, as detailed below. The Department will provide state funds for the non-federal match to the federal funds. The Municipality shall provide all costs that exceed the total available funds

**REVISED FUNDING TABLE**

<b>Fund Source</b>	<b>Federal Funds Amount</b>	<b>Federal Reimbursement Rate</b>	<b>Non-Federal State Match</b>	<b>Non-Federal Reimbursement Rate</b>
Bike/Ped (#4765)	\$680,000	80%	\$170,000	20%
STPEB (#8859)	\$532,797	80%	\$133,199	20%
TAP (#11333)	\$472,843	80%	\$118,211	20%
<b>SUBTOTALS</b>		<b>\$1,685,640</b>		<b>\$421,410</b>
<b>Total Available Funds</b>		<b>\$2,107,050</b>		

**TIME FRAME**

The Municipality shall complete all work outlined in the Agreement by 11/30/2022 in lieu of 7/15/2022. Completion for this Agreement is defined as completion of all construction activities or implementation activities, acceptance of the project, and submission of a final package to the Department. No further extensions can be allowed. If the Municipality fails to submit their reimbursement request by 11/30/2022, remaining costs will not be reimbursed.

Except as hereinabove provided, the Agreement heretofore executed by the Department and the Municipality on 7/30/2014, 1/19/2016, and 10/01/2019 are ratified and affirmed as therein provided.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

ATTEST:

TOWN OF JAMESTOWN

BY: \_\_\_\_\_

DocuSigned by:  
  
4B45C38D4632487...

TITLE: \_\_\_\_\_

BY: Town Manager


DATE: \_\_\_\_\_

DATE: 10/13/2022

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

DocuSigned by:  
  
B27C8B... (FINANCE OFFICER)

Federal Tax Identification Number

56-6002751

Remittance Address:

Town of Jamestown

PO Box 848 Jamestown, NC 27282

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_

(CHIEF ENGINEER)

DS  
MTG

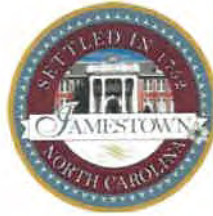
DATE: \_\_\_\_\_

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 11/3/2022 (Date)

**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Consideration of Award of Contract to Thomas-James Construction

**AGENDA ITEM #:** V-B

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Matthew Johnson, Town Manager

**SUMMARY:**

The Town staff would like to recommend the award of contract for the construction of two new bathroom facilities at the Jamestown Park Golf Course to Thomas-James Construction, LLC, in the amount of \$244,471.00. Thomas-James Construction, LLC, was the lowest responsive responsible bidder. The contract in your packet has been reviewed by the Town Attorney and the Contractor and all are in agreement that it is ready for signatures. The estimated time to complete this project will be approximately 18 weeks.

**ATTACHMENTS:** Contract with Thomas-James Construction, LLC

**RECOMMENDATION/ACTION NEEDED:** Approve the Town Manager and Finance Director to enter into a contract with Thomas James.

**BUDGETARY IMPACT:** \$244,471.00

**SUGGESTED MOTION:** Move to approve the contract with Thomas-James Construction, LLC, in the amount of \$244,471 to construct new bathrooms at the golf course and authorize the Town Manager and Finance Director to execute all documents.

**FOLLOW UP ACTION NEEDED:** N/A



Thomas-James Construction LLC  
P O BOX 9404  
Greensboro NC 27429  
336-298-2433  
andy@thomasjamesconstruction.com

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## CONTRACTOR AGREEMENT

Thomas-James Construction, LLC  
P O BOX 9404  
Greensboro NC 27429  
336-298-2433

November 07, 2022

Town of Jamestown  
301 East Main St.  
Jamestown, NC 27282

Re: Jamestown Park Golf Course

I. PARTIES This contract (hereinafter referred to as "Agreement") is made and entered into on this 15th day of November, 2022, by and between the Town of Jamestown , (hereinafter referred to as "Owner"); and THOMAS-JAMES CONSTRUCTION LLC , (hereinafter referred to as "Contractor"). In consideration of the mutual promises contained herein, Contractor agrees to perform the following work subject to the terms and conditions below:

### II. GENERAL SCOPE OF WORK DESCRIPTION: AS IDENTIFIED IN THE ESTIMATE INFORMATION

(Additional Scope of Agreement(s) attached:  Yes  No)

### III. GENERAL CONDITIONS FOR THE AGREEMENT ABOVE

#### A. CONTRACTOR DUTIES:

Contractor acknowledges and accepts the relationship of trust implicit in this Construction Agreement. Contractor agrees to use good efforts, judgment, and skills to complete the work according to the Contract Documents referred to in this Agreement. Contractor agrees to furnish competent construction management and administration and to adequately supervise the work in progress. Contractor agrees to complete the work in a timely and workmanlike manner. Contractor represents and warrants the following to Owner:

Contractor is able to furnish the tools, materials, supplies, equipment, and labor required to complete the work and perform his obligations hereunder and has sufficient experience and skills to do so.

#### B. CONTRACT DOCUMENTS:

The Contract Documents consist of the following documents which are hereby incorporated by reference into this Agreement: 1. This Agreement. 2. The Plans provided by the Town of Jamestown that detail the construction concept and all fixture and finish scales and schedules from which the cost of construction is generated. All details are to specifications, with the exception of the agreed upon removal of 1. Roof Cupolas, and 2. Copper water supply pipe.



Thomas-James Construction LLC  
P O BOX 9404  
Greensboro NC 27429  
336-298-2433  
andy@thomasjamesconstruction.com

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**C. EXCLUSIONS:**

This Agreement does not include labor or materials for the following work:

**1. CURRENT MATERIAL COST CLAUSE:** IF DURING THE PERFORMANCE OF THIS CONTRACT THE COST OF ANY MATERIAL SIGNIFICANTLY INCREASES, THROUGH NO FAULT OF THOMAS-JAMES CONSTRUCTION, THE PRICE SHALL BE ADJUSTED BY AN AMOUNT REASONABLY NECESSARY TO COVER ANY SUCH SIGNIFICANT PRICE INCREASES PER THE "CONTRACTOR'S FEE" CLAUSE BELOW.

**2. STANDARD EXCLUSIONS:** Unless specifically included in the "General Scope of Work" section above, this Agreement does not include labor or materials for the following work: Plans, engineering fees, or governmental permits and fees of any kind; additional work required by governmental plan reviewers on final "Red Lined" Job Copy of plans that are yet to be issued; testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA); custom milling of any wood for use in project; moving Owner's property around the site; labor or materials required to repair or replace any Owner-supplied materials; repair of concealed underground utilities not located on prints or physically staked out by Owner which are damaged during construction, surveying that may be required to establish accurate property boundaries for setback purposes (fences and old stakes may not be located on actual property lines); final construction cleaning; landscaping and irrigation work of any kind, temporary sanitation, power, or fencing; removal of filled ground or rock or any other materials not removable by ordinary hand tools (unless heavy equipment is specified in Scope of Work section above); correction of existing out-of-plumb or out-of-level conditions in existing structure; correction of concealed substandard framing; rerouting/removal of vents, pipes, ducts, structural members, wiring or conduits, steel mesh which may be discovered in the removal of walls or the cutting of openings in walls; or removal and replacement of existing rot or insect infestation; failure of surrounding part of existing structure, despite Contractor's good faith efforts to minimize damage, such as plaster or drywall cracking and popped nails in adjacent rooms or blockage of pipes or plumbing fixtures caused by loosened rust within pipes; construction of a continuously level foundation around structure (if lot is sloped more than 6 inches from front to back or side to side; contractor will step the foundation in accordance with the slope of the lot); exact matching of existing finishes; public or private utility connection fees; repair of damage to roadways, driveways, or sidewalks that could occur when construction equipment and vehicles are being used in the normal course of construction; cost of correcting errors and omissions by the owner's design professionals and separate contractors; cost of correcting/testing/remediating mold/fungus/mildew and organic pathogens unless caused by the sole and active negligence of contractor as a direct result of a construction defect that caused sudden and significant water infiltration into a part of the structure; cost of removing ponding ground water or other unusual concealed site conditions during excavation; extra costs associated with refusal of caisson drilling, cave-ins, etc.; cost to modify and/or remanufacture custom brackets and other custom-fabricated materials that are manufactured per plans and/or specifications but do not fit properly into the structure.

**3. FEES FOR BUILDING PERMITS, PLANS, ENGINEERING & ARCHITECTURAL SERVICES, UTILITY CONNECTIONS, AND SPECIAL TESTING:**

This Agreement does include the cost of coordinating or submitting for the permits, fees, and services referred to above, if applicable. If Owner requests that Contractor meet with Owner and architect or other design professionals to review the construction plans and specifications prior to completion of the final design documents, Contractor will perform this work on an hourly basis at the hourly rate of: \$ 95.00 pr.

**D. DATE OF WORK COMMENCEMENT AND SUBSTANTIAL COMPLETION:**

1. Commence work: Construction time through substantial completion: Approximately 18 weeks, not including delays



Thomas-James Construction LLC  
P O BOX 9404  
Greensboro NC 27429  
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andy@thomasjamesconstruction.com

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and adjustments for delays caused by: holidays, inclement weather, accidents, backordered/delayed materials, additional time required for change order and additional work approved by the Owner, delays caused by suppliers, the Owner, the Owner's design professionals, agents, and separate contractors, and other delays beyond the control of the Contractor.

2. Substantial Completion: Substantial Completion is the stage in the progress of work when the project or designated portion thereof is sufficiently complete in accordance with the contract documents/ Estimate Information Documents and as all final inspections are passed and so that the owner can occupy or utilize the work space/ dwelling for its intended use. All work complete with the exception of any reasonable, incidental items agreed to as The Punch List. It is at this point that the final payment is due with the potential exception of an amount, agreed to by both parties, with reasonable relation to the value of the items to be adjusted / corrected by completion of the Punch List.

#### **E. INSURANCE & LIABILITY:**

The CONTRACTOR will maintain Worker's Compensation and Employer's liability insurance for employees as required by North Carolina and Federal law. Current valid insurance policies meeting the requirements herein identified shall be maintained to be considered an "Eligible Contractor" of the TOWN. The CONTRACTOR will maintain policies at all times in the amounts and terms set forth as follows:

Worker's Compensation Insurance shall be maintained covering all employees in an amount necessary to comply with the laws of the State of North Carolina and all federal laws, and to qualify for the Commercial General Liability policy described below.

The CONTRACTOR agrees to maintain in force throughout the term of this Contract commercial general liability insurance coverage (occurrence coverage) with Broad form contractual liability coverage with minimum combined limits of liability of not less than \$1,000,000.00 per occurrence and aggregate limits of not less than \$2,000,000.00. Such policy shall insure the CONTRACTOR'S performance indemnity provisions of this Contract, but the amount of such insurance shall not limit the CONTRACTOR'S liability nor relieve the CONTRACTOR of any obligation hereunder.

Any policies in A. and B. above shall name the TOWN as an additional insured, and must provide that the TOWN be given (30) days advance written notice of a cancellation, failure to renew, or material change. The CONTRACTOR shall provide evidence of all insurance required by this Contract.

The CONTRACTOR agrees to protect, defend, indemnify and hold the Town, it's officers, employees and agents, free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character which may arise from a willful or negligent act or omission of the CONTRACTOR , its officers, employees, and agents in the performance of its duties and responsibilities under this Agreement ; provided, however, the CONTRACTOR shall not be liable for any suits, actions, legal proceedings, claims, demands, damages, costs, expenses and attorneys' fees arising out of any willful or negligent act or omission of the TOWN, its officers, employees, and agents under this Agreement.

#### **F. FEES FOR BUILDING PERMITS, PLANS, ENGINEERING & ARCHITECTURAL SERVICES, UTILITY CONNECTIONS, AND SPECIAL TESTING:**

This Agreement does include the cost of coordinating or submitting for the permits, fees, and services referred to above if applicable. If Owner requests that Contractor meet with Owner and architect or other design professionals to review the construction plans and specifications prior to completion of the final design documents, Contractor will perform this work on an hourly basis at the hourly rate of: \$ 95.00 pr.



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**G. EXPIRATION OF THIS AGREEMENT:**

This Agreement will expire 30 days after the date at the top of page one of this Agreement if not accepted in writing by Owner and returned to Contractor within that time.

**H. CONTRACTOR'S FEE:**

Owner will pay Contractor the Contract Sum consisting of the Cost of the Work as defined in the ESTIMATE INFORMATION a cost-not-to-exceed fee of: \$244,471.00.\*\*

\*\* Contractor's Fixed Fee above is subject to being increased if scope of work described in this Agreement is increased. The FIXED FEE Cost will not exceed "\$244,471.00". If costs are anticipated to exceed this amount due to ANY unforeseen circumstances, the Contractor shall make the Town aware of the anticipated cost adjustments and a contract amendment shall be submitted and approved by the Town Council prior to the commencement of work.

**1. PROGRESS PAYMENTS**

Payments are to be submitted to Thomas-James Construction based on progress as described below:

- 30% = \$ 73,341.30                      Due on or before the Commencement of work.
- 20% = \$ 48,894.20                      Due at completion of rough in Inspections.
- 20% = \$ 48,894.20                      Due at Completion of Siding and Sheetrock.
- 30% = \$ 73,341.20                      Due at Substantial Completion.

Signed:

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_



**Mayor**  
Lynn Montgomery

**Town Manager**  
Matthew Johnson

**Town Attorney**  
Beth Koonce



**Council Members**  
Martha Stafford Wolfe, Mayor Pro Tem  
Rebecca Mann Rayborn  
John Capes  
Lawrence Straughn

## TOWN OF JAMESTOWN AGENDA ITEM

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**ITEM ABSTRACT:** Manager Report

**AGENDA ITEM#:** VI-A

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

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**MEETING DATE:** November 15, 2022

**ESTIMATED TIME FOR DISCUSSION:** 5 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Matthew Johnson, Town Manager

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**SUMMARY:**

Manager Report is attached.

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**ATTACHMENTS:** Manager Report

**RECOMMENDATION/ACTION NEEDED:** N/A

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** N/A

**FOLLOW UP ACTION NEEDED:** N/A

- I. Loose leaf collection begins on Monday, Oct. 24<sup>th</sup> and runs continuously until Friday, Feb. 24<sup>th</sup>. During this time, residents may place loose leaves at the curb for collection. Please keep piles of leaves clear of sticks, rocks, and debris which can damage equipment. A guide to loose leaf collection can be found on the Town's website and Facebook account.
- II. The Town would like to thank the Jamestown Veterans Committee for hosting a Veterans Day flag-raising event on Friday, Nov. 11<sup>th</sup>. The Veterans Committee is responsible for placing the flags at the park and we appreciate their service to the Town.
- III. The Jamestown Rotary Club will be hosting their annual Christmas Parade on Sunday, Dec. 4<sup>th</sup> at 3pm. This is sponsored each year by the Jamestown Rotary Club, YMCA, and the Jamestown Business Association. If you wish to participate in the Parade, you can find more information online at <https://jamestownrotaryclub.com/christmas-parade/>.
- IV. Anna will be out of the office as she and her husband welcome their new addition. Ty Cheek has stepped up and will be manning the Planning Department for a few weeks in her absence. We wish Anna and her family the best!
- V. Town offices will be closed on Nov. 11<sup>th</sup> in observance of the Veteran's Day holiday and Nov. 24<sup>th</sup> and 25<sup>th</sup> in observance of the Thanksgiving holiday. There will not be garbage pickup on Friday the 11<sup>th</sup> or Friday the 25<sup>th</sup>. The town may run two trucks on the following Tuesday pickup, so please be sure to have garbage at the curb no later than 7 AM to ensure pickup.