



Town of Jamestown
Planning Board

Welcome to the Town of Jamestown Planning Board meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Board members. The first opportunity will come if there is a public hearing on the agenda, when the Chair declares the hearing open for comment. The second opportunity to address the Board will come near the end of the agenda when the Chair will inquire if anyone wishes to address the members of the Board. Anyone addressing the Board will approach the podium; give your first and last name and your complete physical address. Comments may be limited to three minutes.

TO: Planning Board Members

FROM: Matthew Johnson, AICP - Director of Planning

RE: **Regular Meeting**
Monday, November 8, 2021 – 6:00PM
Jamestown Town Hall, Civic Center

Items on the agenda:

1. Call to Order – Sarah Glanville, Chair of the Planning Board
2. Roll Call – Matthew Johnson, Assistant Town Manager/Director of Planning
3. Public Hearings:
*Procedure: Staff will present the case to the Board. The Chair will open the public hearing and request to hear from both those in favor and those opposed. If you wish to address the Board during the public hearing, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you at this time, even if direct questions are asked. **Once the public hearing is closed, no one may speak on the issue unless specifically requested by the Board Chair.***
 - A. Request for recommendation regarding several updates to the Land Development Ordinance – Anna Hawryluk, Town Planner
 - a. Vote on recommendation to Town Council – Sarah Glanville, Chair of the Planning Board
 - b. Adoption of the Statement of Consistency – Sarah Glanville, Chair of the Planning Board
 - B. Rezoning Request – Matthew Johnson, Assistant Town Manager/Director of Planning. A rezoning application has been received for the following parcels:
 - i. 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/-
From AG (Agricultural) to PUD (Planned Unit Development).

- ii. 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- From AG to PUD.
 - iii. 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/- From AG to PUD.
 - iv. 5230 Mackay Rd. (Parcel #65604) Approx. 0.41 ac +/- From AG to PUD.
 - a. Vote on recommendation to Town Council –Chair of the Planning Board
 - b. Adoption of the Statement of Consistency –Chair of the Planning Board
4. Consideration of date for next regularly scheduled meeting - Matthew Johnson, Asst. Town Manager/Planning Director
5. Public Comment Period: (Limited to a total of 30 minutes)
*Procedure: The Board Chair will ask the Town Clerk if anyone has signed up to speak to the Board. **It is advisable that if you wish to address the Board that you see the Town Clerk prior to the start of the meeting.** Once you have been recognized by the Chair, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you, even if direct questions are asked.*
6. Adjourn
7. Next regularly scheduled meeting - TBD

The meeting will be broadcast live on the Town’s YouTube channel at:
<https://www.youtube.com/townofjamestownnc>

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

WORKING AGENDA

Items on the agenda:

1. CALL TO ORDER – Sarah Glanville, Chair of the Planning Board

- i. Welcome to the **November 8, 2021, Planning Board meeting**. In order to allow all attendees to be able to hear Board business, I would ask that at this time, members of the board and the audience please set your cell phones to “SILENT”. As a reminder, there are generally two opportunities for the public to address the Board. One will be during the “PUBLIC COMMENT” portion of the agenda. Speakers during that portion of the meeting will be limited to 3 minutes per speaker and were requested to sign up to speak with the Town Clerk. The other opportunity will be during any “PUBLIC HEARING”, when instructed by the Chair to do so. Speakers in a “PUBLIC HEARING” will be asked to keep their comments brief and must speak to the topic being considered. Thank you.

2. ROLL CALL

	Present	Absent
Sarah Glanville	<input type="checkbox"/>	<input type="checkbox"/>
Dennis Sholl	<input type="checkbox"/>	<input type="checkbox"/>
Jane Walker Payne	<input type="checkbox"/>	<input type="checkbox"/>
Ed Stafford	<input type="checkbox"/>	<input type="checkbox"/>
Russ Walker	<input type="checkbox"/>	<input type="checkbox"/>
Donald Dale, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Robert Coon, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Cara Arena, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Sherrie Richmond, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Rebecca Rayborn, Council Rep.	<input type="checkbox"/>	<input type="checkbox"/>

3. Public Hearings

A. Request for recommendation regarding several updates to the Land Development Ordinance – Anna Hawryluk, Town Planner

- a. Vote on recommendation to Town Council –Sarah Glanville, Chair of the Planning Board
 - i. Motion:
 - ii. Second:
 - iii. ROLL CALL VOTE:

- b. Adoption of the Statement of Consistency –Sarah Glanville, Chair of the Planning Board
 - i. **Motion:**
 - ii. **Second:**
 - iii. **ROLL CALL VOTE:**

B. Rezoning Request – Matthew Johnson, Assistant Town Manager/Director of Planning

- a. Vote on recommendation to Town Council - Sarah Glanville, Chair of the Planning Board
 - i. **Motion:**
 - ii. **Second:**
 - iii. **ROLL CALL VOTE:**
- b. Adoption of the Statement of Consistency –Sarah Glanville, Chair of the Planning Board
 - i. **Motion:**
 - ii. **Second:**
 - iii. **ROLL CALL VOTE:**

4. Consideration of date for next regularly scheduled meeting - Matthew Johnson, Asst. Town Manager/Planning Director

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

- a. *Reminder from Board Chair to audience: The Board Chair will ask the Town Clerk if anyone has signed up to speak to the Board. It is advisable that if you wish to address the Board that you see the Town Clerk prior to the start of the meeting. Once you have been recognized by the Chair, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you, even if direct questions are asked.*

6. Adjourn

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

7. Next regularly scheduled meeting - TBD

ARTICLE 24
NUISANCE ABATEMENT, PROPERTY MANAGEMENT CODE & MINIMUM
HOUSING CODE

24.1 Title

This article shall be known as the Town of Jamestown Nuisance Abatement, Property Maintenance Code & Minimum Housing Code.

24.2 Purpose

The Town of Jamestown has determined that poorly maintained properties can lead to neighborhood decline by contributing to lower property values and by discouraging potential buyers from purchasing in neighborhoods with poorly maintained properties. Additionally, the Town has determined that poorly maintained properties create public safety impacts, including creating fire and other life safety hazards, serving as places for the infestation of insects and vermin, and creating attractive public nuisances. The Town recognizes that it has an obligation to protect its residential and nonresidential neighborhoods from decline and devaluation and to maintain public health and safety. Consequently, the Town has established the following regulations for nuisance abatement and the maintenance of properties within its corporate jurisdiction and its extraterritorial jurisdiction.

24.3 Scope

The provisions of this code shall apply to all structures, premises and properties within the corporate jurisdiction of the Town of Jamestown and its extraterritorial jurisdiction.

24.4 Minimum Housing Regulations

Statutory reference:

Repair, closing or demolition of abandoned structures, see G.S. 160D-1201

24.4-1 General Provisions

The provisions of this chapter and of the regulatory codes herein adopted shall apply to the following:

(A) The location, design, materials, equipment, construction, reconstruction, alteration, repair, maintenance, moving, demolition, removal, use and occupancy of every dwelling or any appurtenances connected, attached, or used in connection with any dwelling.

(B) The installation, erection, alteration, repair, use and maintenance of plumbing systems consisting of building sewers, building drains, waste and vent systems, hot and cold-water supply systems, and all fixtures and appurtenances thereof.

(C) The installation, erection, alteration, repair, use and maintenance of mechanical systems consisting of heating, ventilating, air conditioning or refrigerating systems, fuel burning equipment, and appurtenances thereof; and

(D) The installation, erection, alteration, repair, use and maintenance thereof.

24.4-2 State Building Code Adopted

The current version of the North Carolina State Building Code is hereby adopted, and any later adopted versions of the State Building Code shall be deemed adopted by the town without further action by the Town Council.

24.4-3 Compliance with State Building Code

All dwellings, nonresidential buildings and other structures which are hereafter constructed, reconstructed, erected, altered, extended, enlarged, repaired, demolished, or moved shall conform to the requirements of the North Carolina State Building Code.

24.4-4 Finding; Purpose

(A) Pursuant to G.S. § 160D-1201, it is hereby found and declared that there exist in the town dwellings which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents and other calamities, lack of ventilation, light and sanitary facilities, and due to other conditions rendering the dwellings unsafe or unsanitary, and dangerous and detrimental to the health, safety and morals, and otherwise inimical to the welfare of the residents of the town.

(B) In order to protect the health, safety, and welfare of the residents of the town, as authorized by G.S. § 160D-1201 et seq., it is the purpose of this chapter to establish minimum standards of fitness for the initial and continued occupancy of all buildings used for human habitation, as expressly authorized by G.S. § 160D-1205.

24.4-5 Fitness of Dwellings and Dwelling Units

(A) Every dwelling and dwelling unit used as a human habitation, or held out for use as a human habitation, shall comply with the North Carolina State Building Code and all of the minimum standards of fitness for human habitation and other requirements this code.

(B) No person shall occupy as owner-occupant or let to another for occupancy or use as a human habitation, any dwelling or dwelling unit which does not comply with the North Carolina State Building Code and all the minimum standards of fitness for human habitation and other requirements of this code.

24.4-6 Structural Condition

(A) Walls or partitions or supporting members, sills, joists, rafters, or other structural members shall not list, lean or buckle, and shall not be rotted, deteriorated or damaged, and shall not have holes or cracks which might admit rodents.

(B) Floors or roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used.

(C) Foundations, foundation walls, piers or other foundation supports shall not be deteriorated or damaged.

(D) Steps, stairs, landings, porches or other parts or appurtenances shall be maintained in a condition that they will not fail or collapse.

5. (E) Adequate facilities for egress in case of fire or panic shall be provided.

6. (F) Interior walls and ceilings of all rooms, closets and hallways shall be finished of suitable

materials, which will, by use of reasonable household methods, promote sanitation and cleanliness, and shall be maintained in a manner so as to enable the occupants to maintain reasonable privacy between various spaces.

(G) The roof, flashings, exterior walls, basement walls, floors and all doors and windows exposed to the weather shall be constructed and maintained so as to be weather and watertight.

(H) There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in a condition or location as to constitute a fire hazard.

(I) There shall be no use of the ground for floors, or wood floors on the ground.

24.4-7 Basic Equipment and Facilities

(A) Plumbing system.

(1) Each dwelling unit shall be connected to a potable water supply and to the public sewer or other approved sewage disposal system.

(2) (a) Each dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, water closet, and adequate supply of both cold water and hot water.

(b) All water shall be supplied through an approved pipe distribution system connected to a potable water supply.

(3) All plumbing fixtures shall meet the standards of the North Carolina State Building Code and shall be maintained in a state of good repair and in good working order.

(4)(a) All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants of the same.

(b) The water closet and tub or shower shall be in a room or rooms affording privacy to the user.

(B) *Heating system.* Every dwelling and dwelling unit shall have facilities for providing heat in accordance with either division (B)(1) or (B)(2) below.

(1) *Central and electric heating systems.* Every central or electric heating system shall be of sufficient capacity, and shall be connected, so as to heat all habitable rooms, bathrooms and water closet compartments in every dwelling unit to a minimum temperature of 70°F measured as a point three (3) feet above the floor.

(2) *Other heating facilities.* Where a central or electric heating system is not provided, each dwelling and dwelling unit shall be provided with sufficient fireplaces, chimneys, flues or gas vents whereby heating appliances may be connected so as to heat all habitable rooms to a minimum temperature of 70°F measured three (3) feet above the floor.

(3) *Portable kerosene heaters.* Portable kerosene heaters are not acceptable as a permanent source of heat but may be used as a supplementary source in single family dwellings and duplex units. An owner who has complied shall not be held in violation of this subsection where an occupant of a dwelling unit uses a kerosene heater as a primary source of heat.

(C) *Electrical system.*

(1)(a) Every dwelling and dwelling unit shall be wired for electric lights and convenience receptacles. Every habitable room shall contain at least two (2) floor or wall-type electric convenience receptacles, connected in a manner as determined by the North Carolina State Building Code.

(b) There shall be installed in every bathroom, water closet room, laundry room and furnace room, at least one supplied ceiling, or wall-type electric light fixture.

(c) In the event wall or ceiling light fixtures are not provided in any habitable room, then each habitable room shall contain at least three floor or wall-type electric convenience receptacles.

(2) Every public hall and stairway in every multi-dwelling shall be adequately lighted by electric lights at all times when natural daylight is not sufficient.

(3) All fixtures, receptacles, equipment and wiring shall be maintained in a state of good repair, safe, capable of being used, and installed in accordance with the North Carolina State Building Code.

24.4-8 Ventilation

(A) General.

- (1) Every habitable room shall have at least one (1) window or skylight facing directly to the outdoors.
- (2) The minimum total window area, measured between stops, for every habitable room shall be 10% of the floor area of the room.
- (3) Whenever walls or other portions of structures face a window or any room and the light-obstructing structures are located less than five (5) feet from the window and extend to a level above that of the ceiling of the room, the window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area.
- (4) Whenever the only window in a room is a skylight-type window in the top of the room, the total window area of the skylight shall equal at least 15% of the total floor area of the room.

(B) Habitable rooms.

- (1) Every habitable room shall have at least one (1) window or skylight which can easily be opened, or other device as will adequately ventilate the room.
- (2) The total openable window area in every habitable room shall be equal to at least 45% of the minimum window area size or minimum skylight-type window size as required, or shall have other approved, equivalent ventilation.

(C) Bathroom and water closet rooms. Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms and water closet rooms equipped with an approved ventilation system.

24.4-9 Space, Use and Location

(A) Room sizes. Every dwelling unit shall contain at least the minimum room size in each habitable room as required by the North Carolina State Building Code.

- (1) Every dwelling unit shall contain at least 150 square feet of habitable floor area for the first occupant, at least 100 square feet of additional habitable area for each of the next three (3) occupants, and at least seventy-five (75) square feet of additional habitable floor area for each additional occupant.
- (2) In every dwelling unit and in every rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one (1) occupant shall contain at least fifty (50)

square feet of floor area for each occupant twelve (12) years of age and over and at least thirty-five (35) square feet of floor area for each occupant under twelve (12) years of age.

(B) *Ceiling height.* At least one-half (1/2) of the floor area of every habitable room shall have a ceiling height of not less than seven (7) feet and six (6) inches.

(C) *Floor area calculation.*

(1) Floor area shall be calculated on the basis of habitable room area. However, closet area and wall area within the dwelling unit may count for not more than 10% of the required habitable floor area.

(2) The floor area of any part of any room where the ceiling height is less than four and one-half (4 1/2) feet shall not be considered as part of the floor area computing the total area of the room to determine maximum permissible occupancy.

4. (D) *Cellar.* No cellar shall be used for living purposes.

5. (E) *Basements.* No basement shall be used for living purposes unless:

(1) The floor and walls are substantially watertight.

(2) The total window area, total openable window area and ceiling height are equal to those required for habitable rooms; and

(3) The required minimum window area of every habitable room is entirely above the grade adjoining the window area, except where the window or windows face a stairwell, window well or access way.

24.4-10 Safe and Sanitary Maintenance

(A) *Exterior foundation, walls, and roofs.*

(1) Every foundation wall, exterior wall and exterior roof shall be substantially weather tight and rodent proof, shall be kept in sound condition and good repair, shall be capable of affording privacy; shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(2) Every exterior wall shall be protected with paint or other protective covering to prevent the entrance or penetration of moisture or the weather.

(B) *Interior floors, walls, and ceilings.* Every floor, interior wall and ceiling shall be substantially rodent proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(C) *Windows and doors.* Every window, exterior door, basement or cellar door, and hatchway shall be substantially weather tight, watertight, and rodent proof, and shall be kept in sound working condition and good repair.

(D) *Stairs, porches, and appurtenances.* Every outside and inside stair, porch and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon; and shall be kept in sound condition and good repair.

(E) *Bathroom floors.* Every bathroom floor surface and water closet compartment floor surface shall be constructed and maintained so as to be reasonably impervious to water and so as to permit the floor to be easily kept in a clean and sanitary condition.

(F) *Supplied facilities.* Every supplied facility, piece of equipment or utility which is required under this chapter shall be so constructed or installed that it will function safely and effectively and shall be maintained in satisfactory working condition.

(G) *Drainage.* Every yard shall be properly graded so as to obtain thorough drainage and so as to prevent the accumulation of stagnant water.

(H) *Noxious weeds.* Every yard and all exterior property areas shall be kept free of species of weeds or plant growth which are noxious or detrimental to health.

(I) *Egress.* Every dwelling unit shall be provided with adequate means of egress as required by the North Carolina State Building Code.

24.4-11 Control of Insects, Rodents, and Infestations

(A) *Screens.* In every dwelling unit, for protection against mosquitoes, flies and other insects, every door opening directly from a dwelling unit to outdoor space shall have supplied and installed screens and a self-closing device; and every window or other device with openings to outdoor space, used or intended to be used for ventilation, shall likewise be supplied with screens installed.

(B) *Rodent control.* Every basement or cellar window used or intended to be used for ventilation, and every other opening to a basement which might provide an entry for rodents, shall be supplied with screens installed or other approved device as will effectively prevent their entrance.

(C) *Infestation.*

(1) Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for the extermination whenever their dwelling unit is the only one infested.

(2) Whenever infestation is caused by failure of the owner to maintain a dwelling in a rodent proof or reasonably insect proof condition, extermination shall be the responsibility of the owner.

(3) Whenever infestation exists in two or more dwelling units in any dwelling or in the shared or public parts of any dwelling containing two or more dwelling units, extermination shall be the responsibility of the owner.

(D) *Rubbish storage and disposal.* Every dwelling and every dwelling unit shall store rubbish as required by town ordinances, and the owner, operator, or agent in control of the dwelling or dwelling unit shall be responsible for the removal of rubbish.

(E) *Garbage storage and disposal.* Every dwelling and every dwelling unit shall be supplied with an approved garbage disposal facility, which may be an adequate mechanical garbage disposal unit (mechanical sink grinder) in each dwelling unit or an incinerator unit, to be approved by a Town Building Inspector, in the structure for the use of the occupants of each dwelling unit, or an approved outside garbage can as required by town ordinances.

24.4-12 Rooming Houses; Exceptions

All the provisions of this chapter, and all the minimum standards and requirements of this chapter, shall be applicable to rooming houses, and to every person who operates a rooming house, or who occupies or lets to another for occupancy any rooming unit in any rooming house, except as provided in the following divisions.

(A) *Water closet, hand lavatory and bath facilities.*

(1) At least one (1) water closet, lavatory basin and bathtub or shower, properly connected to an approved water and sewer system and in good working condition, shall be supplied for each four (4) rooms within a rooming house wherever the facilities are shared.

(2) All the facilities shall be located within the residence building served and shall be directly accessible from a common hall or passageway and shall be not more than one (1) story removed from any of the persons sharing the facilities. at all times.

(3) Every lavatory basin and bathtub or shower shall be supplied with hot and cold water

(4) The required facilities shall not be located in a cellar.

(B) *Minimum floor area for sleeping purposes.* Every room occupied for sleeping purposes by one (1) occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one (1) occupant shall contain at least (fifty) 50 square feet of floor area for each occupant (twelve) 12 years of age and over and at least (thirty-five) 35 square feet of floor area for each occupant under (twelve) 12 years of age.

(C) *Sanitary conditions.* The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors and ceilings, and for the sanitary maintenance of every other part of the rooming house; and they shall be further responsible for the sanitary maintenance of the entire premises where the entire structure or building within which the rooming house is contained is leased or occupied by the operator.

(D) *Sanitary facilities.* Every water closet, flush urinal, lavatory basin and bathtub or shower required by subsection (A) above shall be located within the rooming house and within a room or rooms which afford privacy and are separate from the habitable rooms, and which are accessible from a common hall and without going outside the rooming house or through any other room therein.

24.4-13 Responsibilities of Owners and Occupants

(A) *Public areas.* Every owner of a dwelling containing two or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.

(B) *Cleanliness.* Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which they occupy and control.

(C) *Rubbish and garbage.*

(1) Every occupant of a dwelling or dwelling unit shall dispose of all their rubbish and garbage in a clean and sanitary manner by placing it in the supplied storage facilities.

(2) In all cases, the owner shall be responsible for the availability of rubbish and garbage storage facilities.

(D) *Supplied plumbing fixtures.* Every occupant of a dwelling unit shall keep all supplied plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation of the same.

(E) *Care of facilities, equipment, and structure.* No occupant shall willfully destroy, deface, or impair any of the facilities or equipment, or any part of the structure of a dwelling or dwelling unit.

24.4-14 Inspector; Powers and Duties

(A) *Inspector appointed.* The Jamestown Town Manager is hereby appointed to serve as the Jamestown Minimum Housing Inspector. The Manager may delegate these duties to any Town employee or contractor.

(B) *Duties.* It shall be the duty of the Inspector:

(1) To investigate the dwelling conditions, and to inspect dwellings and dwelling units located in the town, in order to determine which dwellings and dwelling units are unfit for human habitation, and for the purpose of carrying out the objectives of this chapter with respect to the dwellings and dwelling units;

(2) To take action, together with other appropriate departments and agencies, public and private, as may be necessary to effect rehabilitation of housing which is deteriorated;

(3) To keep a record of the results of inspections made under this chapter and an inventory of those dwellings that do not meet the minimum standards of fitness herein prescribed; and

(4) To perform the other duties as may be herein prescribed.

(C) *Powers.* The Inspector is authorized to exercise the powers as may be necessary or convenient to carry out and effectuate the purpose and provisions of this chapter including the following powers in addition to others herein granted:

(1) To investigate the dwelling conditions in the town in order to determine which dwellings therein are unfit for human habitation.

(2) To administer oaths and affirmations, examine witnesses and receive evidence.

(3) To enter upon premises for the purpose of making examinations and inspections; provided, the entries shall be made in accordance with law and in the manner as to cause the least possible inconvenience to the persons in possession; and

(4) To appoint and fix the duties of the officers, agents and employees as they deem necessary to carry out the purpose of this chapter.

(D) *Relief from personal liability.* Any official, officer, employee, or authorized qualified third-party agency or individual charged with the enforcement of this code, while acting for the Town, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property because of an act required or permitted in the discharge of the official duties described herein.

24.4-15 Procedure for Enforcement; Service of Complaints and Orders

(A) Procedure for enforcement.

(1) Preliminary investigation; Notice; Hearing.

(a) Whenever a petition is filed with the Inspector by a public authority or by at least five (5) residents of the town charging that any dwelling or dwelling unit is unfit for human habitation, or whenever it appears to the Inspector, upon inspection, that any dwelling or dwelling unit is unfit for human habitation, they shall if their preliminary investigation discloses a basis for the charges, issue and cause to be served upon the owner of and parties in interest in the dwelling or dwelling unit a complaint stating the charges and containing a notice that a hearing will be held before the Inspector at a place therein fixed, not less than ten (10) nor more than thirty (30) days after the serving of the complaint.

(b) The owner or any party in interest shall have the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint.

(c) Notice of the hearing shall also be given to at least one of the persons signing a petition relating to the dwelling.

(d) Any person desiring to do so may attend the hearing and give evidence relevant to the matter being heard.

(e) Hearings before the Inspector shall be quasi-judicial in nature. The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Inspector.

(2) Procedure after hearing.

(a) After the notice and hearing, the Inspector shall state in writing their determination whether the dwelling or dwelling unit is unfit for human habitation. If the Inspector determines the dwelling or dwelling unit is unfit for human habitation, then they shall also determine whether the structure is deteriorated or dilapidated.

(b) 1. If the Inspector determines that the dwelling or dwelling unit is deteriorated, they shall state in writing their findings of fact in support of the determination, and shall issue and cause to be served upon the owner thereof an order directing and requiring the owner to repair, alter and improve the dwelling or dwelling unit to comply with the minimum standards of fitness established by this chapter within a specified period of time, not to exceed ninety (90) days.

2. If the Inspector determines that the dwelling or dwelling unit is deteriorated, the order may also require that the property be vacated and closed. The Inspector may issue an order to vacate and close only if the Inspector determines in writing that continued occupancy during the time allowed for repair will present a significant threat of bodily harm, taking into account the nature of the necessary repairs, alterations, or improvements; the current state of the property; and any additional risks due to the presence and capacity of minors under the age of eighteen (18) or occupants with physical or mental disabilities.

(c) If the Inspector determines that the dwelling is dilapidated, they shall state in writing their findings of fact to support the determination, and shall issue and cause to be served upon the owner thereof an order directing and requiring the owner to either repair, alter and improve the dwelling or dwelling unit to comply with the minimum standards of fitness established by this chapter or else vacate and remove or demolish the same within a specified period of time not to exceed ninety (90) days. However, notwithstanding any other provision of law, if the dwelling is located in a historic district of the town and the town's Historic District Commission determines, after a public hearing as provided by ordinance, that the dwelling is of particular significance or value toward maintaining the character of the district, and the dwelling has not been condemned as unsafe, the order may require that the dwelling be vacated and closed consistent with G.S. § 160D-949.

(d) An order issued shall also state:

(i) That the failure to make timely repairs as directed in the order shall make the dwelling subject to the issuance of an unfit order, and

(ii) That any person aggrieved by the order may appeal the decision to the Board of Adjustment within thirty (30) days from the rendering of the decision or service of the order.

(B) Whenever the Inspector orders a dwelling be vacated and closed or removed or demolished, notice of the order shall be given by first-class mail to any organization involved in providing or restoring dwellings for affordable housing that has filed a written request for such notices. A minimum period of forty-five (45) days from the mailing of such notice shall be given before removal or demolition by action of the Inspector, to allow the opportunity for any organization to negotiate with the owner to make repairs, lease, or purchase the property for the purpose of providing affordable housing. The Inspector or Town Clerk shall certify the mailing of the notices, and the certification shall be conclusive in the absence of fraud. Only an organization that has filed a written request for such notices may raise the issue of failure to mail such notices, and the sole remedy shall be an order requiring the Inspector to wait forty-five (45) days before causing removal or demolition.

(C) Methods of service of complaints and orders.

(1) Complaints or orders issued by the Inspector shall be served upon persons either personally or by registered or certified mail. When service is made by registered or certified mail, a copy of the complaint or order may also be sent by regular mail. Service shall be deemed sufficient if the registered or certified mail is unclaimed or refused, but the regular mail is not returned by the post office within ten (10) days after the mailing. If regular mail is used, a notice of the pending proceedings shall be posted in a conspicuous place on the premises affected.

(2) If the identities of any owners or the whereabouts of persons are unknown and cannot be ascertained by the Inspector in the exercise of reasonable diligence, or, if the owners are known but have refused to accept service by registered or certified mail, and the Inspector makes an affidavit to that effect, then the serving of the complaint or order upon the owners or other persons may be made by publication in a newspaper having general circulation in the town at least once no later than the time at which personal service would be required under this chapter. When service is made by publication, a notice of the pending proceedings shall be posted in a conspicuous place on the premises thereby affected.

24.4-16 Failure to Comply with an Order

(A) Failure to comply with an order – in personam remedy. Pursuant to G.S. § 160D-1208, if the owner of any deteriorated dwelling or dwelling unit shall fail to comply with an order of the Inspector to repair, alter or improve the same within the time specified therein, or if the owner of a dilapidated dwelling shall fail to comply with an order of the Inspector to vacate and close, and remove or demolish the same within the time specified therein, the Inspector may submit to the Town Council a resolution directing the Town Attorney to institute any appropriate action in the Guilford County Superior Court for an order directing the owner and/or occupants to comply with the order of the Inspector; to otherwise prevent the unlawful erection, construction, reconstruction, alteration or use; to restrain, correct or abate the violation; to prevent the occupancy of the dwelling; or to prevent any illegal act, conduct or use in or about the premises of the dwelling.

(B) Failure to comply with an order – in rem remedy.

(1) If the owner of any deteriorated or dilapidated dwelling or dwelling unit shall fail to comply an order of the Inspector issued pursuant to this chapter, the Inspector may petition the Town Council adopt an ordinance authorizing the Inspector to carry the Inspector's order into effect. Upon adoption of said ordinance, the Inspector shall proceed to cause the dwelling or dwelling unit to be repaired, altered or improved to comply with the minimum standards of fitness established by this chapter or to be vacated and closed and removed or demolished, as directed by the ordinance of the Town Council and shall cause to be posted on the main entrance of the dwelling or dwelling unit a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

(2) No ordinance adopted by the Town Council shall direct the Inspector to take an action other than those actions specified in the Inspector's written order, except that the Council may allow additional time to repair a dwelling.

(3) No ordinance shall be adopted to require demolition of a dwelling until the owner has first been given a reasonable opportunity to bring it into conformity with the town Minimum Housing Code.

(4) Occupation of a building so posted shall constitute a Class 1 misdemeanor.

(B) Each ordinance shall be recorded in the office of the Guilford County Register of Deeds and shall be indexed in the name of the property owner in the grantor index.

24.4-17 Costs a Lien on Premises; Sale of Materials

(A) As provided by G.S. § 160D1203(7), the amount of the cost of any repairs, alterations or improvements, or vacating and closing, or removal or demolition, caused to be made or done by the Inspector shall be a lien against the real property upon which the cost was incurred, which lien shall be filed, have the same priority, and be collected as the lien for special assessment provided in G.S. Chapter. 160A, Art. 10.

(B) If the real property upon which the cost was incurred is located within the corporate limits of the town, then the amount of the cost is also a lien on any other real property of the owner located within the town limits or within one (1) mile thereof except for the owner's primary residence. The additional lien provided in this subdivision is inferior to all prior liens and shall be collected as a money judgment.

(C) If the dwelling is removed or demolished by the Inspector, they shall sell the materials of the dwelling, and any personal property, fixtures or appurtenances found in or attached to the

dwelling, and shall credit the proceeds of the sale against the cost of the removal or demolition and any balance remaining shall be deposited in the Guilford County Superior Court by the Inspector, shall be secured in a manner directed by the Court, and shall be disbursed by the Court to the persons found to be entitled thereto by final order or decree of the Court. Nothing in this

subsection shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings, or otherwise.

24.4-18 Abandonment of Intent to Repair

(A) If (i) the Town Council has adopted an ordinance as provided in this chapter or the Inspector has issued an order determining a structure is deteriorated and ordering a dwelling to be repaired or vacated and closed and (ii) the dwelling has been vacated and closed for a period of one (1) year pursuant to the ordinance or order, then the Council may conduct a hearing to determine whether the owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation. If after a hearing, the Council finds that the owner has abandoned their intent to repair the dwelling and that the continuation of the dwelling in its vacated and closed status would be inimical to the health, safety, morals and welfare of the town in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State, then in such circumstances, the Council may, after the expiration of such one (1) year period, enact an ordinance and serve such ordinance on the owner, setting forth the following:

(1) If it is determined that the repair of the dwelling to render it fit for human habitation can be made at a cost not exceeding fifty percent (50%) of the then current value of the dwelling, the ordinance shall require that the owner either repair or demolish and remove the dwelling within ninety (90) days; or

(2) If it is determined that the repair of the dwelling to render it fit for human habitation cannot be made at a cost not exceeding fifty percent (50%) of the then current value of the dwelling, the ordinance shall require the owner to demolish and remove the dwelling within ninety (90) days.

(B) This ordinance shall be recorded in the Guilford County Register of Deeds and shall be indexed in the name of the property owner in the grantor index. If the owner fails to comply with this ordinance, the Inspector shall effectuate the purpose of the ordinance.

24.4-19 Alternative and Supplemental Remedies

(A) Neither this chapter nor any of its provisions shall be construed to impair or limit in any way the power of the town to define and declare nuisances and to cause their abatement by summary action or otherwise, or to enforce this chapter by criminal process as authorized by G.S. § 14-4.

(C) The enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided herein or in other ordinances or laws.

(D) If any occupant fails to comply with an order to vacate a dwelling, the Inspector, with authorization from the Town Council, may file a civil action in the name of the city to remove such occupant. The action to vacate the dwelling shall be in the nature of summary ejectment and shall be commenced by filing a complaint naming as parties-defendant any person occupying such dwelling. The Guilford County Clerk of Superior Court shall issue a summons requiring the defendant to appear before a magistrate at a certain time, date and place not to exceed ten (10) days from the issuance of the summons to answer the complaint. The summons and complaint shall be served as provided in G.S. § 42-29. The summons shall be returned according to its tenor, and if on its return it appears to have been duly served, and if at the hearing the Inspector produces a certified copy of an ordinance adopted by the Town Council pursuant to this chapter authorizing the Inspector to proceed to vacate the occupied dwelling, the magistrate shall enter judgment ordering that the premises be vacated and that all persons be removed. The judgment ordering that the dwelling be vacated shall be enforced in the same manner as the judgment for summary ejectment entered under G.S. § 42-30. An appeal from any judgment entered hereunder by the magistrate may be taken as provided in G.S. § 7A-228, and the execution of such judgment may be stayed as provided in G.S. § 7A-227. An action to remove an occupant of a dwelling who is a tenant of the owner may not be in the nature of a summary ejectment proceeding pursuant to this paragraph unless such occupant was served with notice at least thirty (30) days before the filing of the summary ejectment proceeding that the Town Council has ordered the Inspector to proceed to exercise their duties pursuant to this chapter to vacate and close or remove and demolish the dwelling.

24.4-20 Appeals

(A) An appeal from any decision or order of the Inspector may be taken to the Zoning Board of Adjustment by any person aggrieved thereby or by any officer, board or Council of the town. Any appeal from the Inspector shall be taken within thirty (30) days from the rendering of the decision or service of the order by filing a notice of appeal with the Inspector, which notice shall specify the grounds upon which the appeal is based.

(B) Upon the filing of any notice of appeal, the Inspector shall promptly transmit to the Zoning Board of Adjustment all the papers, photographs and other documents constituting the record upon which the decision appealed from was made.

(C) When an appeal is from a decision of the Inspector refusing to allow the person aggrieved thereby to do any act, their decision shall remain in force until modified or reversed. When any appeal is from a decision of the Inspector requiring the person aggrieved to do any act, the appeal shall have the effect of suspending the requirement until the hearing by the Zoning Board of Adjustment, unless the Inspector certifies to the board, after the notice of appeal is filed with them, that because of facts stated in the certificate (a copy of which shall be furnished to the appellant), a suspension of their requirement would cause imminent peril to life or property. In that case the requirement shall not be suspended except by a restraining order, which may be granted for due cause shown upon not less than one (1) day's written notice to the Inspector, by the board, or by a court of record upon petition.

(D) The Zoning Board of Adjustment shall fix a reasonable time for hearing appeals, shall give due notice to the parties, and shall render its decision within a reasonable time. Any party may appear in person or by agent or attorney. The board may reverse or affirm, wholly or partly, or may modify the decision or order appealed from, and may make any decision and order that in its opinion ought to be made in the matter, and to that end it shall have all the powers of the Inspector, but the concurring vote of a majority of the members of the board shall be necessary to reverse or modify any decision or order of the Inspector. The board shall have power also in passing upon appeals, when practical difficulties or unnecessary hardships would result from carrying out the strict letter of the ordinance, to adapt the application of the ordinance to the necessities of the case to the end that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

(E) Every decision of the Zoning Board of Adjustment shall be subject to review by proceedings in the nature of certiorari instituted in the Guilford County Superior Court within fifteen (15) days of the decision of the board, but not otherwise.

(F) Any person aggrieved by an order issued by the Inspector, or a decision rendered by the Zoning Board of Adjustment may petition the Guilford County Superior Court for an injunction restraining the Inspector from carrying out the order or decision and the court may, upon such petition, issue a temporary injunction restraining the Inspector pending a final disposition of the cause. The petition shall be filed within thirty (30) days after issuance of the order or rendering of the decision. Hearings shall be had by the court on a petition within twenty (20) days and shall be given preference over other matters on the court's calendar. The court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require. It shall not be necessary to file bond in any amount before obtaining a temporary injunction under this subsection.

24.4-21 Conflict with other provisions

In the event any provision, standard or requirement of this chapter is found to be in conflict with any provision of any other ordinance or code of the town, the provision which establishes the higher standard or more stringent requirement for the promotion and protection of the health and safety of the residents of the town shall prevail.

24.4-22 Violations

(A) It shall be unlawful for the owner of any dwelling or dwelling unit to fail, neglect or refuse to repair, alter or improve the same, or to vacate and close and remove or demolish the same, upon order of the Inspector duly made and served as herein provided, within the time specified in the order, and each day that any failure, neglect or refusal to comply with the order continues shall constitute a separate and distinct offense.

(B) It shall be unlawful for the owner of any dwelling or dwelling unit, with respect to which an order has been issued pursuant to this chapter, to occupy or permit the occupancy of the same after the time prescribed in the order for its repair, alteration or improvement or its vacation and closing, and each day that the occupancy continues after the prescribed time shall constitute a separate and distinct offense.

24.4-23 Penalty and Enforcement

In addition to the other remedies provided here in, any provision of this chapter may be enforced by any remedy, including but not limited to civil penalties as provided in Code Section 10.99 and G.S. §§ 160A-175 and 160D-404.

24.5 Maintenance of Structures

24.5-1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated, and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces, except that surface designed for stabilization by oxidation, such as copper roofs and flashing, are exempt from this requirement. The following standards are established for exterior features of structures:

- Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.
- Structural members. All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.
- Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition to prevent the entry of insects and vermin.
- Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials and maintained to prevent deterioration.
- Roofs and drainage. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Water from roofs shall not be discharged in a manner that creates a public nuisance.
- Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather- coating materials, such as paint or other surface treatments.

- Stairways, decks, porches, and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained in a structurally sound condition, with proper anchorage and support capable of handling normally imposed loads.
- Chimneys and towers. All chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained in a structurally safe and sound condition. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or other surface treatments.
- Handrails and guards. Every handrail and guard shall be firmly fastened in a manner capable of supporting normally imposed loads and shall be maintained in good condition.
- Window, skylight, and door frames. Every window, skylight, door, and frame shall be kept in sound condition, in good repair and weather tight.
- Glazing. All glazing materials shall be maintained free from cracks and holes.
- Operable windows. Every window, other than a fixed window, shall be easily operable and capable of being held in both open and closed positions by window hardware.
- Insect screens. Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed. Where required and installed, screens shall be maintained in good condition, free of holes and other openings.
- Doors. All exterior doors, door assemblies, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

2. **24.5-2 Vacant or unoccupied structures.** Vacant or unoccupied structures shall be maintained in accordance with the standards provided in section 24.4-1 above. Such structures shall be further maintained to prohibit unauthorized entry.

3. **24.5-3 Structures undergoing demolition.** Structures undergoing demolition shall be maintained to protect public safety, health, and welfare. Demolition operations shall:

- Minimize the off-site release of dust and other particulates.
- Be maintained and secured to not create an attractive public nuisance.
- Remove salvage materials, debris, and rubble periodically to maintain safe on-site working conditions.
- Result in full and complete post-demolition cleanup, including the removal of all debris and rubble and maintaining compliance with the property maintenance standards in section 24.5 below. As part of demolition permitting, the Town requires a demolition permit be obtained from the Town of Jamestown and the Town may require the posting of performance bonds or other financial guarantees as deemed necessary to ensure compliance with these regulations.

24.5-4 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure because it is so damaged,

decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible. Unsafe structures shall be subject to the enforcement procedures provided in section 24.6 below.

24.6 Maintenance of Property and Premises.

24.6-1 General. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Specific standards for exterior features and situations are provided as follows:

- Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon, except for approved retention areas and reservoirs.
- Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. Public sidewalks shall not be blocked by trees and other vegetation located on adjoining private properties and shall be kept clear of weeds, litter, and other potential obstructions by the adjoining private property owner.
- Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of nine inches other than trees, shrubs, and cultivated flowers and gardens.
- Rodent and insect harborage. All structures and exterior property shall be kept free from rodent and insect harborage and infestation. Where rodents or insects are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent and insect harborage and prevent reinfestation.
- Exhaust vents. Pipes, ducts, conductors, fans, or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors, or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- Accessory structures. All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.
- Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept, or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
- Defacement of property. No person shall willfully or wantonly damage, mutilate, or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti unless specifically allowed by the Town. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair in a reasonably expeditious fashion, not to exceed 30 days.
- Swimming pools, hot tubs, and spas. Swimming pools, hot tubs, and spas located exterior to a structure shall be maintained in a clean and sanitary condition and in good repair. Private swimming pools, hot tubs, and spas containing water more than 24 inches in depth shall be surrounded by a fence or barrier at least 48 inches in height above the finished ground level measured on the side of the barrier away from the pool, hot tub, or spa. Gates

and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No such enclosure shall be removed, replaced, or changed in a manner that reduces its effectiveness as a safety barrier.

- Accumulation of rubbish or garbage. All exterior property and premises shall be free from any accumulation of rubbish or garbage, including trash, junk, debris, dead vegetation, building materials, accumulations of newspapers, circulars, and flyers, and discarded personal items such as furniture, clothing, and large and small appliances. Every occupant of a structure shall dispose of all rubbish and garbage in a clean and sanitary manner by placing such rubbish and garbage in approved containers supplied by the owner of every occupied premises. The owner of the property or premises shall be responsible for the removal of rubbish and garbage.
- Refrigerators and other large appliances. Refrigerators and other large appliances not in operation shall not be discarded, abandoned, or stored in an exterior location on any premises. Refrigerators shall not be placed in an exterior location for pick-up and disposal by the Town of Jamestown without removal of the doors. Refrigerators and other large appliances shall not be placed in an exterior location for more than five (5) days for pick-up and disposal by the Town of Jamestown.
- Outdoor storage of equipment, appliances, raw materials for manufacturing, items being recycled, vehicles undergoing repair or dismantling, and similar items used or sold in the conduct of a business shall be screened from view from areas off the premises by fencing or landscaping. Goods or other items that are part of approved outdoor displays, such as cars for sale at a new or used car lot, seasonal plants, and vegetables for sale at a lawn and garden store, etc., shall be exempt from this requirement.

24.7 Administration

1. **24.7-1 Responsibility for administration.** The Town of Jamestown Planning Director, or their designee, shall be responsible for the administration of these regulations. Such duties shall include the review and evaluation of complaints regarding nuisances and unmaintained properties, the inspection of structures, properties, and premises perceived to be in violation of these regulations, the pursuit of remedies for violations of these regulations, and the assignment of penalties as specified in these regulations for the purpose of obtaining regulatory compliance.
2. **24.7-2 Review and evaluation of complaints.** Citizen complaints regarding nuisances and unmaintained properties shall be presented in writing to the Planning Director. Upon receiving the complaint, the Planning Director shall review and evaluate said complaint. This review and evaluation may include inspection(s) of the subject property, meetings with the property owner(s), and other actions as needed to prepare a thorough evaluation of the complaint. Upon completion of the evaluation, the Planning Director shall prepare a report detailing their evaluation for presentation to the Jamestown Town Council. This report shall include a recommendation regarding action to be taken in response to the complaint. This report shall be forwarded to the Town Council for review and action at a

regularly scheduled meeting. Upon reviewing the report, the Town Council shall direct staff regarding action to be taken in response to the complaint.

3. **24.7-3 Inspections.** The Planning Director or designee shall personally make all of the required inspections or shall accept reports of inspection by qualified third-party agencies or individuals. All reports of such inspections shall be in writing and shall be certified by a responsible officer of such qualified agency or individual. The Planning Director or designee is authorized to engage such expert opinion as deemed necessary to satisfactorily administer these regulations. Payment of inspection costs associated with third-party agencies or individuals shall be assigned to the owner of record of the subject structure, property, or premises upon determination that a violation exists and shall be so noted in the notice of violation.
4. **24.7-4 Right of entry.** In carrying out these duties, the Planning Director or designee is authorized to enter such structures, properties, or premises at reasonable times. If entry is refused or not obtained, recourse shall be pursued as provided by law.
5. **24.7-5 Relief from personal liability.** Any official, officer, employee, or authorized qualified third-party agency or individual charged with the enforcement of this code, while acting for the Town, shall not thereby be rendered liable personally or professionally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of the official duties described herein.

24.8 Enforcement.

1. **24.8-1 General enforcement.** Except for unsafe structures, a violation of these regulations shall be enforced as provided below. In no case shall violations of this ordinance be considered criminal offenses except as specifically provided by statute.
2. **24.8-2 Notice of violation.** The Planning Director shall provide notice of the violation and any required remedies. The notice of violation shall be served by any means authorized under G.S. 1A-1, Rule 4, and shall direct the violator to correct the violation within 30 days after receipt of the notice of violation. The violator may be the property owner, the leasehold tenant, or occupant, or any combination thereof deemed necessary to ensure compliance with these regulations.
3. **24.8-3 Failure to comply with a notice of violation.** Any person who fails to comply with a notice of violation of any of the provisions of this Article shall be subject to a civil penalty of five hundred dollars (\$500.00). A civil penalty may be assessed from the date of the violation. Each day of a continuing violation shall constitute a separate violation. The decision of the Planning Director to assess a civil penalty may be delivered by personal service, by registered mail or certified mail returned receipt requested, or by any means authorized under G.S. 1A-1, Rule 4.
4. **24.8-4 Appeal to Superior Court.** Every decision of the Planning Director to assess a civil penalty shall be subject to review by the Guilford County Superior Court by proceedings in the nature of certiorari. Any petition for review by the Superior Court shall be filed with the clerk of Superior Court within 30 days after the decision of the Planning Director to assess a civil penalty.
5. **24.8-5 Failure to Appeal and/or Pay.** Any civil penalty assessed a person who violates the provisions of these regulations shall be recovered by the Town in a civil action in a

debt, to be brought in the Guilford County Superior Court if the violator fails to give notice of timely appeal and fails to pay the penalty within the prescribed period after they have been cited for the violation.

6. **24.8-6 Unsafe structure enforcement.** An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure because it is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible. Such structures shall be condemned and removed in accordance with the provisions of G.S. 160D-1119 through 160D-1125 and this article.
7. **24.8-7 Posting.** Upon determination that an unsafe structure exists, the Planning Director shall post a notice of condemnation in conspicuous place on the exterior wall of the building as required in G.S. 160D-1119. Such notice may order the structure closed to the extent necessary to not constitute an attractive nuisance.
8. **24.8-8 Removal of notice of condemnation.** Any person removing a notice of condemnation posted by the Planning Director shall be guilty of a civil penalty as specified in G.S. 160D-1120.
9. **24.8-9 Vacation.** Any occupied structure condemned and posted by the Planning Director shall be vacated as ordered by the Planning Director.

24.8-10 Notice; failure to take corrective action. If the owner of a structure that has been condemned as unsafe pursuant to G.S. 160D-1119 fails to take prompt corrective action, the Planning Director shall give them written notice, by certified or registered mail to their last known address or by personal service. The notice shall specify that the building or structure is in a condition that appears to meet one or more of the following conditions:

- Constitutes a fire or safety hazard.
- Is dangerous to life, health, or other property.
- Is likely to cause or contribute to blight, disease, vagrancy, or danger to children.
- Tends to attract persons intent on criminal activities or other activities which would constitute a public nuisance.

The notice shall further specify that a hearing will be held before the Planning Director at a designated place and time, not later than 10 days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and that following the hearing, the Planning Director may issue such order to repair, close, vacate, or demolish the building or structure as appears appropriate.

24.8-11 Alternative notice. If the name or whereabouts of the owner cannot after due diligence be discovered, the notice shall be considered properly and adequately served if a copy thereof is posted on the outside of the building or structure in question at least 10 days prior to the hearing and a notice of the hearing is published in a newspaper having general circulation in the Town at least once not later than one week prior to the hearing.

24.8-12 Order to take corrective action. If, following the hearing described above, the Planning Director finds that the structure is unsafe, they shall issue an order that specifies the corrective action that must be taken by the property owner under a timeframe that complies with G.S. 160D-1122.

24.8-13 Appeal of order to take corrective action. The property owner may appeal the order to take corrective action in accordance with the provisions of G.S. 160D-1123.

24.8-14 Failure to comply with order. Any person who fails to comply with an order to take corrective action shall be subject to a civil penalty of up to \$500 per day, with each day on which action to comply is not taken considered a separate violation. The Town may enforce the order as provided in G.S. 160D-1124.

24.9 NON-RESIDENTIAL BUILDING CODE, MINIMUM STANDARDS FOR NON-RESIDENTIAL BUILDINGS AND STRUCTURES

24.9-1 JURISDICTION AND AUTHORITY

- (A) Authority. Pursuant to G.S. § 160D-1129 the Town Council hereby adopts these standards for nonresidential buildings and structures to ensure that said buildings and structures meet minimum maintenance, sanitation, and safety standards. These standards shall apply in addition to the requirements of the North Carolina State Building Code and any other applicable regulations.
- (B) Jurisdiction. The provisions of this section shall apply within the corporate limits and the Extra Territorial Jurisdiction (ETJ) of the Town of Jamestown.
- (C) Inspector Appointed, Powers and Duties. The Jamestown Planning Director or their designee is hereby authorized to implement and enforce the provisions this ordinance, "Minimum Standards for Nonresidential Buildings and Structures." The Minimum Housing Inspector shall be referred to herein as the "Inspector." Except as provided herein, the Inspector shall have the same powers and duties when enforcing minimum standards for nonresidential buildings and structures as they have when enforcing the Minimum Standards Code.

24.9-2 MINIMUM STANDARDS

- (A) Compliance with the North Carolina State Building Code. Every nonresidential building and structure shall comply with applicable provisions of the North Carolina State Building Code, especially those provisions that pertain to the prevention of conditions that are dangerous and injurious to the public health, safety, and welfare.
- (B) Structural Condition.
 - (1) Walls or partitions or supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle, and shall not be rotted, deteriorated or damaged, and shall not have holes or cracks which might admit rodents.
 - (2) Floors or roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used.
 - (3) Foundations, foundation walls, piers or other foundation supports shall not be deteriorated or damaged.
 - (4) Every outside and inside stair, porch, landing, loading dock and any other appurtenance shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon; and shall be kept in sound condition and good repair.
 - (5) The roof, flashings, exterior walls, basement walls, floors and all doors and windows exposed to the weather shall be constructed and maintained to be weather tight and watertight.
 - (6) There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in a condition or location as to constitute a fire hazard.
 - (7) There shall be no use of the ground for floors, or wood floors directly on the ground.
- (C) Plumbing system.
 - (1) Each nonresidential building or structure shall be connected to a potable water supply and to the public sewer or other approved sewage disposal system, if such connections are required by the North Carolina State Building Code.
 - (2) Each nonresidential building or structure shall contain at least the minimum number of toilets and other sanitary facilities required by the North Carolina State Building Code.

- (3) All water shall be supplied through an approved pipe distribution system connected to a potable water supply.
 - (4) All plumbing fixtures shall meet the standards of the North Carolina State Building Code and shall be maintained in a state of good repair and in good working order.
- (D) Heating and Electrical System.
- (1) The heating and electrical systems of nonresidential buildings and structures shall comply with the North Carolina State Building Code.
 - (2) Every public hall and stairway in every multi dwelling shall be always adequately lighted by electric lights when natural daylight is not sufficient.
- (E) Safe and Sanitary Maintenance.
- (1) Every foundation wall, exterior wall and exterior roof shall be substantially weather tight and rodent proof, shall be kept in sound condition and good repair; shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.
 - (2) Every exterior wall shall be protected with paint or other protective covering to prevent the entrance or penetration of moisture or the weather.
 - (3) Every floor, interior wall and ceiling shall be substantially rodent proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.
 - (4) Interior walls and ceilings of all finished interior spaces shall be finished of suitable materials, which will, by use of reasonable commercial methods, promote sanitation and cleanliness.
 - (5) Every window, exterior door, basement or cellar door, and hatchway shall be substantially weather tight, watertight, and rodent proof, and shall be kept in sound working condition and good repair.
 - (6) Every bathroom floor surface and water closet compartment floor surface shall be constructed and maintained to be reasonably impervious to water and to permit the floor to be easily kept in a clean and sanitary condition.
 - (7) Every supplied facility, piece of equipment or utility which is required under this section, or the North Carolina State Building Code shall be so constructed or installed that it will function safely and effectively; and shall be maintained in satisfactory working condition.
 - (8) Every yard shall be properly graded to obtain thorough drainage and to prevent the accumulation of stagnant water.
 - (9) Every yard and all exterior property areas shall be kept free of species of weeds or plant growth which are noxious or detrimental to health.
 - (10) Every dwelling unit shall be provided with adequate means of egress as required by the North Carolina State Building Code.
- (F) Control of Insects, Rodents, and Infestations.
- (1) Screens. Every window or other device with openings to outdoor space, used or intended to be used for ventilation, shall be supplied with screens installed.
 - (2) Every basement or cellar window used or intended to be used for ventilation, and every other opening to a basement which might provide an entry for rodents, shall be supplied with screens installed or other approved device as will effectively prevent their entrance.
 - (3) Infestation.

- (4) Every occupant shall be responsible for the extermination of any insects, rodents or other pests therein or on the premises; and every occupant of a nonresidential building or structure containing more than one unit shall be responsible for the extermination whenever their unit is the only one infested.
- (5) Whenever infestation is caused by failure of the owner to maintain a nonresidential building or structure in a rodent proof or reasonably insect proof condition, extermination shall be the responsibility of the owner.
- (6) Whenever infestation exists in two or more nonresidential units or in the shared or public parts of any nonresidential building or structure containing two or more units, extermination shall be the responsibility of the owner.
- (G) Rubbish and garbage storage and disposal. Every nonresidential building or structure shall store rubbish and garbage as required by town ordinances, and the owner or occupant of the building or structure shall be responsible for the removal of rubbish and garbage.
- (H) Responsibilities of Owners and Occupants.
 - (1) Public areas. Every owner of a nonresidential building or structure with two or more units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the building or structure and premises thereof.
 - (2) Cleanliness. Every occupant of a nonresidential building or structure shall keep in a clean and sanitary condition that part of the building or structure and premises thereof which he or she occupies and controls.

24.9-3 INVESTIGATION, HEARING AND ORDER

- (A) Investigation. Whenever it appears to the Inspector that any nonresidential building or structure has not been properly maintained so that the safety or health of its occupants or members of the general public are jeopardized for failure of the property to meet the minimum standards established by this code, the Inspector shall undertake a preliminary investigation. If entry upon the premises for purposes of investigation is necessary, such entry shall be made with the permission of the owner, owner's agent, a tenant, or other person legally in possession of the premises or pursuant to a duly issued administrative search warrant issued in accordance with G.S. § 15-27.2.
- (B) Complaint and Hearing. If the preliminary investigation discloses evidence of a violation of the minimum standards, the Inspector shall issue and cause to be served upon the owner of and parties in interest in the nonresidential building or structure a complaint. The complaint shall contain the following:
 - (1) The charges.
 - (2) A notice that a hearing will be held before the Inspector (or their designated agent) at a place within Guilford County scheduled not less than ten (10) days nor more than thirty (30) days after the serving of the complaint.
 - (3) That the owner and parties in interest shall be given the right to answer the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint; and
 - (4) That the rules of evidence prevailing in courts of law or equity shall not be controlling in hearing before the Inspector.
- (C) Hearing and Order.
 - (1) Hearings shall be quasi-judicial in nature and shall be conducted in the same manner as hearings provided for in Chapter 80.

- (2) If, after notice and hearing, the Inspector determines that the nonresidential building or structure has not been properly maintained so that the safety or health of its occupants or members of the public is jeopardized for failure of the property to meet the minimum standards established by this code, the Inspector shall issue an order that states the following:
- (3) The order shall provide writing findings of fact in support of the Inspector's determination. ⁽¹⁾ _(SEP)
- (4) The order may require the owner to take remedial action, within a reasonable time specified, subject to the procedures and limitations of this subsection. ⁽¹⁾ _(SEP)
- (5) The order shall state that any person aggrieved by the order may appeal the decision to the Zoning Board of Adjustment within thirty (30) days from the rendering of the decision or service of the order.

(D) Limitations on Orders.

- (1) An order may require the owner to repair, alter, or improve the nonresidential building or structure in order to bring it into compliance with the minimum standards established by this code or to vacate and close the nonresidential building or structure for any use.
- (2) An order may require the owner to remove or demolish the nonresidential building or structure if the cost of repair, alteration, or improvement of the building or structure would exceed fifty percent (50%) of its then current value. Notwithstanding any other provision of law, if the nonresidential building or structure is designated as a local historic landmark, listed in the National Register of Historic Places, or located in a locally designated historic district or in a historic district listed in the National Register of Historic Places and the Town Council determines, after a public hearing as provided by ordinance, that the nonresidential building or structure is of individual significance or contributes to maintaining the character of the district, and the nonresidential building or structure has not been condemned as unsafe, the order may require that the nonresidential building or structure be vacated and closed until it is brought into compliance with the minimum standards established by this code.
- (3) An order may not require repairs, alterations, or improvements to be made to vacant manufacturing facilities or vacant industrial warehouse facilities to preserve the original use. The order may require such building or structure to be vacated and closed, but repairs may be required only when necessary to maintain structural integrity or to abate a health or safety hazard that cannot be remedied by ordering the building or structure closed for any use.

- (E) Relief from personal liability. Any official, officer, employee, or authorized qualified third-party agency or individual charged with the enforcement of this code, while acting for the Town, shall not thereby be rendered liable personally, and is hereby relieved from all personal and professional liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of the official duties described herein.

24.9-4 ACTION BY THE TOWN COUNCIL UPON FAILURE TO COMPLY WITH THE ORDER

(A) Failure to Comply with an Order to Repair, Alter, Improve or To Vacate and Close.

- (1) If the owner fails to comply with an order to repair, alter, or improve or to vacate and close the nonresidential building or structure, the Town Council may adopt an ordinance ordering the Inspector to proceed to effectuate the purpose of these sections with respect to the particular property or properties that the Inspector found to be jeopardizing the health or safety of its occupants or members of the public. The property or properties shall be described in the ordinance. The ordinance shall be recorded in the office of the Guilford County Register of Deeds and shall be indexed in the name of the property owner or owners in the grantor index.
- (2) Following the adoption of an ordinance, the Inspector may cause the building or structure to be repaired, altered, or improved or to be vacated and closed, as provided in the ordinance. The

Inspector may cause to be posted on the main entrance of any nonresidential building or structure so closed a placard with the following words: "This building is unfit for any use; the use or occupation of this building for any purpose is prohibited and unlawful." Any person who occupies or knowingly allows the occupancy of a building or structure so posted shall be guilty of a Class 3 misdemeanor.

- (B) Failure to Comply with an Order to Remove or Demolish.
 - (1) If the owner fails to comply with an order to remove or demolish the nonresidential building or structure, the Town Council may adopt an ordinance ordering the Inspector to proceed to effectuate the purpose of these sections with respect to the particular property or properties that the Inspector found to be jeopardizing the health or safety of its occupants or members of the general public. No ordinance shall be adopted to require demolition of a nonresidential building or structure until the owner has first been given a reasonable opportunity to bring it into conformity with the minimum standards established by this code. The property or properties shall be described in the ordinance. The ordinance shall be recorded in the office of the Guilford County Register of Deeds and shall be indexed in the name of the property owner or owners in the grantor index.
 - (2) Following adoption of an ordinance, the Inspector may cause the building or structure to be removed or demolished.
- (C) Action by the Town Council upon Abandonment of Intent to Repair. If the Town Council has adopted an ordinance or the Inspector has issued an order requiring the building or structure to be repaired or vacated and closed, and the building or structure has been vacated and closed for a period of two (2) years pursuant to the ordinance or order, the Town Council may make findings that the owner has abandoned the intent and purpose to repair, alter, or improve the building or structure and that the continuation of the building or structure in its vacated and closed status would be inimical to the health, safety, and welfare of the municipality in that it would continue to deteriorate, would create a fire or safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, or would cause or contribute to blight and the deterioration of property values in the area. Upon such findings, the Town Council may, after the expiration of the two-year period, enact an ordinance and serve such ordinance on the owner, setting forth the following:
 - (1) If the cost to repair the nonresidential building or structure to bring it into compliance with the minimum standards is less than or equal to fifty percent (50%) of its then current value, the ordinance shall require that the owner either repair or demolish and remove the building or structure within ninety (90) days; or
 - (2) If the cost to repair the nonresidential building or structure to bring it into compliance with the minimum standards exceeds fifty percent (50%) of its then current value, the ordinance shall require the owner to demolish and remove the building or structure within ninety (90) days.
 - (3) In the case of vacant manufacturing facilities or vacant industrial warehouse facilities, the building or structure must have been vacated and closed pursuant to an order or ordinance for a period of five (5) years before the Town Council may act under this subsection. The ordinance shall be recorded in the office of the Guilford County Register of Deeds and shall be indexed in the name of the property owner in the grantor index. If the owner fails to comply with the ordinance, the Inspector shall effectuate the purpose of the ordinance.

24.9-5 SERVICE OF COMPLAINTS AND ORDERS

- (A) Complaints or orders issued by the Inspector pursuant to these sections shall be served upon persons either personally or by registered or certified mail so long as the means used are reasonably designed to achieve actual notice. When service is made by registered or certified mail, a copy of the complaint or order may also be sent by regular mail. Service shall be deemed sufficient if the registered or certified mail is unable to be served, but the regular mail is not returned by the post office within ten (10) days

after the mailing. If regular mail is used, a notice of the pending proceedings shall be posted in a conspicuous place on the premises affected.

- (B) If the identities of any owners or the whereabouts of persons are unknown and cannot be ascertained by the Inspector in the exercise of reasonable diligence, and the Inspector makes documentation to that effect, the serving of the complaint or order upon the owners or other persons may be made by publication in a newspaper having general circulation in the town at least once no later than the time that personal service would be required under these sections. When service is made by publication, a notice of the pending proceedings shall be posted in a conspicuous place on the premises affected.

24.9-6 LIENS

- (A) The amount of the cost of repairs, alterations, or improvements, or vacating and closing, or removal or demolition by the Inspector shall be a lien against the real property upon which the cost was incurred, which lien shall be filed, have the same priority, and be collected as the lien for special assessment provided in Article 10 of Chapter 160A of the General Statutes.
- (B) The amount of the costs of repairs, alterations, or improvements, or vacating or closing, or removal or demolition by the Inspector shall also be a lien on any other real property of the owner located within the town limits except for the owner's primary residence. The additional lien provided in this subdivision is inferior to all prior liens and shall be collected as a money judgment.
- (C) If the nonresidential building or structure is removed or demolished by the Inspector, they shall offer for sale the recoverable materials of the building or structure and any personal property, fixtures, or appurtenances found in or attached to the building or structure and shall credit the proceeds of the sale, if any, against the cost of the removal or demolition, and any balance remaining shall be deposited in the Guilford County Superior Court by the public officer, shall be secured in a manner directed by the Court, and shall be disbursed by the Court to the persons found to be entitled thereto by final order or decree of the Court.

24.9-7 EJECTMENT

If any occupant fails to comply with an order to vacate a nonresidential building or structure, the Inspector may file a civil action in the name of the town to remove the occupant. The action to vacate shall be in the nature of summary ejectment and shall be commenced by filing a complaint naming as parties-defendant any person occupying the nonresidential building or structure. The Guilford County Clerk of Superior Court shall issue a summons requiring the defendant to appear before a magistrate at a certain time, date, and place not to exceed ten (10) days from the issuance of the summons to answer the complaint. The summons and complaint shall be served as provided in G.S. § 42-29. The summons shall be returned according to its tenor, and if on its return it appears to have been duly served and if at the hearing the Inspector produces a certified copy of an ordinance adopted by the Town Council pursuant to these sections to vacate the occupied nonresidential building or structure, the magistrate shall enter judgment ordering that the premises be vacated, and all persons be removed. The judgment ordering that the nonresidential building or structure be vacated shall be enforced in the same manner as the judgment for summary ejectment entered under G.S. § 42-30. An appeal from any judgment entered under this subsection by the magistrate may be taken as provided in G.S. § 7A- 228, and the execution of the judgment may be stayed as provided in G.S. § 7A-227. An action to remove an occupant of a nonresidential building or structure who is a tenant of the owner may not be in the nature of a summary ejectment proceeding pursuant to this subsection unless the occupant was served with notice, at least thirty (30) days before the filing of the summary ejectment proceeding, that the Town Council has ordered the Inspector to proceed to exercise their duties pursuant to these sections to vacate and close or remove and demolish the nonresidential building or structure.

24.9-8 CIVIL PENALTIES

Civil penalties levied shall be in accordance with Section 10.99 and any other applicable provisions of this Code.

24.9-10 APPEALS

An appeal from any decision or order of the Inspector may be taken to the Town Council by any person aggrieved thereby or by any officer, Town Council. The procedure for an appeal shall be in accordance with the code of ordinance, and any person aggrieved by a decision or order of the Inspector shall have the remedies provided in G.S. § 160D-305.

24.9-11 ABANDONED STRUCTURES

- (A) As authorized by G.S. § 160D-1201(b), the Town Council may determine that any abandoned structure within the corporate limits of the town or its extraterritorial jurisdiction is a health or safety hazard because of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children or frequent use by vagrants as living quarters in the absence of sanitary facilities.
- (B) If the Town Council determines that an abandoned structure is a health or safety hazard, the Council may require the property owner to repair, close or demolish the structure pursuant to the same provisions and procedures as are prescribed under the Jamestown Minimum Housing Code for the repair, closing or demolition of dwellings found to be unfit for human habitation.
- (C) The Town Council may determine that an abandoned structure is a health or safety hazard only after a quasi-judicial hearing on the matter. Using the procedure set forth in the code of ordinance, the town shall provide notice to the property owner and any mortgage holder of record not less than ten (10) nor more than thirty (30) days prior to the hearing. The owner or any party in interest shall have the right to submit written evidence prior to the hearing and to give testimony in person, or otherwise, during the hearing.
- (D) This authority provided by this section shall be supplemental to and may be used in lieu or of or in conjunction with any other authority provided in this code.

24.10 COMMERCIAL MAINTENANCE CODE

24.10-1 PURPOSE.

It is the purpose of the provisions of this chapter to provide a just, equitable and practicable method, whereby commercial buildings, or structures which from any cause, endanger the life, limb, health, morals, property, safety or welfare of the public or their occupants, diminish property values, exhibit characteristics of abandonment or neglect, or detract excessively from the appropriate appearance of the commercial area, may be required to be repaired, vacated or demolished. The provisions of this code are cumulative with and in addition to any other remedy provided by law, including the current editions of standard codes adopted by the town.

24.10-2 SCOPE.

The provisions of this code shall apply to all commercial buildings and structures which are now in existence, or which may be built within the town limits or annexed therein, and to all lands zoned commercial within the town limits.

24.10-3 APPLICABILITY.

- (A) Every commercial building or structure and the premises on which it is situated, used or intended to be used for commercial business occupancy shall comply with the provisions of this chapter, whether or not the building shall have been constructed, altered or repaired before or after the enactment of this chapter, and irrespective of any permits or licenses which shall have been issued for the use or occupancy of the building, or for the installment or repair of equipment or facilities prior to the effective date of this chapter.
- (B) This chapter establishes minimum standards for the initial and continual occupancy and use of all commercial buildings and does not replace or modify standards otherwise established for the

construction, repair, alteration or use of the building equipment or facilities contained therein except as provided.

- (C) Where there is mixed occupancy, any commercial business use therein shall be nevertheless regulated by and subject to the provisions of this chapter.

24.10-4 CONFLICTING PROVISIONS.

In any case where the provisions of this chapter impose a higher or lower standard than that set forth in any other ordinance of the town or under the laws of the state, the higher standard shall prevail. Interpretation shall be the authority of the Commercial Maintenance Code Administrator.

24.10-5 COMPLIANCE.

- (A) It shall be the duty of each owner and each operator of a commercial building or premises within the town to comply with the regulations and requirements set forth in this chapter. No license, permit or certification of occupancy shall be issued unless and until all applicable sections of this chapter have been complied with.
- (B) No land or building or combination thereof shall be used in a manner inconsistent with or in conflict with the requirements of this chapter.

24.10-6 DEMOLITION OF COMMERCIAL BUILDINGS.

Where a building is under the jurisdiction of the code, the building may be demolished by the owner provided that the following requirements are met:

- (A) The owner obtains a demolition permit from the Town of Jamestown.
- (B) All sewer, gas, water and similar taps or connections are properly closed and disconnected.
- (C) All debris from the building is removed from the site. This requirement is for the removal of all debris that is above the street level of the building.
- (D) The lot is graded to a smooth, even, finished grade, and free from building material, debris, holes and/or depressions. Where building debris remains on the site below street level, the owner must back fill the lot with 12 inches of clean fill which shall be graded to a smooth, even finished grade.
- (E) Where walls of adjacent buildings become exposed as a result of the demolition, the walls must have all doors, windows, vents or other similar openings closed with material of the type comprising the wall. No protrusions or loose material shall be in the wall. The exposed wall shall be painted, stuccoed, or bricked so as not to detract from the aesthetics and value of the adjacent property and weather proofed to prevent deterioration of the wall.

24.10-7 BUILDINGS AND PREMISES DAMAGED.

- (A) Any building or premises damaged by fire, storm, collapse or an act of nature to such an extent that the cost of repair and reconstruction does not exceed 50% of the physical valuation of the entire structure at the time the damage occurred, the damaged portions of the building or premises may be razed or shall be secured to prevent unauthorized entry and repaired in a manner that complies in all respects with all ordinances of the town related to new buildings.
- (B) The razing or repair work shall begin within 120 days of the damage. Extensions of this time requirement may be issued by the Commercial Maintenance Board of Adjustments and appeals upon showing of cause by the property owner.

24.10-8 DUTIES AND RESPONSIBILITIES OF OWNER

- (A) Relationship of Duties and Responsibilities to Occupancy.
 - (1) The provisions of this chapter that apply to the exterior or exterior components of a structure or building shall be complied with whether the structure or building is occupied or vacant. All

unoccupied or vacant structures or buildings shall be secured by the owners to prevent the entry of unauthorized persons or the formation of nuisance conditions such as infestation, including roosting birds.

(B) Nuisances and Hazards.

It shall be the duty and responsibility of the owner of commercial premises to see that the commercial premises under the control of the owner are maintained to ensure that there is compliance with the following provisions of this section:

- (1) The premises are free of all nuisances and any hazards to the safety of the occupants, customers or other persons utilizing the premises or to pedestrians passing thereby.
- (2) The premises are free of loose and overhanging objects which, by reason of location above ground level, constitute a danger of falling on persons in the vicinity thereof. (State Building Code Reference, § 105.12, Unsafe buildings)
- (3) The premises are free of holes, excavations, breaks, projections, or obstructions on walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to and used by persons on the premises. All the holes and excavations shall be filled and repaired, walks and steps replaced, and other conditions removed where necessary to eliminate hazards or unsafe conditions with reasonable dispatch by the owner upon their discovery.

(C) Condition of Exterior of Premises and Structures.

- (1) The exterior of the premises and structure shall be maintained in good repair and free from deterioration so as not to constitute a nuisance.
- (2) All surfaces shall be maintained free of cracked or broken glass, loose shingles, loose wood, crumbling stone or brick, loose, or broken plastic or other similar hazardous conditions. (State Building Code reference, § 105.12, Unsafe buildings)
- (3) All structures and decorative elements of building exteriors shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction techniques.

(D) Soundness of Floors, Interior Walls and Ceilings.

All floors, interior walls and ceilings of every structure shall be structurally sound and shall be maintained in a good condition compatible with its business use, and where open to the public shall be maintained in a condition so as not to constitute a hazard to the public.

(E) Structurally Deficient Building in Rear.

Structures at the rear of buildings attached or unattached to the principal commercial structure, which are found by the Maintenance Code Administrator to be structurally deficient, shall be properly repaired or demolished.

(F) Removal of Miscellaneous Elements on Building Walls, Roofs and Surrounding Premises.

All existing miscellaneous elements on building walls and roofs and surrounding premises, such as empty electrical or other conduits, unused sign brackets and the like shall be removed.

(G) Walls.

- (1) All foundation walls shall be kept structurally sound, and capable of bearing imposed loads safely. (State Building Code reference, § 1302.3, Concrete footings and § 1302.5, Foundation walls)
- (2) All material used to maintain or reconstruct a wall or part thereof, including the application of sidings or other surfacing material, shall be of standard quality.

- (3) Where a wall of a building has become exposed as a result of demolition of adjacent buildings the wall must have all doors, windows, vents or other similar openings closed with material of the type comprising the wall. No protrusions or loose material shall be in the wall. The exposed wall shall be painted, stuccoed, or bricked so as not to detract from the aesthetics and value of adjacent property and weather proofed, if necessary, with construction material to prevent deterioration of the wall.

(H) Windows.

- (1) All windows must be tight fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with glass or plexiglass. All exposed wood shall be repaired and painted.
- (2) All windows shall be maintained free of broken glass. Where a window glass larger than four square feet becomes cracked to an extent that the largest single portion of the window free of a crack is less than 80% of the total surface area of the window glass, the window glass shall be replaced by a pane free of cracks.
- (3) All openings originally designed as windows shall be maintained as windows, complete with sills, lintels, frame, and glass, unless specifically approved by the Fire Chief for enclosure. Where the Fire Chief approves the enclosure of a window, it must be so enclosed by either bricking the opening, blocking the opening with concrete blocks, and stuccoing the exterior, or by boarding up the opening. When boarding is used, it shall be of trim fit, sealed to prevent water intrusion and painted or stained to properly conform with the other exterior portions of the building.

(I) Painting.

- (1) All exterior surfaces which require paint or sealing in order to protect the underlying surface from deterioration shall be so painted or sealed.
- (2) All exterior surfaces which have been painted shall be maintained free of peeling and flaking. Where 15% or more of the aggregate of any painted wall shall have peeling or flaking or previous paint worn away, the entire wall shall be repainted.

(J) Signs.

All advertising structures and awnings and their accompanying supporting members shall be maintained in good repair and shall not constitute a nuisance or safety hazard. All non-operative signs shall be repaired or shall, with their supporting members, be removed forthwith. In the event the signs, billboard, marquees, or awnings are not properly maintained in accordance with the foregoing, they shall, together with their supporting members, be removed forthwith. In the event the awnings or marquees are made of cloth, plastic or of a similar material, the awnings or marquees shall be maintained so as not to show evidence of excessive tearing, ripping, or other holes which diminish their function and cause unsightly conditions. Nothing herein shall be construed to authorize any encroachments on streets, sidewalks, or other parts of the public domain.

(K) Washrooms.

- (1) All washrooms and water closet compartment floors shall be surfaced with water-resistant material and shall be always kept in a dry and sanitary condition.
- (2) All washrooms shall be provided with permanently installed artificial lighting fixtures with a switch and wall plate so located and maintained that there is no danger of short circuiting from water, from other bathroom facilities or from splashing water. (National Electrical Code reference, Protection against corrosion, § 300-6, and Switches, § 380-4)

(L) Garbage.

- (1) There shall not be stored or allowed to accumulate flammable or combustible liquids or other materials on the premises unless they are of a type approved for storage by the regulations of the National Fire Protection Association, and then only in quantities as may be prescribed by the regulations. (Fire Protection Code reference, Order to eliminate injurious or hazardous conditions, and State Building Code.
- (2) No garbage or solid waste shall be stored or allowed to accumulate on the premises unless contained in trash receptacles.

(M) Appurtenances.

- (1) All chimneys, flues and vent attachments thereto shall be maintained structurally sound. Chimneys, flues, gas vents or other draft-producing equipment which are in use shall provide sufficient draft to develop the rated output of the connected equipment, shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases (State Building Code reference, Chimneys, fireplace stoves, fireplaces and venting systems)
- (2) All exterior porches, landings, balconies, stairs, and fire escapes shall be provided with banisters or railings properly designed and maintained to minimize the hazard of falling, and the same shall be kept structurally sound, in good repair, and free of defects. (State Building Code reference, Outside stairs, and exterior balconies, § 1108, and Fire escapes, § 1007.4)
- (3) All cornices shall be made structurally sound, and rotten or weakened portions shall be removed and/or replaced to match as closely as possible the original patterns. All exposed wood shall be painted. (State Building Code reference, § 710)
- (4) Gutters and downspouts shall be replaced or repaired as necessary and shall be neatly located and securely installed.
- (5) Where a parking lot is constructed as part of a commercial business or as a business itself, the parking lot, and all curbing, surfacing, sidewalks, and other parts thereof shall be maintained free of broken surfaces, holes, or other similar conditions. All commercial parking lots so described herein shall be repaired or replaced with like material.
- (6) Where landscaping has been incorporated in the development plan of a commercial business or where landscaping has been required by the town as part of a development plan, including parking plan, the landscaped areas shall be maintained in a manner to equal and reflect the original landscaping approved for the development plan.
- (7) Where curb cuts are abandoned due to new construction, change of access or general discontinuous use, the curb cut shall be closed and replaced with a standard sidewalk and curb and gutter arrangement.
- (8) Damage to public sidewalks or curbs and gutters located in the public right-of-way shall be repaired or replaced at no expense to the town when the damage is caused by vehicles making deliveries to the commercial premises under the control of the owner.

24.10-9 DUTIES AND RESPONSIBILITIES OF OPERATOR

(A) Ensuring Compliance.

It shall be the duty and responsibility of the operator to ensure compliance with this subchapter.

(B) Safe and Sanitary Condition of Premises.

All parts of the premises under the control of the operator shall be kept in a safe and sanitary condition consistent with the business use, and the occupant shall refrain from performing any acts which would render other parts of the premises unsafe or unsanitary, or which would obstruct any adjacent owner or operator from performing any duty required, or from maintaining the premises in a safe and sanitary condition.

(C) Elimination of Infestation.

Every operator shall be responsible for the elimination of infestation in and on the premises, subject to the operator's control.

(D) Maintenance of Plumbing Fixtures.

Every operator shall maintain all plumbing fixtures in a safe and sanitary condition.

(E) Garbage Containers.

No garbage or other solid waste shall be stored or allowed to accumulate on the premises unless contained in receptacles which are in accordance with § 50.05.

(F) Repair of Damage to Public Right-of-Way.

Damage to public sidewalks or curb and gutter located in the public right-of-way shall be repaired or replaced at no expense to the town when the damage is caused by vehicles making deliveries to the business under the control of the operator.

(G) Notifying Owner of Defects.

Where the owner would not otherwise know of a defect of any facility, utility or equipment required to be furnished hereunder and the same is found to be defective or inoperable, the operator affected thereby shall, upon learning of the defect, provide notice to the owner.

24.10-10 ADMINISTRATION AND ENFORCEMENT

(A) Maintenance Code Administrator.

- (1) The Maintenance Code Administrator is hereby established and shall be the person delegated as the same by the Town Manager. It shall be their duty and responsibility to enforce this chapter and to legally proceed against each person found in violation of the requirements of this chapter.
- (2) All inspections, regulations, and enforcement of violations of the provisions of this chapter, unless expressly stated to the contrary, shall be under the direction and supervision of the Administrator.
- (3) (All buildings and premises as set forth in this chapter are subject to inspections by the Administrator or the Administrator's designated representatives. Upon presentation of proper identification and credentials to the owner, agent, or occupant in charge of the property and/or premises, and securing the person's oral or written permission, the Administrator and/or representative may enter and make any inspections as necessary during all reasonable hours.
- (4) If permission for entry for the purpose of inspections is denied, and no emergency exists, the Administrator shall, after presentation of probable cause, procure a court order from the district court judge.
- (5) In cases of emergency where extreme hazards are known to exist which may involve potential loss of life or severe property damage, the above limitations will not apply.
- (6) Relief from personal liability. Any official, officer, employee, or authorized qualified third-party agency or individual charged with the enforcement of this code, while acting for the Town, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property because of an act required or permitted in the discharge of the official duties described herein.

(B) Board of Adjustments and Appeals.

- (1) There is hereby established a Board to be called the Board of Adjustments and Appeals.

- (2) The Board of Adjustments and Appeals shall be that authorized, established, and appointed body responsible for hearing appeals and requests for variance, created and authorized by this chapter.
- (3) The procedures, rules and processes established for the Board of Adjustment shall apply.
- (4) The duties of the Board of Adjustments and Appeals shall be to:
- (5) Consider and determine appeals whenever it is claimed that the true intent and meaning of this chapter or any of the regulations hereunder have been misconstrued or wrongly interpreted or applied by the Maintenance Code Administrator or the Administrator's representative.
- (6) Grant, in cases where the application of the requirement of this code in the allowance of the stated time for the performance of any action required hereunder would appear to cause undue hardship on an owner, reasonable extensions of time not to exceed six months from date of the notice. No subsequent appeal shall be considered where an appeal has been previously decided involving the same building or premises and the same citation unless the appellant can demonstrate to the satisfaction of the Board a change in circumstances sufficient to justify reopening the appeal.
- (7) All decisions of the Board of Adjustments and Appeals which vary the application of any provision of this chapter or modify an order of the Administrator shall specify in what manner the variance or modification is to be made, the conditions under which it may be made and the reasons therefor. Every decision shall be in writing, and a copy of all decisions shall be promptly filed in the office of the Commercial Maintenance Code Administrator, and it shall be open to public inspection.

(C) Appeals.

- (1) Within 10 days following receipt of a notice of violation, any person receiving the notice, believing that the literal application of this chapter will cause undue hardship or has been misconstrued, wrongly interpreted, or applied, may appeal in writing to the Board of Adjustments and Appeals for the relief as may be granted, after investigation of the grounds thereof, by way of a reasonable extension of time or a variation from strict compliance with the provisions of this chapter. The circumstances justifying the findings related to hardship are:
 - (2) Inability to immediately comply due to severe financial distress.
 - (3) The unavailability of services or equipment with which to comply, without fault of the applicant and/or
 - (4) Other extenuating circumstances showing a good faith intention on the part of the applicant or another to comply when able to do so.
- (5) The appeal shall be on a form provided by and shall be addressed to the Office of the Commercial Maintenance Code Administrator, where proper forms will be prepared and forwarded to the Chairman of the Board of Adjustments and Appeals, who will set the date and time of hearing and so notify the applicant. This section shall not be construed to apply to any situation regarded by the enforcement authority as a real and immediate threat to public safety and health. Any person aggrieved by the decision of the Board may petition any court of competent jurisdiction within the county. Any appeal of this sort must be filed with the court within 15 days from the date of the Board's decision or it shall be considered abandoned.
- (6) To defray the cost of processing an appeal fee is to be set by the Board in the annual budget ordinance shall be required. All fees are payable to the town and must be paid prior to processing the appeal.

(D) Amendments.

The Town Council may from time to time amend, supplement, or change the provisions and requirements of this code. Any amendment shall be by ordinance of the Board. Initiation of any amendment may be by the Town Council, Planning Board, or by a private citizen.

(E) Violations.

- (1) Whenever the Maintenance Code Administrator or any other authorized official determines that there exists a violation of any provision of this chapter, the Administrator shall give notice of the violation to the person responsible therefor or to the person's agent or representative, and order compliance.
- (2) The notice and order shall be in writing; specify in detail the violations, together with the respective sections of this chapter being violated; setting forth 30 days within which to correct the violations; contain an outline of remedial action which, if taken, will effect compliance.
- (3) Service of the notice shall be by delivery personally to the owner or operator of the property or the person responsible; by leaving the notice at the usual place of abode or business of the owner, operator or the person's agent, or by depositing the notice in the United States post office addressed to the owner or operator or the person's agent or person responsible at the last known address with postage prepaid thereon, and certified or registered; or in the event service of the notice cannot be obtained in one of the above methods by posting and keeping posted for 24 hours a copy of the notice in a conspicuous place on the premises where the violation has occurred and published once a week for three weeks in a newspaper of general circulation in the town any information as is necessary to inform an owner, operator or person responsible of the location of the premises and the type of offense. No person shall deface or remove the notice without the consent of the Administrator.

(F) Penalty.

- (1) Any person, or any person's agent who shall violate a provision of this chapter, or after due notice shall fail to comply with orders issued by the Maintenance Code Administrator under the terms and provisions of this chapter shall be subjected to a civil penalty in the following amounts:
 1. For the first notice, a fine of \$150; and
 2. For the second notice, a fine of \$300.
- (2) The first notice citation shall be issued 1 day after the 120-day notice and order to correct the violation has expired, if not corrected. The second notice citation shall be issued 14 days after the first notice citation if the first notice citation has not been paid and the violation has not been corrected.
- (3) The Maintenance Code Administrator shall bring suit in small claims court for recovery. The Administrator shall represent the town in this matter.
- (4) Beginning on the fifth day after the issuance of the second notice, each day of any violation of this chapter shall constitute a separate violation punishable as separate violations of this chapter. Each day of violation will carry a civil penalty in the amount of \$75 per day.

ARTICLE 17
SIGN REGULATIONS

17.1 Title

This Article shall be known and may be cited as the “Town of Jamestown Sign Regulations.”

17.2 Applicability and Purpose

This Article applies to all signage erected in the Town of Jamestown and its extraterritorial jurisdiction. The purpose of this ordinance is to ensure the installation of safe and effective signage that promotes both business activity and the aesthetic character of the Town and its extraterritorial jurisdiction, as well as communicating essential information to the public. The following statements elaborate on this purpose:

- To provide opportunities for neighborhoods and commercial endeavors to be identified in an effective and equitable fashion.
- To promote public safety by reducing hazards associated with distracting or excessive signage.
- To establish and promote enhanced community character through signage that is reflective of the historic nature of the Town and its scale of development.
- To promote the integration of signage with the architectural characteristics and aesthetic quality of the Town’s development.
- To provide for flexibility in amount, type and scale of signage depending on the context of the development and the surrounding area.
- To facilitate efficient, thorough, consistent and effective enforcement of the sign regulations.

17.3 Definitions

Please see definitions in Article 3 of this Ordinance.

17.4 Applicability

Except as specifically exempted in this ordinance, no sign shall be erected, altered or displayed without a sign permit issued by the Town of Jamestown confirming compliance with the provisions of this ordinance. Signs made nonconforming by this ordinance shall be grandfathered until altered, abandoned, relocated, or removed.

17.4.1 Substitution of Messages

_____ The sign regulations of this article are not intended to favor commercial speech constitutionally
_____ protected political or noncommercial speech. A sign containing a noncommercial message may
_____ be substituted for any sign containing a commercial message that is allowed by the regulations
_____ of this article.

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17.5 Prohibited Signs and Sign Characteristics

The following signs are specifically prohibited by this ordinance in all zoning districts.

- Snipe/yard signs.

- Signs attached to light fixtures, curbs, sidewalks, gutters, streets, utility poles, public buildings, fences, railings, public telephone poles, or trees.
- Windblown signs not specifically permitted in this Article such as pennants, streamers, spinners, balloons, inflatable figures, and similar signs.
- Signs which prevent free ingress to or egress from any door, window, or fire escape.
- Signs erected or displayed in such a manner as to obstruct free and clear vision at any location, street, intersection, or driveway.
- Signs attached to or painted on a vehicle or trailer that is located in view of the right-of-way when in a location or for a period of time that indicates that the primary intended use of the vehicle is for displaying the sign to passing motorists or pedestrians.
- Signs in a series of 2 or more signs placed in a line parallel to a public or private street, or in a similar fashion, all carrying a single commercial message, part of which is contained on each sign.
- Any sign which interferes with vehicular or pedestrian traffic as a result of its position, size, shape, movement, color, fashion, manner, or intensity of illumination, including signs with the potential to be confused with any authorized traffic sign, signal, or device.
- Signs erected or displayed on or over public rights-of-way or other public property, other than those erected by governmental agencies or for which appropriate encroachment agreements have been executed pursuant to this ordinance.
- Portable signs, except as specifically permitted herein.
- Flags displaying commercial messages in residentially zoned districts.
- Signs that move or flash or have moving or flashing components, except as permitted under Section 6 below; signs that are intermittently lighted or have changing colors; signs that revolve; or any other similarly constructed signs.
- Signs attached to the roofs of buildings or are otherwise located above the roofs of buildings.
- Outdoor advertising sign (billboards). The exception being that existing outdoor advertising signs that are non-conforming may be disassembled and replaced with a newer structure upon approval by the Planning Director or their designee. The new signage shall be designed to result in no expansion of or increase in the non-conformity; shall not allow replacement with a digital sign; shall not exceed 30' in height; shall be designed to limit lighting to the sign face; and shall be designed to enhance the architectural features of adjacent buildings. Color renderings or photographic simulations shall be submitted to the Planning Director or their designee, who shall have the authority to deny permits for signs that do not meet the intent of this Ordinance.

17.6 Exempt Signs

The following signs are exempt from the requirements of this ordinance although, in some instances, building permits may be required, such as an electrical permit for a machine sign or a time and temperature sign.

- Warning and security signs required by statute or regulation, including signs placed by a public utility for the safety, welfare, or convenience of the public, including, but not limited to signs identifying fire department connections or high voltage, public telephone, or underground cables.

- Signs erected by a unit of local, state, or federal government on property or within a right-of-way over which said government has authority or a right to operate within.
- Signs placed inside ball fields and outdoor amphitheatres that face toward the interior of the field or amphitheater and are primarily intended for viewing by persons attending events of performances.
- Accent lighting, as defined herein, provided that not more than two architectural elements are accented per occupancy (e.g., two windows or a window and a roofline, etc.).
- Temporary signs that are displayed for three days or less.
- Incidental signs containing no more than two square feet in area provided that not more than a total of six square feet of incidental signage is displayed per occupancy. Incidental signs may flash provided they are located inside a building and no more than one such sign is displayed per occupancy.



Example of Incidental Signs



Example of Machine Signs

- Machine signs containing no more than six square feet in area, except drive-through menu kiosk machine signs may contain up to 12 square feet in area provided the portion of the signs devoted to a logo or business name contains no more than 25% of the total sign area.
- Model home signs provided not more than one such sign is displayed in a subdivision and such sign contain no more than six square feet in area.
- Signs attached to donation bins.
- Any traffic sign, public notice or warning required by a valid and applicable federal, state, or local law, regulation, approved development plan, or ordinance, including traffic control signs on private property.
- Address signs no greater than five square feet in area that are erected or placed to meet fire code requirements (NCFPC Section 505.1). Address signs in excess of five square feet in area shall be counted toward the area of signage permitted for attached or freestanding signs depending on placement.
- Retail store window displays of merchandise.
- Signs attached to vehicles provided the vehicles are not parked in such a manner as to create the effect of additional signage, whether on-premises or off-premises.
- In nonresidential or mixed use districts during "election season", Snipe or Yard signs, without limit on the number, containing no more than six square feet in area in residential districts and up to three signs, no more than 24 square feet in area will be permitted in the right-of-way, provided that such signs are erected no more than 30 days prior to the beginning of "one-stop" early voting under G.S. 163-227.2 and removed no later than 7 days following the applicable primary or election.
- Signs attached to umbrellas provided no more than 25% of the total area of the umbrella is devoted to signage.
- One temporary yard sign per property street frontage containing no more than six square feet in area in residential districts.

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- Development projects under active building permits containing no more than six square feet in area in residential districts and no more than 24 square feet in area in nonresidential or mixed-use districts are permitted one sign per property street frontage, provided they are removed after the applicable permit is no longer active due to completion of permitted work or permit expiration. If combined with a temporary yard sign, the total exempt sign area may be increased to 32 square feet.



Example of a Combined Construction/
Financing and Real Estate

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- Flags that do not exceed 40 square feet in area, that they are displayed on flagpoles not exceeding 30 feet in height, that no more than one flag is displayed on a zone lot of less than one acre in size and not more than two flags are displayed on zone lots of one acre or more in size, and that all flagpoles are setback at least the height of the flagpole from all property lines. Flagpoles may be roof or wall-mounted provided size, height and setback requirements as established in this exemption are met.
- One sign per approved home occupation, not to exceed four square feet in area, and which must be attached to the building.
- Holiday lights and decorations, provided that such lights and decorations are not displayed for longer than a total of 60 days per calendar year in any nonresidential or mixed-use zoning district.
- Signs for “temporary businesses” such as, but not limited to, produce stands, street vendors, and vendors at special events that shall operate for a specified time period, not to exceed 7 consecutive days, are exempted. If the business is a recurring operation, such as produce stands that operate on weekends or on select days during the week, then said “temporary business” shall comply with the regulations set forth in this Ordinance; the exception being that the Planning Director or their designee may permit “temporary businesses” to use banners and temporary signage that comply with the standards and intent of this Ordinance to be used as signage, provided that the business puts the sign up at the start of the business day and takes it down at the close of each business day.

17.6-1 Sign Standards for Signs Allowed without a Permit

(A) Allowed Signs. The following signs are permitted in all zoning districts and may be installed without obtaining a permit provided they comply with the standards listed in this section.

- directional, instructional or warning signs provided they contain no commercial message except a business logo or name;
- flags, except that commercial flags displayed in single-family residential zoning districts are prohibited;
- temporary signs, including:
 - temporary real estate, construction, campaign, philosophical or yard sale signs;
 - Signs announcing temporary events or special promotions that do not involve the closing of a public street.
- historical or memorial plaques, tablets, or markers;
- philosophical, personal, religious, educational, or other noncommercial signs.

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- identification signs including:
 - name and address plates;
 - directory signs in developments with multiple occupants so long as the signs are not legible from a public street;
 - building markers (cornerstones or plaques); and
 - signs identifying home occupations and tourist homes (bed & breakfast) in residential districts

(B) Standards for Signs Allowed without a Permit

- All signs must be located on private property, outside the public street right-of-way, and outside any required sight triangle except for temporary off-site directional signs, which are subject to the standards below.
- An electrical permit is required if a sign will be illuminated.

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Directional

A sign with no commercial message and located off-site that aids the public in direction to religious assembly uses, hospitals, colleges and universities, and other similar institutional uses. Directional signs located adjacent to an existing or planned greenway (as shown on the adopted Pedestrian Plan) may contain the name, address, logo or other identifying symbol for adjacent use(s) to the greenway.



Example of a Directional Sign

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Standards

1. Directional signs may not exceed 6 square feet in area or 8 feet in height.
2. Only external illumination is allowed.

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Instructional

A sign with no commercial message that provides assistance, with respect to the premises on which it is maintained, for the direction, safety, or convenience of the public such as "entrance", "exit", "one way", "telephone", "parking", "no parking", and similar instructions. Instructional signs may include a name, address, logo, or other identifying symbol (not to exceed 30% of sign area) to aid in directing the public.



Example of an Instructional Sign

Standards

1. Instructional signs may not exceed 6 square feet in area or 8 feet in height.
2. Colleges, universities, hospitals, coliseums, and convention centers may have instructional signs that exceed the allowable area limit if approved as a part of a Master Sign Plan (see 17.10).
3. Instructional signs may be internally or externally illuminated.

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Warning

A sign that displays information pertinent to the safety or legal responsibilities of the public such as signs warning of high voltage, “no trespassing”, and similar directives. Warning signs shall contain no commercial messages other than identification of the entity that controls the property or other focus of the danger that is the subject of the warning.

Standards

1. Warning signs may not exceed 6 square feet in area or 8 feet in height.
2. Warning signs may be internally or externally illuminated.

Historical or Memorial Sign

A sign that commemorates a historical person, structure, place, or event; or that denotes, honors, celebrates, or acknowledges a historical person, structure, place or event.

Standards

1. Only 1 historical or memorial sign is permitted per lot.
2. Historical or memorial signs may not exceed 6 square feet in area or 8 feet in height.
3. Only external illumination allowed.
4. Such signs are allowed on any site or building certified or designated as having historic significance by a federal, state or local agency, or, if tied to a specific historical event, in close proximity to where the event occurred.

Flags

A piece of fabric or other flexible material attached to a permanent pole that is not readily movable containing colors, patterns, standards, words, or emblems.

Standards

1. Flags shall not exceed 60 square feet in area (calculated as a cumulative total).
2. Shall not be displayed on flagpoles not exceeding 30 feet in height.
3. No more than one flag shall be displayed on a zone lot of less than one acre in size and not more than three flags are displayed on zone lots of one acre or more in size
4. All flagpoles are setback at least the height of the flagpole from all property lines.
5. Flagpoles may be roof or wall-mounted provided size, height and setback requirements as established in this article are met.
6. Only external illumination is allowed.
7. Pennant-style flags used on a temporary basis are not permitted in any zoning district.



Example of a Warning Sign

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Example of a Historical Sign

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Examples of Flags

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Temporary Real Estate, Construction, Campaign Philosophical or Yard Sale

Real Estate Sign. A sign displayed for the purpose of offering for sale, lease, or rent the property on which such sign is erected, affixed, or otherwise established.



Example of Real Estate Sign

Construction Sign. A sign which identifies the architects, engineers, contractors, and other individuals or firms involved with construction on the property, the name of the building or development, the intended purpose of the building or development, and/or the expected completion date.

Standards

1. Temporary real estate, construction, campaign, philosophical or yard sale signs in nonresidential zoning districts may not exceed 36 square feet in area or 8 feet in height.
2. Temporary real estate, construction, campaign, philosophical or yard sale signs in all other zoning districts may not exceed 6 square feet in area or 6 feet in height.
3. Such signs may not be illuminated.
4. Temporary real estate, construction, campaign, philosophical or yard sale signs may only be located on private property with the property owner's permission.
5. Temporary real estate, construction, campaign, or philosophical signs may be erected 30 days prior to the election, event, construction, issue, sale or lease of the property and must be removed within 7 days of the completion of the election, event, construction, issue, or sale or lease of property.

Temporary Off-Site Directional Signs

A temporary sign displayed for the purpose of aiding the public to a property or development being offered for sale, lease or rent, or associated with a weekend event, that is not erected, affixed or otherwise established on the lot being offered for sale, lease or rent or containing the weekend event. Temporary Off-Site Directional Signs are intended to aid the traveling public in locating activities that do not take place during the normal work week or on a recurring basis.



Example of Temporary Off-Site Directional Signs

Standards

1. No more than one off-site directional sign per direction and per property, development, company or event may be placed at a street intersection where a prospective client must make a turn to travel to the subject property.
2. Signs for the same developer/builder/company/event must be spaced at least 600 feet from all other signs unless they are placed at a street intersection where a prospective client must make a turn to travel to the subject property.
3. Signs shall not be placed on lands within the public rights-of-way that are entirely surrounded by public streets, such as roadway medians and traffic islands.
4. Signs shall be placed so as not to interfere with or obstruct pedestrian or vehicular traffic or obstruct sight distances at intersections.

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5. Except with the permission of the property owner or occupant, signs shall not be located in front of or abutting a lot containing a single-family detached dwelling.
6. Signs shall only be displayed from 12:00 P.M. (noon) on Friday to 12:00 P.M. (noon) the following Monday.
7. Signs shall be freestanding and may not be anchored to a sidewalk or attached to utility poles or other structures or appurtenances.
8. Such signs may not exceed 6 square feet in area or 3 feet in height.
9. Signs shall not be placed on property owned or maintained by the Town (ex. – signs are not permitted on the Town’s entry sign parks, library grounds, or Town Hall property)

Temporary Sandwich Board

Standards

1. One temporary sandwich board sign is allowed per storefront/establishment and only on paved surfaces.
2. Such signs may not exceed 8 square feet per side of sign, 2 feet in width (when opened) and 4 feet in height.
3. Such signs must be placed so as not to interfere with or obstruct pedestrian and vehicular access. A minimum of 5 feet of clear passage must be maintained on the sidewalk between the physical street edge and the sign.
4. Such signs may not be anchored to the sidewalk, or attached or chained to poles, newspaper vending boxes, or other structures or appurtenances.
5. Temporary sandwich board signs may bear a commercial message related to an associated establishment or any noncommercial message.
6. Such signs must be brought in at the close of business day. Such signs may not be left up overnight.



Example of a Temporary Sandwich Board Sign

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Temporary Event

Standards

1. Temporary event signs in nonresidential zoning districts may not exceed 60 square feet in area or 6 feet in height.
2. Temporary event signs in all other districts may not exceed 36 square feet in area or 6 feet in height.
3. Such signs may not be illuminated.
4. Temporary event signs may only be displayed for three (3) days or less. Signs left up for longer than three (3) days require a Temporary Sign Permit (Section 17.8).



Example of a Temporary Event Sign

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Identification

A sign affixed to a wall used to display: the name, address, logo, or other identifying symbol of the individual, family, business, institution, service, or organization occupying the premises; the profession of the occupant; the name of the building on which the sign is attached; or directory information in group developments or buildings with multiple tenants.



Example of an Identification Sign

Standards

1. Only one identification sign is allowed per building.
2. Identification signs may not exceed 4 square feet per tenant or 24 square feet whichever is less.
3. Identification signs may not exceed 6 feet in height.

17.7 Design and Dimensional Requirements for Permanent Signs Requiring a Permit

17.7-1 Requirements for signs extending over pedestrian and vehicular travel areas.

Signs extending over pedestrian and vehicular travel areas shall maintain a minimum clear distance between the ground and any portion of the sign and its associated support structure of nine and 14 feet respectively.

17.7-2 Permanent sign requirements.

The following tables and text provide the design and dimensional requirements for permanent signs that require a permit. Requirements include area, number, type of illumination, and letter height for both attached and freestanding signs. Setback and height requirements are established for freestanding signs and detailed design requirements are provided for monument and pole signs. Additionally:

- Only one general attached sign (blade, V-type, or flat) is allowed per street or parking frontage.
- Only one monument or pole freestanding sign is allowed per street frontage.
- Height of freestanding signs shall be measured from the elevation of the ground at the point of contact with the sign provided that the grade of the site is not artificially altered to increase the allowable height of the sign. For sloping sites, the applicable point of contact shall be the point having the highest elevation.
- The following permanent special purpose signs are allowed in addition to general attached and freestanding signs under the limitations provided in the following tables and elsewhere in this Article.
 - Window.
 - Directional.
 - Directory.
 - Awning.
 - Canopy.

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- Community identification.
- Time and temperature signs are allowed as either attached or freestanding signs provided they are incorporated into the general or attached signage allowed for a nonresidential property, no more than one such sign is allowed per property, the message is limited to time and temperature information and changes no more frequently than once every five seconds, and the area of the time and temperature sign does not exceed 16 square feet. The square footage allowance constitutes an area bonus in addition to the maximum allowable area for the applicable sign type.
- Changeable copy signs are allowed as either attached or freestanding signs provided they are incorporated into the general or attached signage allowed. For example, the changeable copy area shall be calculated as a part of the overall cumulative sign area and shall be a part of the overall sign and may not exceed 50% of the overall signage square footage. Freestanding changeable copy signs are not permitted as a single cabinet but must be incorporated into the sign as a whole. In addition, the following standards shall apply:
 - Changeable copy signs shall only be permitted in nonresidential zoned districts.
 - Signs shall not change more frequently than once every 4 hours for manually changing signs and once every 5 seconds for digitally changing signs.
 - Digital signs must be off between 10pm and 7am daily (automatic timers are required) and must not exceed a 33% maximum white/bright factor (ex – no more than 1/3 of the sign copy shall use bright or white colors). If the digital sign is located within 200 ft. of a residentially zoned property, then the sign must not exceed a 10% maximum white/bright factor.
 - Digital signs may not exceed a maximum illumination of 1 foot-candle above ambient lighting conditions, as measured from the nearest property line or street right-of-way to the sign's face at maximum brightness. Each sign must be equipped with automatic dimming technology that adjusts the display's brightness based on ambient light conditions and automatic shutoff equipment when the sign is malfunctioning.
 - Transitions must be made from one image to the next in one second or less. Fading, flashing, scrolling, spinning or other animated effects may not be used as part of the transition.
 - No sequential messages are allowed. Each message displayed must be complete in themselves, without continuation in content to the next message or to any other sign.

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Sign Type	Example	Sign Area Allowance (sq ft)	Max. Sign Height	Sign Illumination	Min. Letter Size	Max. Number	Minimum Setback from Property	Other Requirements
Blade (or Projecting)		32	-	Ambient, External, Internal	6"	One per street or parking frontage per occupancy	-	Only one sign (blade, V-type, or flat sign) allowed per occupancy per street or parking frontage
V-Type		32	-	Ambient, External, Internal	6"	One per street or parking frontage per occupancy	-	One sq. ft. of signage for each sq. ft. of occupancy frontage up to the maximum allowed Internally-illuminated signs – not more than 50% of sign face can be illuminated
Flat (or wall)		32	-	Ambient, External, Internal	6"	One per street or parking frontage per occupancy	-	No attached signage above second story. Wall signs may exceed the 32sf requirements up to a maximum of 5% of the wall façade size (sq. footage)
Window		8	8	Ambient	-	One per each 100 sq ft of display or window area or fraction thereof	-	A maximum allowance of three signs per street or parking frontage per occupancy
Awning		6	6	Ambient	4"	One per street or parking frontage per awning	-	Not more than two awning signs per occupancy per street or parking frontage
Canopy		16	16	Ambient, Internal	6"	One per Canopy*	-	Properties fronting on more than one street may have one canopy sign per street entrance
Monument		48	8	Ambient, External, Internal	6"	One per street frontage having access to the site	5'	Monument signs shall comply with the design requirements of Section <u>17.7-3</u>

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Sign Type	Example	Sign Area Allowance (sq ft)	Max. Sign Height	Sign Illumination	Min. Letter Size	Max. Number	Minimum Setback from Property	Other Requirements
Pole		32	10	Ambient, External, Internal	6"	One per street frontage having access to the site	10'	Pole signs shall comply with the design requirements of Section 17.7-4
Subdivision Entrance		32	6	Ambient	6"	One per each gateway or primary entrance	0'*	Subdivision Entrance Signs shall comply with design requirements for monument signs
Directory		16	6	Ambient, External, Internal	4"	One per street frontage having access to the site	25'	Only allowed for sites with multiple buildings Shall not be displayed so as to be prominently visible from off-site locations

*May encroach into adjoining street right-of-way pursuant to an encroachment agreement.

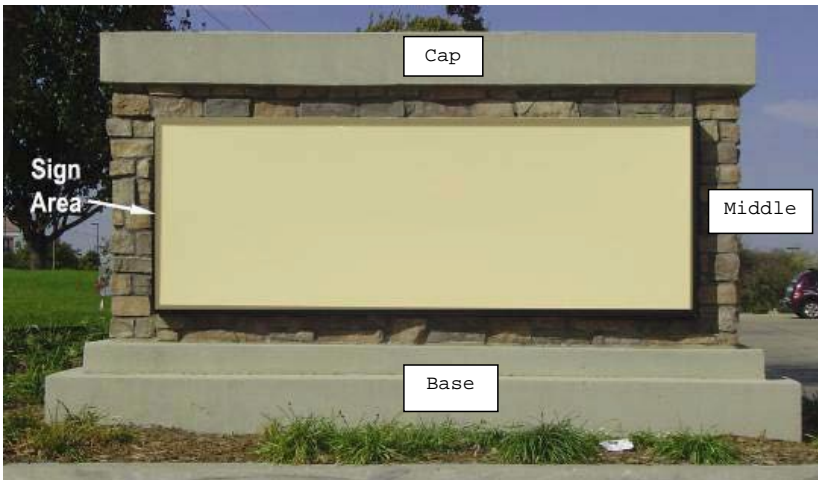
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17.7-3 Monument sign design requirements.

Monument signs are intended to serve a wider range of aesthetic and architectural purposes than pole signs. Consequently, the following design requirements are established for monument signs.

(A) General design requirements and sign area measurement for monument signs. As in traditional building design, monument signs shall be designed to include a base, middle, and cap. The following illustration shows a monument sign having these architectural characteristics, as well as how sign area is to be measured on a monument sign.

Monument Sign Design Elements



(B) Sign structure materials. In general, monument sign structures should be constructed of ___ materials that are similar to or complementary to the principal building(s) on the ___ premises where they are located. Only the following materials or combination of materials shall be used in monument sign structure construction:

- Brick, painted or unfinished
- Wood, or wood synthetic
- Concrete or stucco
- Natural stone or manufactured stone having a natural appearance
- Metal
- Glass

___ Sign copy materials. Sign copy materials for monument signs shall include the sign ___ structure materials listed above. For internally illuminated monument sign copy, acrylic ___ may be utilized, provided not more than 50% of the sign face is illuminated.

17.7-4 Pole sign design requirements.

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The following design requirements are established for pole signs.

(A) General design requirements. Pole signs in Jamestown have traditionally been supported by two posts or suspended from a single post as shown in the following illustrations. Pole signs shall use one of these two forms of design.

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Examples of Allowable Types of Pole Signs



(B) Materials. In general, pole signs should use materials that complement the principal building(s) on the premises where they are located. Only the following materials or combination of materials shall be used in monument sign structure construction;

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- Wood, or wood synthetic
- Metal
- Brick, painted or unfinished
- Concrete or stucco
- Natural stone or manufactured stone having a natural appearance

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17.8 Temporary Signs

The following tables provide the design, dimensional, and time of display requirements for temporary signs. Additionally: Nonconforming temporary signs shall not be grandfathered (see section 17.12 of this Article).

17.8-1 Requirements for temporary signs that require a permit.

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The temporary signs listed in the following table require a permit and shall comply with the indicated zoning location and other requirements. All such signs, with the exception of searchlights, shall be illuminated solely by ambient light sources.

Temporary Sign Type	Allowable Zoning Districts	Requirements
Banners	All Commercial and Mixed-Use Districts	Up to 60 square feet of banner materials may be attached to an occupancy space. Pennant-style temporary flags or banners are not permitted in any zoning district. Display time limit: 21 days, four times per calendar year with a 60-day separation between permits. Properties on which a religious institution, educational institution, or other civic organization are situated may display banners up to six times per year, provided that a minimum separation of one week is provided between displays.
Grand Opening		Up to 60 square feet of banner materials may be attached to an occupancy space. Display time limit: 21 days; Such signage may be placed beginning within 30 days from the receipt of an occupancy permit or start of Town utility services.
Special Event Signs		<p>One tethered balloon or searchlight to be located on-premises and displayed for not more than three consecutive days once per calendar year. Tethered balloons and searchlights shall conform to all applicable FAA regulations.</p> <p>Joint special event signage for three or more <u>businesses</u> may be approved by the Planning Director <u>or their designee</u> for special events. Such events shall not exceed seven days in duration or a cumulative total of 60 days per calendar year per occupancy with a 14-day minimum separation between permits. Event participants shall submit an application which outlines the types of signage desired and where such signage is proposed to be located. The Planning Director <u>or their designee</u> may meet with applicants on-site to determine acceptable locations for signage placement. Signage shall not exceed 60 sq. ft. per occupancy; however, accent balloons may also be displayed, with a maximum number of 12 balloons per occupancy.</p>

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17.9 Signs Located in Local Historic Districts

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Regardless of the other dimensional provisions of this Article, signs that are located in local historic districts shall be governed by the applicable design guidelines and review processes established for the local historic district.

17.10 Master Sign Plan

Regardless of the other provisions of this Article, the Town Council may, at its sole discretion, approve a master sign plan for specified areas of Town or for certain development projects listed in this section. The approved master sign plan may include signs of different sizes, types, locations, placement and height from those otherwise enumerated in this Article.

17.10-1 Purpose.

The purpose behind this section is to permit creativity in sign design and placement to address site issues and constraints associated with topography, pedestrian-orientation, way-finding and other conditions unique to the subject development or area of Town.

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17.10-2 Application.

Master sign plans may be submitted for the following types of developments:

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- (A) Traditional Neighborhood Development projects,
- (B) Commercial, institutional, industrial, or mixed-use developments containing three or more acres in area.
- (C) Areas of Town that are governed by a corridor plan or area plan that includes sign guidelines.

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17.10-3 Submittal process.

Master sign plan applications may be submitted for consideration at the time of original submittal of the proposed development or separately from the original development proposal. The following information or material shall be required for a signage plan application and shall be indicated on an application form provided by the planning director or their designee.

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- (A) Owner and contact name, address, telephone number and signature(s), as applicable.
- (B) A master sign plan proposal illustrating the proposed signs, their proposed location, and their proposed purpose, along with a statement as to why the existing sign code cannot or should not be followed in the subject case.
- (C) An analysis showing how the proposed signage plan differs from what could be provided under the existing sign regulations set forth in this Article.
- (D) Other similar information determined by the planning director or their designee to be necessary for understanding the purpose and intent of the proposed master sign plan application.

17.10-4 Review procedure.

The planning director or their designee shall schedule the master sign plan for Planning Board and Town Council consideration in accordance with the notice and hearing procedures set forth in Article 5 for zoning map amendments. In reviewing the proposed master sign plan, the Planning Board and Town Council shall take the following matters into consideration.

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- (A) The extent to which the proposed master sign plan deviates from the sign allowances otherwise applicable in this Article.
- (B) The rationale provided by the applicant for the deviations.
- (C) The extent to which the master sign plan promotes Town goals associated with community character, way-finding, pedestrian-orientation, and business identification.
- (D) The degree to which the master sign plan creatively and effectively addresses the issues and constraints unique to the site with regard to signage.

The Planning Board shall provide a recommendation to the Town Council whether to deny or approve the proposed master sign plan in part or in total and shall further recommend conditions regarding approval where deemed warranted.

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The Town Council may deny or approve the proposed master sign plan in part or in total and may establish conditions regarding approval. In the event that the master sign plan is denied, the applicant must wait at least 365 days before reapplying for a new master sign plan substantially similar (as defined in Article 3) to the proposed master sign plan.

17.11 Permitting

Applications for sign permits and the associated fee schedule may be obtained from the Planning Department. Completed applications, including payment of fees, shall be reviewed for compliance with the requirements of this ordinance and may be approved, approved with conditions, or denied by the Planning Director or their designee.

Signs requiring sign permits under the provisions of this ordinance may also require additional permits, including building permits and electrical permits. It shall be the responsibility of the applicant to obtain all applicable permits.

17.12 Nonconforming Signs

Any existing permanent sign which does not comply with one or more of the requirements of this Article shall be grandfathered until such sign is removed, physically altered beyond maintenance (as defined), relocated, damaged or destroyed, after which it shall be brought into compliance with all requirements of this Article. An exception shall be made for signs which must be relocated as the direct result of a governmental action (such as, but not limited to, the acquisition of street right-of-way, eminent domain action, or installation of infrastructure). Such an exception will be subject to review by the Planning Director or their designee, who will work to help property owners bring their signs into compliance. If no reasonable alternative exists, the Planning Director or their designee may allow a sign to be relocated to an acceptable location on the same property. Signs which are permitted to be relocated shall not be altered in such a manner to constitute a change in the sign. Changes in the sign beyond maintenance as defined shall result in the sign being brought into compliance. Appeals may be made to the Board of Adjustment per the procedure in this Land Development Ordinance.

Nonconforming temporary signs shall not be grandfathered and shall be brought into compliance with all requirements of this Article within 60 days from adoption date.

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17.13 Abandoned Signs

Signs located on the premises of a building that does not contain an active use or occupancy shall be considered abandoned signs and shall be removed by the owner of the property on which they are located. Failure to remove an abandoned sign shall be considered a violation of this ordinance. In addition, correction of an abandoned sign violation may include removal of the abandoned sign or signs by the Town at the owner's expense after proper notice of the violation and failure to act by the owner within the timeframe established in the notice of violation.

17.14 Maintenance

All signs, including exempt signs, shall be maintained in a satisfactory state of repair. This shall include, without limitation, correction of peeling or faded paint, repair or replacement of damaged panels, trimming of vegetation that obscures the sign(s), replacement of defective lighting of illuminated signs, secure attachment to the building for attached signs, and stable vertical alignment of freestanding signs.

17.15 Design Guidelines

In addition to the mandatory standards provided above, the following design guidelines for signs are provided in order to promote more attractive and functional design and placement of signs.

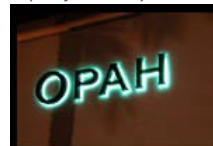
- Freestanding signs. Placement of freestanding signs should take into account existing trees and other site landscaping so as to maintain sign visibility. Landscaping around the base of freestanding signs is strongly encouraged to improve the overall appearance and visibility of these sign types as evidenced in the following example.
 - Display windows are intended to offer opportunities to display merchandise or services available on the premises. Careful placement of signs in display windows will not obscure the visibility of merchandise or services. Additionally, display windows should not be “papered-over,” especially in pedestrian areas.
 - General design guidelines. The following general guidelines are provided to guide overall sign design in the Town:
 - Use high quality, durable materials.
 - Minimize the need for sign lighting by placing signs where ambient light sources illuminate the sign. Where separate lighting is necessary, external illumination sources are preferred over internal illumination. All electrical conduit and junction boxes should be concealed.
 - Backlit, individual letter signs (aka, halo lighting) are encouraged where illumination is needed as illustrated below.
 - Avoid elaborate or confusing styles of text as illustrated in the example.
 - Attempt to use symbols rather than text; for example, this Norwegian pharmacy sign incorporates a symbol as well as text.
 - Use sign styles and designs that complement the architecture of the site where the signs are located.
- Jamestown is a historic town so using “period” signage is strongly encouraged.



Example of Landscaping Around the Base of a Monument Sign



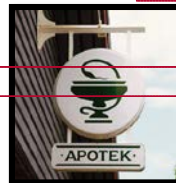
Example of Externally Illuminated



Example of Backlit Individual Letters



Example of Confusing Style of Text



Example of Use of Symbols



Example of “Period” Pole Sign

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Example of a “Period” Pole Sign

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NOTICE OF PUBLIC HEARING
Planning Board

ZONING CASE 2021-02

A request for rezoning has been filed with the Town of Jamestown Planning Department for the property shown on the included map (highlighted in red). The request is described below:

Proposal: Request for rezoning for the following parcels consisting of a total of 467 +/- acres:

- 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/- . From AG (Agricultural) to PUD (Planned Unit Development).
- 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- . From AG to PUD
- 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/- . From AG to PUD
- 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD

Location: See site map to the right (in red).

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

Applicant's
Contact: Marc Isaacson, Esq. - 336-609-5134

You are receiving this notice because public records indicate that you own property adjacent to or within 1000 ft. of this rezoning request, which has been scheduled for a public hearing. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted zoning proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request.

The public hearing is not the appropriate setting to learn about a zoning proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The staff recommend that you contact the applicant or the Town of Jamestown prior to the meeting to learn more about the proposal.



PUBLIC HEARING

PUBLIC HEARING DATE: Monday, November 8, 2021

TIME: 6:00 PM

LOCATION: Town of Jamestown Town Hall, 301 E. Main St., CIVIC CENTER

The meeting facilities of the Town of Jamestown are accessible to people with disabilities. Anyone needing special accommodations should call (336) 454-1138. Notice of public hearing shall also be published in the Jamestown News.

Members of the public may watch the hearing live on the Town's YouTube channel at: <https://www.youtube.com/c/TownofJamestownNC>. Be sure to subscribe and tap the bell icon to be alerted when the meeting goes live.

Mailed: October 20, 2021



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 PROEPERTY.**
- 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
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.)

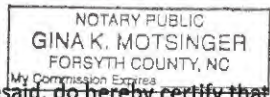
Applicant Signature: _____ Date: _____

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 BEN 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 1/28/2023

Given under my hand this 27th 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

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')	

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 2nd Monday of every month.

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

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

Contact Information

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

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

Planning Board Members

Eddie Oakley	336-454-1552
Ed Stafford	336-669-5106
Sarah Glanville	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 27560]

Item(s) Description:

PERMITS (5.00 - 100)	100
PERMITS (5.00 - 50)	50
PERMITS (5.00 - 25)	25

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, 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 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° 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° 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° 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 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° 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 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° 29' 40" East 164.36 feet to a 1/2 Inch Iron Pipe Set;
2) South 50° 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° 15' 18" East 261.36 feet to a 1/2 Inch Iron Pipe Set (a #4 Rebar Found North 50° 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° 02' 43" West 36.56 feet to a Stone Found (a 1-1/4 Inch Iron Pipe Found North 11° 08' 06" East 0.19 feet from said Stone Found);
2) North 89° 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° 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 $70^{\circ} 22' 04''$ 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 $69^{\circ} 27' 16''$ 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 $55^{\circ} 42' 46''$ 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, 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 $70^{\circ} 22' 04''$ West 1304.11 feet to a 1 Inch Iron Pipe Set;

2) South $03^{\circ} 53' 05''$ 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 $3/4$ Pinch 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 $04^{\circ} 51' 26''$ 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 $68^{\circ} 14' 19''$ 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 $85^{\circ} 48' 50''$ West 49.64 feet to a 1/2 Inch Iron Pipe Set;
- 2) South $04^{\circ} 48' 46''$ West 196.41 feet to a 1 Inch Iron Pipe Set;
- 3) South $04^{\circ} 12' 51''$ West 45.48 feet to a #4 Rebar Found;
- 4) South $86^{\circ} 03' 30''$ East 50.17 feet to a Bent #4 Rebar Found;
- 5) South $03^{\circ} 50' 13''$ 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 $88^{\circ} 06' 09''$ 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 $76^{\circ} 39' 57''$ 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° 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 $51^{\circ} 15' 00''$ East 289.95 feet to a point;
4) North $40^{\circ} 53' 50''$ East 274.42 feet to a point;
5) North $41^{\circ} 49' 30''$ East 204.09 feet to a point;
6) North $56^{\circ} 29' 30''$ 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 $34^{\circ} 32' 15''$ 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 $56^{\circ} 29' 30''$ 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 $50^{\circ} 48' 07''$ 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 $46^{\circ} 46' 02''$ 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 $43^{\circ} 10' 22''$ 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 $38^{\circ} 59' 15''$ 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 TTM 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 Fisk 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 TTM Family Limited Partnership, North 70° 22' 04"

West 192.10 feet to a 1 Inch Iron Pipe Sct 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 9/29/2021

AREAS	ACREAGE APPROX.	PLANNED USE	PRODUCT	
				ALTERNATE USE
AREA 1	44.1	Single Family and/or Townhouses	Single Family, Townhouses, Apartments and/or Commercial	
AREA 2	24.2	Neighborhood Amenity and/or Commercial	Neighborhood Amenity, Commercial, Single Family and/or Townhouses	
AREA 3	21.4	Townhouses and/or Single Family	Apartments and/or Commercial	
AREA 4	6.0	Single Family and/or Townhouses	Commercial	
AREA 5	33.3	Single Family and/or Townhouses	Apartments and/or Commercial	
AREA 6	57.6	Single Family	Townhouses	
AREA 7	46.0	Single Family	Townhouses	
AREA 8	21.6	Apartments	Single Family, Townhouses and/or Commercial	
AREA 9	47.1	Public Trails	Commercial and/or Civic/Institutional	
AREA 10	2.1	Townhouses and/or Neighborhood Amenity	Commercial	
TOTAL	305.60			

SITE CONSTRAINTS	
ROAD SIDE BUFFER	NOT YET CONFIGURED
FLOOD PLAN	NOT YET CONFIGURED
CREEK BUFFERS	NOT YET CONFIGURED
WETLANDS	NOT YET CONFIGURED
SLOPES	NOT YET CONFIGURED
OTHER	NOT YET CONFIGURED
TOTAL	0.00

ACCESS POINTS TO BE DETERMINED BY NCDOT



Owner	Mail Address	Mail City	Mail State	Mail Zip
ABDELAAL, MOHAMED H;ABEDLAAL, LOVIE DODSON;ROBBINS, JOH	300 WINROW DR	JAMESTOWN	NC	27282
ABERNATHY, ROBERT GLENN;ABERBATHY, MARGIE E	PO BOX 1906	JAMESTOWN	NC	27282
ACQUAYE, ALFRED ADOTEY;ACQUAYE, VERONICA	2018 KILDARE WOODS DR	GREENSBORO	NC	27407
ADAMS FARM COMMUNITY ASSOCIATION INC	PO BOX 77726	GREENSBORO	NC	27417
ADAMS FARM COMMUNITY ASSOCIATION INC	4 BEARKLING PL	GREENSBORO	NC	27407
ADAMS, RAYMOND HEMMING;ADAMS, CHERYL JEAN	8 KILDARE WOODS CT	GREENSBORO	NC	27407
ADCOCK, JOHN F III;ADCOCK, SHANNON J	319 WINROW DR	JAMESTOWN	NC	27282
AGYEPONG, FOSTER O	5604 WELLSLEY DR W	GREENSBORO	NC	27403
ALFORD, SANDRA E	3059 RENAISSANCE PKWY	JAMESTOWN	NC	27282
ALLEN, JEFFREY B;ALLEN, CYNTHIA D	317 WINROW DR	JAMESTOWN	NC	27282
ALSHANTEER, ABDULLAH M;ALSHANTEER, HANADI G	105 BYRNWOOD DR	JAMESTOWN	NC	27282
AMERICAN HOMES 4 RENT PROPERTIES NINE LLC	ATTN: PROPERTY TAX DEPT	CALABASAS	CA	91302
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
AMH 2015-2 BORROWER LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
AMH 20152 BORROWER LP	ATTN: PROPERTY TAX DEPT	CALABASAS	CA	91302
AMH NC PROPERTIES LP	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
ANDERSON, YOON Y;ANDERSON, RUSSELL J II	110 ARLINGTON DR	JAMESTOWN	NC	27282
ANDRESS, DAVID;ANDRESS, MYRA	102 JORDAN CREEK DR	JAMESTOWN	NC	27282
ANDREWS, TED MARK;ANDREWS, CYNTHIA T	105 THORA DR	JAMESTOWN	NC	27282
APEL, JOSHUA L;APEL, SARAH C	136 THORA DR	JAMESTOWN	NC	27282
APELSKOG, MATTHEW G	3751 HUNT CHASE DR	GREENSBORO	NC	27407
ARANDA, SHENICE	3808 HUNT CHASE DR	GREENSBORO	NC	27407
ARENA, CARA DEANA;ARENA, CURTIS LANCE	2104 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
ARENA, CURTIS L;ARENA, CARA D	2106 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
ARGUETA, JAVIER;ARGUETA, LILLIAN	3901 HUNT CHASE DR	GREENSBORO	NC	27407
ARMWOOD, TRACY N	8 NICHOLSON CT	GREENSBORO	NC	27410
ARVM 5 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
ASH, RICHARD ROBERT;ASH, LISA MARIE	110 DUCHESS CT	JAMESTOWN	NC	27282
ATKINS, WILLIAM H;ATKINS, WANDA M	3306 BROOKRUN DR	JAMESTOWN	NC	27282
AUMAN, B STEVEN	PO BOX 1588	JAMESTOWN	NC	27282
AVERY, JAMARA A	5703 RUNNING RIDGE RD	GREENSBORO	NC	27407
AYERS, BRENT C	2120 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
BACON, JENISE VICTORIA	2020 KILDARE WOODS DR	GREENSBORO	NC	27407

BAE, KIMAN;BAE, SEONHEE ASHLEY PARK	1 AMY CT	JAMESTOWN	NC	27282
BAF 3 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
BAKER, AMER	3 KILDARE WOODS CT	GREENSBORO	NC	27407
BALDWIN, BETTY J;BALDWIN, RUDOLPH JR	3053 RENAISSANCE PKWY	JAMESTOWN	NC	27282
BANGURA, ALIMAH;LEDBETTER, DEMETRIUS	5803 RUNNING RIDGE RD	GREENSBORO	NC	27407
BARNWELL, CATHERINE B	108 JORDAN CREEK DR	JAMESTOWN	NC	27282
BARRETT, BRAD C	5601 PINETUCK DR	GREENSBORO	NC	27407
BARTKO, JOELLEN	310 WINROW DR	JAMESTOWN	NC	27282
BATEMAN LIVING TRUST;BATEMAN, AL D TR;BATEMAN, CAROLYN	2014 KILDARE WOODS DR	GREENSBORO	NC	27407
BECK, RANDALL A;BECK, LYNNE C	105 JORDAN CREEK DR	JAMESTOWN	NC	27282
BEKELE, TERREFE;BEKELE, SENAIT SHENKORU	218 MEADOWLAND DR	MILPITAS	CA	95035
BENKERROU, YAHIA	3052 RENAISSANCE PKWY	JAMESTOWN	NC	27282
BERBERICH, DIANNE H;BERBERICH, JOHN V IV	209 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
BERNHARD, MARGARET MARY;WEINER, WILLIAM R	208 PEARCE DR	JAMESTOWN	NC	27282
BERRY, ERIC N SR;BERRY, APRIL R	2016 KILDARE WOODS DR	GREENSBORO	NC	27407
BETHEA, KAREN L	104 JORDAN CREEK DR	JAMESTOWN	NC	27282
BETHEA, PATRICK L SR;BETHEA, VANESSA	5608 WELLSLEY DR W	GREENSBORO	NC	27407
BETHEL, APRIL M	408 GAY ST	DANVILLE	VA	24541
BETSILL, JOAN R	202 THORNWOOD RD	JAMESTOWN	NC	27282
BETTANE, TOUFIK;IHDENE, SABRINA	3710 CREEK POINT WAY	GREENSBORO	NC	27407
BLACK, JOSHUA C	5803 EDGEBROOK CT	JAMESTOWN	NC	27282
BLACK, WARNER L	108 VIOLET LN	JAMESTOWN	NC	27282
BLASINGAME, JEAN W	101 CASTLETON PL	JAMESTOWN	NC	27282
BLOCKUS, PHILIP H;BLOCKUS, JAMIE A	3822 HUNT CHASE DR	GREENSBORO	NC	27407
BLOUNT, JOHN M;BLOUNT, PATRICIA A	308 WINROW DR	JAMESTOWN	NC	27282
BLUE, ELLIOT	5902 RUNNING RIDGE RD	GREENSBORO	NC	27407
BLUE, SCOTT DOUGLAS;BLUE, JAN BOLING	6310 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
BOLING, MARTHA SHIPLEY	202 CEDARWOOD DR	JAMESTOWN	NC	27282
BOND, CECIL G;BOND, PAMELA A	133 THORA DR	JAMESTOWN	NC	27282
BONDURANT, JAMES K;BONDURANT, KAREN F	108 WOODLEIGH CT	JAMESTOWN	NC	27282
BONIFANT, SCOTT;BONIFANT, SMICHELLE	3218 BROOKRUN DR	JAMESTOWN	NC	27282
BOONE, MILTON J JR;BOONE, LAURA G	3305 BROOKRUN DR	JAMESTOWN	NC	27282
BORDEAUX RETREAT AT JAMESTOWN HOMEOWNERS ASSOCIATION	315 POMONA DR STE A	GREENSBORO	NC	27407
BOUYETT, JAVIER	2009 KILDARE WOODS DR	GREENSBORO	NC	27407

BOWEN, RONALD A;BOWEN, JOHNA G	306 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
BOYD, MARCIA G;BOYD, RICKY J	222 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
BOYLE, DANIEL P;BOYLE, LORI M	318 WINROW DR	JAMESTOWN	NC	27282
BRANCH, PAULA T	3812 HUNT CHASE DR	GREENSBORO	NC	27407
BRASHERS, LORI ANN	3075 RENAISSANCE PKWY	JAMESTOWN	NC	27282
BREWER, JEUTONNE P	809 GUILFORD RD	JAMESTOWN	NC	27282
BRIGGS, WILLIAM E III;BRIGGS, WANDA S	2 MANGERTON TRL	JAMESTOWN	NC	27282
BRIGHT, LINFORD LAWRENCE JR;BRIGHT, MARGARET NEWTON	201 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
BROOK RUN ASSOC SUITE 120	1400 BATTLEGROUND AVE	GREENSBORO	NC	27408
BROSCHART, KENNETH;BROSCHART, KEEKAN	103 THORA DR	JAMESTOWN	NC	27282
BROWN, RODERICK V SR;BROWN, DEMETRIA S	3801 HUNT CHASE DR	GREENSBORO	NC	27407
BROWN, SHERRY RENAE	203 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
BROWN, VINCENT P;BROWN, RASHAE H	805 GUILFORD RD	JAMESTOWN	NC	27282
BROWN, WILLIAM SCOTT	2005 KILDARE WOODS DR	GREENSBORO	NC	27407
BRUNDAGE, GEORGE D JR;BRUNDAGE, PENELOPE A	2007 KILDARE WOODS DR	GREENSBORO	NC	27407
BRYANT, CALVIN B;BRYANT, VERONICA K	100 SAGEWOOD RD	JAMESTOWN	NC	27282
BRYANT, SHARON B;RANDLEMAN, BETTY W;WOODIE, HALA W	4602 KINNAKEET WAY	GREENSBORO	NC	27455
BTH RESIDENTIAL LLC	9100 KEYSTONE CROSSING STE 610	INDIANAPOLIS	IN	46240
BUCHANAN, SYLVIA P J/T R/S;HINDS, ELAINE BUCHANAN J/T R/S	3056 RENAISSANCE PKWY	JAMESTOWN	NC	27282
BUCK, JOEL A;ORTIZ, NANCY M RAMOS	103 KORY PL	JAMESTOWN	NC	27282
BUENDIA, REYNALDO OCHOCO	3802 HUNT CHASE DR	GREENSBORO	NC	27407
BUIE, DONALD R;PETERSON-BUIE, BECKY JO	2010 KILDARE WOODS DR	GREENSBORO	NC	27407
BULLIN, KENNETH TODD;BULLIN, KATHERINE O	3207 BROOKRUN DR	JAMESTOWN	NC	27282
BULLS, EVA KNIGHT	202 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
BUNCH, PAMELA S	19 PLANTERS WOOD TRL	GREENSBORO	NC	27407
BURGESS, CARL J;BURGESS, PAMAILA	207 PEARCE DR	JAMESTOWN	NC	27282
BURKETT, JAMISON ROBERT;BURKETT, KELLY LYNNE	719 GUILFORD RD	JAMESTOWN	NC	27282
BUSH, ANTHONY	2408 ADAMS FARM PKWY	GREENSBORO	NC	27407
BUTLER, JENNIFER D	213 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
BUTLER, MORGAN LANE;BUTLER, ANGELA KREINBRINK	4 AMY CT	JAMESTOWN	NC	27282
BYRD, PATRICK BRYAN;SANTANA, ROSELIND	102 CASTLETON PL	JAMESTOWN	NC	27282
BYRD, QUENTIN A;BYRD, BRENDA L	5 GATEHOUSE LN	GREENSBORO	NC	27407
BYRD, WILLIAM P	8 PLANTERS WOOD TRL	GREENSBORO	NC	27407
CAMPBELL, DOUGLAS;CAMPBELL, MAYUMI	5603 WELLSLEY DR W	GREENSBORO	NC	27407

CANADA, BRUCE R;CANADA, PENNY P	205 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
CAPPS, RITA WADE	100 WOODBINE CT	JAMESTOWN	NC	27282
CAPRA, VITANTONIO;CAPRA, CRISTINA	5607 WELLSLEY DR W	GREENSBORO	NC	27407
CARLOCK, MICHAEL JASON	5606 WESTLOCK CT	GREENSBORO	NC	27407
CAROLINA RENTALS 2017 LLC	9 FOREST LAKE CIR	GREENSBORO	NC	27407
CARPENTER, CHARLES JR;CARPENTER, RENEE	104 KORY PL	JAMESTOWN	NC	27282
CARROLL, JOHN W;CARROLL, SUZANNE F	203 PEARCE DR	JAMESTOWN	NC	27282
CARTER, JANELLE N	3209 BROOKRUN DR	JAMESTOWN	NC	27282
CAUSEY, ROBERT JR;CAUSEY, PAMELA	105 WOODLEIGH CT	JAMESTOWN	NC	27282
CHANDLER, JONATHAN W;CHANDLER, ASHLEY B	201 PEARCE DR	JAMESTOWN	NC	27282
CHANDLER, MARK B;CHANDLER, CARLA J	112 WINROW DR	JAMESTOWN	NC	27282
CHANDLER, MEREDITH;CHANDLER, RONALD	108 SAGEWOOD RD	JAMESTOWN	NC	27282
CHAPMAN, ROBBIE BRETT	3046 RENAISSANCE PKWY	JAMESTOWN	NC	27282
CHARLEE VENUTO SMITH REVOCABLE LIVING TRUST;SMITH, CHARL	116 BYRNWOOD DR	JAMESTOWN	NC	27282
CHENOWETH, MARC O;CHENOWETH, KERRI	1 FARRINGTON CT	GREENSBORO	NC	27407
CHERRY, WILLIE L JR;CHERRY, FRANCINA F	2008 KILDARE WOODS DR	GREENSBORO	NC	27407
CHESS, SAMMIE JR;CHESS, SANDRA C	2 LEXA CT	JAMESTOWN	NC	27282
CHRISMON, BRENDA	5807 EDGEBROOK CT	JAMESTOWN	NC	27282
CHRISTIANSSEN, JEFFREY GORDON;CHRISTIANSSEN, DEBBIE E	101 KORY PL	JAMESTOWN	NC	27282
CHRISTMAN, BRIAN ROGER	3038 RENAISSANCE PKWY	JAMESTOWN	NC	27282
CITY OF GREENSBORO	PO BOX 3136	GREENSBORO	NC	27402
CLARK, TIMOTHY W;CLARK, KATHY S	3827 HUNT CHASE DR	GREENSBORO	NC	27407
CLARKE, ANTHONY JAMES SR;CLARKE, MARGARET ANNETTE	204 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
CLARKE, ROBERTA	5701 RUNNING RIDGE RD	GREENSBORO	NC	27407
CLOPTON, GEORGE W;CLOPTON, SHARON L	5906 CEDARHURST CT	JAMESTOWN	NC	27282
COENE, BARBARA P	205 WINROW DR	JAMESTOWN	NC	27282
COLE, JAMES ANTHONY;COLE, KAREN P;TURNER, JUDITH POOLE	2289 STUTTS RD	ASHEBORO	NC	27205
COLLINS, CHRISTINA;COLLINS, CHRISTOPHER M	3752 HUNT CHASE DR	GREENSBORO	NC	27407
COLLINS, KENNETH T;COLLINS, BRANDI C	3 KORY PL	JAMESTOWN	NC	27282
COLON, MELISSA	6 LANGHOLM CT	JAMESTOWN	NC	27282
COLYER, SANDRA B TRUSTEE;COLYER, STEPHEN W TRUSTEE;THE CC	421 E MAIN ST	JAMESTOWN	NC	27282
CONNER, HUNTER N;CONNER, CLARA F	4213 BRAMBLETYE DR	GREENSBORO	NC	27407
COOK, WILLIE L;NEVIUS, ASHLEY KEYENA;NEVIUS, TRAHON NADIR	2808 PLEASANT GARDEN RD	GREENSBORO	NC	27406
COOLEY, W DAVID;COOLEY, DENISE A	3303 BROOKRUN DR	JAMESTOWN	NC	27282

COON, ROBERT M;COON, THERESE G	200 HIDDEN RIDGE DR	JAMESTOWN	NC	27282
COOPER, BARBARA A	3012 IRONWOOD FLAT DR	HIGH POINT	NC	27265
COPE, GERALDINE W	101 JORDAN CREEK DR	JAMESTOWN	NC	27282
COSAJAY, JONAS;COSAJAY, MARIA	2 KILDARE WOODS CT	GREENSBORO	NC	27407
COSEGLIA, FRANK;COSEGLIA, RACHEL	3819 HUNT CHASE DR	GREENSBORO	NC	27407
COTHREN, GLENN D JR;COTHREN, NANCY F	102 VIOLET LN	JAMESTOWN	NC	27282
COYNE, JOSEPH J;COYNE, MISTI H	3 LANGHOLM CT	JAMESTOWN	NC	27282
CRAFT, PAUL E;CRAFT, PATRICIA D	114 BYRNWOOD DR	JAMESTOWN	NC	27282
CRAIG, JEFFREY;CRAIG, PAMELA T	111 JORDAN CREEK DR	JAMESTOWN	NC	27282
CREED, CALEB T;ROBINSON, SYDNEY L	2402 ADAMS FARM PKWY	GREENSBORO	NC	27407
CRESCENZI, CHARLES D;PRUITT, JENNIFER L	102 SAGEWOOD RD	JAMESTOWN	NC	27282
CROOM, DONEIL	2502 ADAMS FARM PKWY	GREENSBORO	NC	27407
CUONG, MIN QUOC;NGO, KIM	113 DUCHESS CT	JAMESTOWN	NC	27282
D'ARCONTE, JOYCE J	5902 CEDARHURST CT	JAMESTOWN	NC	27282
DAHAL, BHUPENDRA;THAPA, BHAWANA	3754 HUNT CHASE DR	GREENSBORO	NC	27407
DAILY, JERALD E;DAILY, ROSALAND F	2112 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
DAUBENSPECK, JAMES W;DAUBENSPECK, PATRICIA	7 LANGHOLM CT	JAMESTOWN	NC	27282
DAVENPORT, ERIN M	2208 FAIRLAND RD	GREENSBORO	NC	27407
DAVIDSON, PAUL LEWIS;RODGERS, PAULA SUE	5900 RUNNING RIDGE RD	GREENSBORO	NC	27407
DAVIES, ALFRED N;DAVIES, MASIAH J	3755 HUNT CHASE DR	GREENSBORO	NC	27407
DAVIS FAMILY ENTERPRISES LTD	315 N ELM ST	HIGH POINT	NC	27262
DAVIS, STEVEN L;DAVIS, ANDREA T	415 E MAIN ST	JAMESTOWN	NC	27282
DEHAAN, MICHAEL R TRUSTEE;DEHAAN, MIHWA TRUSTEE;DEHAAN	315 WINROW DR	JAMESTOWN	NC	27282
DELONG, SHIRLEY	PO BOX 243	JAMESTOWN	NC	27282
DENGLERE, JOHN ANDREW;DENGLERE, MARYLOU	312 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
DEOLIVEIRA, PAULO C	107 ARLINGTON DR	JAMESTOWN	NC	27282
DEPASQUALE, LYNN TYNDALL	206 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
DILLARD, KIM Z;DILLARD, ZOE WAGES	723 GUILFORD RD	JAMESTOWN	NC	27282
DILLARD, RACHEL E	401 HENLEY CT APT B	CHESAPEAKE	VA	23320
DILLARD, THOMAS W;DILLARD, EMILY A	PO BOX 28	HAYESVILLE	NC	28904
DION, SHARON F;WISE, ANDREW J	2326 ADAMS FARM PKWY	GREENSBORO	NC	27407
DOAN, VU QUOC	1329 PONDHAVEN DR	HIGH POINT	NC	27265
DOCKERY, RODERICK GUILFORD;DOCKERY, JUNE YVETTE	117 PEARCE DR	JAMESTOWN	NC	27282
DODSON, RITA R	3054 RENAISSANCE PKWY	JAMESTOWN	NC	27282

DORMAN, DANA;DORMAN, KIMBERLY	101 TANGLE DR	JAMESTOWN	NC	27282
DOUGLAS FAMILY INCOME TRUST;DOUGLAS, WILLIAM R TRUSTEE	203 CEDARWOOD DR	JAMESTOWN	NC	27282
DR HORTON INC	2000 AERIAL CENTER PKWY STE 110	MORRISVILLE	NC	27560
DRIVER, JERRY P JR;DRIVER, JANE P	103 BYRNWOOD DR	JAMESTOWN	NC	27282
DUFFY LIVING TRUST;DUFFY, THOMAS J TRUSTEE;DUFFY, LYNN M T	3081 RENAISSANCE PKWY	JAMESTOWN	NC	27282
DURANT, JOSE J;DURANT, TIESHIA ANN	2212 FAIRLAND RD	GREENSBORO	NC	27407
EDMONDS, CONNIE ELISABETH	110 BYRNWOOD DR	JAMESTOWN	NC	27282
EDWARDS, LEE ANN	101 CEDARWOOD DR	JAMESTOWN	NC	27282
EKHAGAYE, JULIET E;OWAIFO, HARRY UYI	3825 HUNT CHASE DR	GREENSBORO	NC	27407
ELLIOTT, PAULA R	101 BYRNWOOD DR	JAMESTOWN	NC	27282
ELLIS, WILLIAM GREGORY	107 DEVON RD	JAMESTOWN	NC	27282
EVERHART, GREGORY A;EVERHART, KATHY P	300 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
FAN, ZHICHONG	3049 RENAISSANCE PKWY	JAMESTOWN	NC	27282
FARLEY, LARRY P;FARLEY, PATRICIA S	2128 LAUREL OAK WAY	LELAND	NC	28451
FARRAR, SANDY	105 PEARCE DR	JAMESTOWN	NC	27282
FARRELL, JANET W	107 JORDAN CREEK DR	JAMESTOWN	NC	27282
FARRINGTON, CHANNEN E	1203 FAYETTEVILLE RD	ROCKINGHAM	NC	28379
FARSON, KYLE E	112 ARLINGTON DR	JAMESTOWN	NC	27282
FENTON, ELIZABETH C	6 KILDARE WOODS CT	GREENSBORO	NC	27407
FERGUSON, ANNA C;FERGUSON, JERED R	3 GATEHOUSE LN	GREENSBORO	NC	27407
FERGUSON, DAVID K	111 PEARCE DR	JAMESTOWN	NC	27282
FISHER, ALLISON HUNTER TRUST;FISHER, DAVID TRUST;DAVID AND	205 CASTLETON PL	JAMESTOWN	NC	27282
FKH SFR PROPCO A LP	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
FLOOD, GWENDOLYN D	5600 WELLSLEY DR W	GREENSBORO	NC	27407
FLYNN, CRISTINA L;FLYNN, MATTHEW A	109 DUCHESS CT	JAMESTOWN	NC	27282
FLYNN, JAMES PATRICK JR;FLYNN, ERIN BROOKS	110 WINROW DR	JAMESTOWN	NC	27282
FOGACA, MARCELLO;FOGACA, LEILA	300 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
FOGLEMEN, ALLEN G	6 E BURKWOOD CT	JAMESTOWN	NC	27282
FOGLEMEN, DONALD C;FOGLEMEN, SHEILA J	5804 EDGEBROOK CT	JAMESTOWN	NC	27282
FOGLEMEN, MICHAEL W;FOGLEMEN, STACY E	104 COTTONWOOD DR	JAMESTOWN	NC	27282
FOLEY, ROBERT A JR;FOLEY, SARAH R	15 GATEHOUSE LN	GREENSBORO	NC	27407
FORBIS, DENNIS W;FORBIS, JAMIE L	204 THORNWOOD RD	JAMESTOWN	NC	27282
FORSTER, ARLENE	12533 WOODGREEN ST	LOS ANGELES	CA	90066
FOSTER, FELIPE DARNELL;FOSTER, SHALISHAH B	3904 HUNT CHASE CT	GREENSBORO	NC	27407

FOX HOLLOW HOA INC	PO BOX 24961	WINSTON SALEM	NC	27114
FRANKLIN, AUDREY JANET;FRANKLIN, JAMES EDWARD	3071 RENAISSANCE PKWY	JAMESTOWN	NC	27282
FRID, DAVID;FRID, TERRI	103 TANGLE DR	JAMESTOWN	NC	27282
FRISCIA, JOSEPH R;NGUYEN, JANIE K	1910 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
FRYE, LISA CULLER	5605 WELLSLEY DR W	GREENSBORO	NC	27407
FUHS, R CHRIS SENIOR	2011 KILDARE WOODS DR	GREENSBORO	NC	27407
FULP, ANGELA LITTLE	218 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
FULP, GARY DEAN	114 ARLINGTON DR	JAMESTOWN	NC	27282
FUNDERBURK, BROADUS ERIC;FUNDERBURK, WENDY D	3807 WATERCOURSE CT	GREENSBORO	NC	27407
GAFER, MERVET;IBRAHIM, AYMAN	5904 RUNNING RIDGE RD	GREENSBORO	NC	27407
GANTT, GREGORY C;GANTT, VALORI	305 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
GARCIA, MIGUEL ANGEL MENDEZ;RIVAS, PASCUALA ISABEL ROSAS	2302 ACORN RIDGE RD	GREENSBORO	NC	27407
GARDNER, JERRALD C;GARDNER, KIM S	307 WINROW DR	JAMESTOWN	NC	27282
GARRETT, MICHAEL B	10 KILDARE WOODS CT	GREENSBORO	NC	27406
GARRISON, JIM;GARRISON, JENNIFER	106 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
GARRISON, LYNN FUTRELL	2317 ACORN RIDGE RD	GREENSBORO	NC	27407
GEBREGZIABEHER, YOHANNES;GEBREGZIABEHER, FREWEINI HAILEI	2331 ADAMS FARM PKWY	GREENSBORO	NC	27407
GERMAN, AUSTIN;GERMAN, LAWANDA S	3706 CREEK POINT WAY	GREENSBORO	NC	27407
GHULAMANI, AMIN;GHULAMANI, HATICE	5804 RUNNING RIDGE RD	GREENSBORO	NC	27407
GIPPLE, DEBORAH S;GIPPLE, RONALD D	204 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
GLOVER INVESTMENTS LLC	PO BOX 1	JAMESTOWN	NC	27282
GLOVER INVESTMENTS LLC	430 N SCIENTIFIC ST	HIGH POINT	NC	27260
GLOVER, RICHARD R TR;RICHARD GLOVER LIVING TRUST	108 BRAMBLE DR	JAMESTOWN	NC	27282
GOBRAN, SHADY MAGDY;GOBRAN, NANCY HANNA	204 WINROW DR	JAMESTOWN	NC	27282
GOEDEKE, DEE ALLEN	105 ARLINGTON DR	JAMESTOWN	NC	27282
GOINS, KERRY DENNIS;GOINS, LYNN B	308 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
GOMEZ, LUIS ALONSO SARMIENTO;SARMIENTO, NELLY JANET AREV	100 CEDARWOOD DR	JAMESTOWN	NC	27282
GONZALEZ, VIRGINIA	2218 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
GORA, STEVEN W	100 BYRNWOOD DR	JAMESTOWN	NC	27282
GORDON, DALLAS J	2322 ADAMS FARM PKWY	GREENSBORO	NC	27407
GRAHAM, GEORGIA MARIE;ROOF, CHRISTINA	106 VIOLET LN	JAMESTOWN	NC	27282
GRAHAM, THAD ALAN;MANGUM-GRAHAM, KESHA A	5907 RUNNING RIDGE RD	GREENSBORO	NC	27407
GRANT, LEAH BLANKENBURG;GRANT, WILLIAM GILBERT	301 ROYAL RD	JAMESTOWN	NC	27282
GRAVES, JAMES F;WILSON-GRAVES, DEBORAH L	106 SOUTHBRIDGE CT	JAMESTOWN	NC	27282

GRAVES, TOBY B;ROMERO-GRAVES, MARIDEE	1 KORY PL	JAMESTOWN	NC	27282
GREEN PROPERTY HOLDINGS LLC	822 N ELM ST	GREENSBORO	NC	27401
GREEN, CHARLES DOUGLAS;GREEN, DONNA F	5802 EDGEBROOK CT	JAMESTOWN	NC	27282
GREEN, SUSAN P	3818 HUNT CHASE DR	GREENSBORO	NC	27407
GREGORY, JESSICA L	2210 FAIRLAND RD	GREENSBORO	NC	27407
GRIFFIN, WILLIAM;GRIFFIN, ROSA	5529 CORNERSTAFF DR	GREENSBORO	NC	27407
GRIMMER, PETER H;GRIMMER, PATRICIA B	103 THORNWOOD RD	JAMESTOWN	NC	27282
GROVE AT JAMESTOWN	105 DUCHESS CT	JAMESTOWN	NC	27282
GUEYE, FATOU;SECK, NDIANKOU	1 GATEHOUSE LN	GREENSBORO	NC	27407
GUILFORD CO&CITY OF GREENSBORO	PO BOX 3427	GREENSBORO	NC	27402
GUILFORD MEMORIAL PK INC	PO BOX 130548	HOUSTON	TX	77219
GUILFORD TECHNICAL COMMUNITY COLLEGE	PO BOX 309	JAMESTOWN	NC	27282
GUIN, JAMES M;GUIN, CAROL G	107 DUCHESS CT	JAMESTOWN	NC	27282
GULLEDGE, PERRY V;GULLEDGE, LAURA L	200 CASTLETON PL	JAMESTOWN	NC	27282
GUMAER, CHRISTOPHER;GUMAER, LISA	305 WINROW DR	JAMESTOWN	NC	27282
GUY, DIANE H	3055 RENAISSANCE PKWY	JAMESTOWN	NC	27282
HAGAN, EDWARD M JR;HAGAN, KIMBERLY H	3206 BROOKRUN DR	JAMESTOWN	NC	27282
HAGGAI, BUREN C TRUSTEE;BUREN C HAGGAI TRUST	PO BOX 1334	HIGH POINT	NC	27261
HAILEMARIAM, ADEN;SANDMAN, CHRISTOPHER	301 THORNWOOD RD	JAMESTOWN	NC	27282
HALEY, ROBERT E;HALEY, MARTHA B	108 ARLINGTON DR	JAMESTOWN	NC	27282
HALL, ANDREW MICHAEL	105 DUCHESS CT	JAMESTOWN	NC	27282
HALL, FRANKLIN	5437 GENEVA TER	COLFAX	NC	27235
HALLQUIST, KEVIN DEWITT;HALLQUIST, SHELBY LEE	3 NICHOLSON CT	GREENSBORO	NC	27407
HAMMER, NATHANIEL MICHAEL;HAMMER, ANGELINE SANCHEZ	3045 RENAISSANCE PKWY	JAMESTOWN	NC	27282
HAMMOND, DEBBIE L	7 GATEHOUSE LN	GREENSBORO	NC	27407
HARKLEROAD, ALEADA F;HARKLEROAD, SIDNEY D	3079 RENAISSANCE PKWY	JAMESTOWN	NC	27282
HARLAN, THOMAS ANTHONY;HARLAN, TRACY KENNEDY	102 PEARCE DR	JAMESTOWN	NC	27282
HARRIS, WILLIAM DAVID;HARRIS, CATHY S	212 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
HARVEY, JOHN W JR;HARVEY, GLYNIS L	1 MANGERTON TRL	JAMESTOWN	NC	27282
HAWKINS, ELBERT III;HAWKINS, JEANNA A	103 CEDARWOOD DR	JAMESTOWN	NC	27282
HAYWOOD, MARQUITA S	3063 RENAISSANCE PKWY	JAMESTOWN	NC	27282
HEAN, RIN;HEAN, CHEK P	107 KORY PL	JAMESTOWN	NC	27287
HEBARD, CHARLES PERRY;HEBARD, JANE LYNN	6312 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
HEINBACH, MARK R;HEINBACH, CLAUDIA E	313 PEARCE DR	JAMESTOWN	NC	27282

HEINZEN, BRADLEY J TRUSTEE;HEINZEN, CHARLOTTE S TRUSTEE;HE	103 HIDDEN RIDGE DR	JAMESTOWN	NC	27282
HENDERSON, JOE	3805 WATERCOURSE CT	GREENSBORO	NC	27407
HENDRIX, CHARLES GREGORY;HENDRIX, PAMELA ANN H	3800 HUNT CHASE DR	GREENSBORO	NC	27407
HERNANDEZ, ALEJANDRO E;HERNANDEZ, CLAUDINE S	103 PEARCE DR	JAMESTOWN	NC	27282
HERRON, LORI M	2216 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
HIATT, CAROLYN TORGERSON;HIATT, KEITH STEWART	207 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
HICKS, KELLY H	2 GATEHOUSE LN	GREENSBORO	NC	27407
HIGGS, EMMA L	5806 EDGEBROOK CT	JAMESTOWN	NC	27282
HIGH, CHARLES H JR	17 GATEHOUSE LN	GREENSBORO	NC	27407
HINSLEY, CHARLES;HINSLEY, LORI A	109 WINROW DR	JAMESTOWN	NC	27282
HOANG, QUOC A;NGUYEN, HIEN THI	213 WINROW DR	JAMESTOWN	NC	27282
HOKETT, SHANNON DENISE	5602 PINETUCK DR	GREENSBORO	NC	27407
HOLCOMB, ANGELA D	3908 HUNT CHASE CT	GREENSBORO	NC	27407
HOLMES, RALPH L;HOLMES, AMANDA S	111 ARLINGTON DR	JAMESTOWN	NC	27282
HOLTZMAN, JAMES R;HOLTZMAN, DELBERT A	110 TANGLE DR	JAMESTOWN	NC	27282
HOME SFR BORROWER LLC	2626 GLENWOOD AVE STE 550	RALEIGH	NC	27608
HOOPS, REGINA K	208 MILLWOOD RD	REIDSVILLE	NC	27320
HOWELL, KATHRYN LEE	100 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
HUBLER, BETSY Y;HUBLER, GARY L	204 PEARCE DR	JAMESTOWN	NC	27282
HUGHES, TIMOTHY KEITH	304 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
HUYNH, LIEN	3803 WATERCOURSE CT	GREENSBORO	NC	27407
HUYNH, TRANG	114 DUCHESS CT	JAMESTOWN	NC	27282
HYDE, HAROLD EDWARD III;HYDE, TARA MAURER	100 ARLINGTON DR	JAMESTOWN	NC	27282
IVEY, ARTHUR M;IVEY, KATHY S	200 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
IVEY, MELINDA GAY	105 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
JACKS, LYNDA;JACKS, RUSSELL	210 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
JACQUES, GARY D;JACQUES, DALE V	5604 WESTLOCK CT	GREENSBORO	NC	27407
JAMES, EMMA D	6314 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
JAMES, MICHAEL RAY	106 JORDAN CREEK DR	JAMESTOWN	NC	27282
JAMES-SCOTT, MARSHALL K;SCOTT, AVERY	117 BYRNWOOD DR	JAMESTOWN	NC	27282
JAMESTOWN EQUESTRIAN CENTER LLC	411 E MAIN ST	JAMESTOWN	NC	27282
JARRETT, JAMES F	107 COTTONWOOD DR	JAMESTOWN	NC	27282
JCNC LLC	PO BOX 626	JAMESTOWN	NC	27282
JENNINGS, CHERYL E	5800 EDGEBROOK CT	JAMESTOWN	NC	27282

JOHNSON FAMILY PROPERTIES LLC	4219 LIMERICK DR	BURLINGTON	NC	27215
JOHNSON, CHRISTOPHER;JOHNSON, KAREN M	311 PEARCE DR	JAMESTOWN	NC	27282
JOHNSON, DOUGLAS	3804 WATERCOURSE CT	GREENSBORO	NC	27407
JOHNSON, JARVIS E JR;JOHNSON, SHARON GERALD-JOHNSON	3909 HUNT CHASE CT	GREENSBORO	NC	27407
JOHNSON, MELINA	3214 BROOKRUN DR	JAMESTOWN	NC	27282
JOHNSON, PHYLLIS M L/T;JOHNSON, DOUGLAS W TRUSTEE;THE KA	3804 WATERCOURSE CT	GREENSBORO	NC	27407
JOHNSON/LIBERTY LLC	PO BOX 98309	ATLANTA	GA	30359
JONES, CARLA A TRUSTEE;JONES, ENRICO G TRUSTEE;JONES LIVING	313 WINROW DR	JAMESTOWN	NC	27282
JONES, DANIEL R;JONES, CAROL KLECKI-JONES	209 WINROW DR	JAMESTOWN	NC	27282
JONES, DAVID;JONES, TABATHA J	3000 LODGE DR	JAMESTOWN	NC	27282
JONES, KEITH B	3907 HUNT CHASE CT	GREENSBORO	NC	27407
JONES, WALLY W;JONES, PAMELA J	2410 ADAMS FARM PKWY	GREENSBORO	NC	27407
JORDAN CREEK TOWNHOMES HOA INC	2904 LAWNDALE DR # A	GREENSBORO	NC	27408
JOYNER, MELANIE M J/T R/S;GEROU, MICHAEL D J/T R/S	5804 BROCKTON CT	JAMESTOWN	NC	27282
JULIAN, J CHRISTOPHER SR;JULIAN, PEGGY N	101 WINROW DR	JAMESTOWN	NC	27282
KAME, DAVID F;KAME, DEBRA L	200 ARLINGTON DR	JAMESTOWN	NC	27282
KENT LIVING TRUST;KENT, EDWARD W;KENT, SAMMIE L	3 AMY CT	JAMESTOWN	NC	27282
KHONJE, ANDREW W;VENNABLE, SHANICE A	11 GATEHOUSE LN	GREENSBORO	NC	27407
KING, ALEXANDER DAVID;WRAY, JACLYN MARIE	5800 RUNNING RIDGE RD	GREENSBORO	NC	27407
KING, SCOTT E;KING, DANIELLE S	PO BOX 25	JAMESTOWN	NC	27282
KIRBY, PATRICIA	310 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
KISER, RANDAL S;KISER, JANET T	310 PEARCE DR	JAMESTOWN	NC	27282
KITCHEN, BARBARA T;KITCHEN, DAVID LEE	1 KILDARE WOODS CT	GREENSBORO	NC	27407
KORANKYI, YAW;MENSCH-KORANKYI, ESTHER	205 CEDARWOOD DR	JAMESTOWN	NC	27282
KORDBACHEH, SHAHROKH;KORDBACHEH, JUDY D	2012 KILDARE WOODS DR	GREENSBORO	NC	27407
LACEY, WANDA F	13081 FRANKLIN TURNPIKE	DRY FORK	VA	24549
LANG, WILLIAM;LANG, ELIZABETH	202 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
LANKFORD, CATHERINE B	5609 WELLSLEY DR W	GREENSBORO	NC	27407
LAPINE, RONALD N;LAPINE, BRIDGET B	311 WINROW DR	JAMESTOWN	NC	27282
LARGEN, KEVIN N;LARGEN, AIMEE M	316 WINROW DR	JAMESTOWN	NC	27282
LE, HUNG Q;NIE, LOAN P	116 ARLINGTON DR	JAMESTOWN	NC	27282
LE, RO THANH;SU, HUE	113 PEARCE DR	JAMESTOWN	NC	27282
LEA, JOHN SHIELDS;LEA, ARTHUR B JR;LEA, DAVID A	834 NEAL RD	MADISON	NC	27025
LEE, KYU C;LEE, JAE J	111 BYRNWOOD DR	JAMESTOWN	NC	27282

LEGETT, BRITTNY C;LEGETT, JOHN H	5605 WESTLOCK CT	GREENSBORO	NC	27407
LEONARD, ASHLEY H	3910 HUNT CHASE CT	GREENSBORO	NC	27407
LETTA, DIANE	3034 RENAISSANCE PKWY	JAMESTOWN	NC	27282
LEWALLEN, RANDALL W II	11 PLANTERS WOOD TRL	GREENSBORO	NC	27407
LEWIS, JOHN L;KESTER-LEWIS, CARLY J	100 COTTONWOOD DR	JAMESTOWN	NC	27282
LEWIS, RICKY;LEWIS, DELBRA H	6306 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
LIM, EUN HEE;LIU, PO WEN	3061 RENAISSANCE PKWY	JAMESTOWN	NC	27282
LITTLE, CECIL S;LITTLE, PATRICIA J	2006 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
LITTLE, CHUCK R;LITTLE, TAMMY E	5 LANGHOLM CT	JAMESTOWN	NC	27282
LITTLE, MARY M;LITTLE, STEVEN S	8077 WITTY RD	SUMMERFIELD	NC	27358
LITTLE, TED A;LITTLE, VALARIE S	138 THORA DR	JAMESTOWN	NC	27282
LOMBARD, YASMINE S;LOMBARD, COREY A	205 PEARCE DR	JAMESTOWN	NC	27282
LONGAKER, GERALDINE M	216 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
LOPEZ, JULIO CESAR;LOPEZ, NORMA	3028 RENAISSANCE PKWY	JAMESTOWN	NC	27282
LOUX, COURTNEY	3712 CREEK POINT WAY	GREENSBORO	NC	27407
LOWDER, THADDEUS K;LOWDER, CHRISTINA P	106 ARLINGTON DR	JAMESTOWN	NC	27282
LUGENBEAL, MARILYN;LUGENBEAL, EDWARD N	303 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
LUGENBEAL, SCOTT N	109 JORDAN CREEK DR	JAMESTOWN	NC	27282
LUMPKIN, ELIZABETH A	9 KILDARE WOODS CT	GREENSBORO	NC	27407
LUTZWEILER, SHELLY J	101 THORNWOOD RD	JAMESTOWN	NC	27282
LY, MATTHEW;GIP, MUI CAM	3036 RENAISSANCE PKWY	JAMESTOWN	NC	27282
MABRY, REBECCA R	5504 WHITLEY WAY	GREENSBORO	NC	27407
MAC, TRU;TRAN, HA THU THI	3807 HUNT CHASE DR	GREENSBORO	NC	27407
MACHHADANI, JAMAL NADA ABOUG	5603 WESTLOCK CT	GREENSBORO	NC	27407
MACKAY ROAD LLC	3705 W MARKET ST	GREENSBORO	NC	27282
MACKAY ROAD LLC	3705 W MARKET ST UNT A	GREENSBORO	NC	27403
MACKAY ROAD PARTNERS FOUR LLC	2904 LAWNSDALE DR	GREENSBORO	NC	27408
MACLEOD, SCOTT R;KAME, DAVID SR;STARKEY, CHARLES	204 ARLINGTON DR	JAMESTOWN	NC	27282
MAGGI, JOSEPH C;MAGGI, MARSHA S	7 KILDARE WOODS CT	GREENSBORO	NC	27407
MAKSIMOVIC, DALIBOR;MAKSIMOVIC, MARIJA	5507 WHITLEY WAY	GREENSBORO	NC	27407
MALANOWSKI, PAUL	5906 RUNNING RIDGE RD	GREENSBORO	NC	27407
MALCOLM W & INNA BENNETT REVOCABLE LIVING TRUST	PO BOX 1825	JAMESTOWN	NC	27282
MANESS LIVING TRUST;MANESS, JEFFREY W TRUSTEE;MANESS, PAI	109 BYRNWOOD DR	JAMESTOWN	NC	27282
MANTEK, ABIGAIL M	5806 BROCKTON CT	JAMESTOWN	NC	27282

MARKEY, JONATHON;MARKEY, COLETTE KIRCHMER	5605 STONE KIRK CT	GREENSBORO	NC	27407
MARKOVIC, ANDREJA;MARKOVIC, RADMILA STAJSIC	3824 HUNT CHASE DR	GREENSBORO	NC	27407
MARLOWE, THOMAS;MARLOWE, PATTI	101 SAGEWOOD RD	JAMESTOWN	NC	27282
MAROS, IGOR;MAROS, NATASA	5808 RUNNING RIDGE RD	GREENSBORO	NC	27407
MARRERO, BENIGNO RAFAEL JR;SANTILLAN, DIANA TERESA	3835 HUNT CHASE DR	GREENSBORO	NC	27407
MARSH, CHRISTOPHER;MARSH, JESSICA	3757 HUNT CHASE DR	GREENSBORO	NC	27407
MARSHALL, JAMES T;MARSHALL, SULLAR B	7 FARRINGTON CT	GREENSBORO	NC	27407
MARSHALL, NORMA	21 GATEHOUSE LN	GREENSBORO	NC	27407
MARTIN, PATRICK M	3833 HUNT CHASE DR	GREENSBORO	NC	27407
MASON, GERALD DONALD	5612 WELLSLEY DR W	GREENSBORO	NC	27407
MASON, JASON LEE;MASON, MEGAN MARIE	3813 HUNT CHASE DR	GREENSBORO	NC	27407
MATHESON, JOYCE W	108 TANGLE DR	JAMESTOWN	NC	27282
MATTHEWS, PHILLIP	3714 CREEK POINT WAY	GREENSBORO	NC	27407
MAULTSBY, CHARLES V JR;MAULTSBY, SHERRY	1 W BURKWOOD CT	JAMESTOWN	NC	27282
MCAMMOND, JORDAN M;SCOTT, SHANNON P	3048 RENAISSANCE PKWY	JAMESTOWN	NC	27282
MCCAIN, PATRICK J;MCCAIN, ELIZABETH K	302 PEARCE DR	JAMESTOWN	NC	27282
MCCALLUM, CHARLES E;MCCALLUM, LANA O	314 WINROW DR	JAMESTOWN	NC	27282
MCCOARD, ERNESTINE R;ALFORD, SANDRA E	3065 RENAISSANCE PKWY	JAMESTOWN	NC	27282
MCCONNELL, ROSANNA CAROL	214 WINROW DR	JAMESTOWN	NC	27282
MCDANIEL, DANIEL C;MCDANIEL, DONNA A	206 ROYAL RD	JAMESTOWN	NC	27282
MCDANIEL, STANLEY D;MCDANIEL, KRISTI S	5900 CEDARHURST CT	JAMESTOWN	NC	27282
MCFALLS, LORRAINE K	2303 ACORN RIDGE RD	GREENSBORO	NC	27407
MCGEE, MARK;MCGEE, JAMIE	205 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
MCH SFR NC OWNER 1 LP	14355 COMMERCE WAY	MIAMI LAKES	FL	33016
MCINNIS, JEFFREY EARL;ONEIL-MCINNIS, PHYLLIS ANN	13107 COMMODORE LN	CLARKSBURG	MD	20871
MCMILLIAN, SHERRILL L;MCMILLIAN, VALISSA C	2200 FAIRLAND RD	GREENSBORO	NC	27407
MCNEILL, EILEEN	302 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
MCRAE, DANIEL P;MCRAE, TRACY P	6309 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
MDO MADISON LLC	620 NEWPORT CENTER DR	NEWPORT BEACH	CA	92660
MEBANE, SEAN;MEBANE, TENIKA	6 PLANTERS WOOD TRL	GREENSBORO	NC	27407
MICHAEL T HOLDEN LIVING TRUST;HOLDEN, MICHAEL T TRUSTEE	103 VIOLET LN	JAMESTOWN	NC	27282
MIDYETTE, KYLE R;MIDYETTE, BRITTANY N	4 MANGERTON TRL	JAMESTOWN	NC	27282
MILES, WARREN J;MILES, MARLEEN L	306 WINROW DR	JAMESTOWN	NC	27282
MILLER, DOUGLAS P	301 WINROW DR	JAMESTOWN	NC	27282

MILLER, G O TRUSTEE;MILLER, NANCY TRUSTEE;GARY & NANCY	212 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
MINOR, WILLIAM JR;MINOR, ALICE FAYE	101 COTTONWOOD DR	JAMESTOWN	NC	27282
MITTAL, MONICA LILLIAN	18 GOLDEN SPAR PL	PALOS VERDES ESTATES	CA	90274
MOFFETT, CHARLES MONDRE;MOFFETT, DIANE L G	6919 CHARTWELL CT	LOUISVILLE	KY	40241
MONTILLA, BLANCA F	134 VILLAGE CLUB DR	MOORESVILLE	NC	28117
MOORE, CLIFTON EARL JR	6313 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
MORGAN, ADAM K	105 KORY PL	JAMESTOWN	NC	27282
MORGAN, DAVID SCOTT SR	109 PEARCE DR	JAMESTOWN	NC	27282
MORRIS, JAMES;MORRIS, PATRICIA L	107 WOODLEIGH CT	JAMESTOWN	NC	27282
MULLINS, PATRICK B;MULLINS, JANET L	111 DUCHESS CT	JAMESTOWN	NC	27282
MURDOCK, DYNISHA G;RANSOM, DOSSIE L JR	2404 ADAMS FARM PKWY	GREENSBORO	NC	27407
MURPHY, DENISE A	3821 HUNT CHASE DR	GREENSBORO	NC	27407
MURPHY, MARK J TRUSTEE;MURPHY, DEBORAH D TRUSTEE;MURPHY, JAMES	306 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
MURRAY, KENNETH H;MURRAY, CLAUDIA M	200 THORNWOOD RD	JAMESTOWN	NC	27282
MYERS, DARREN KEITH;MYERS, SUSAN BAISLEY	314 PEARCE DR	JAMESTOWN	NC	27282
NADEAU, MATTHEW SCOTT;NADEAU, JENNIFER HUNT	202 PEARCE DR	JAMESTOWN	NC	27282
NAGY, JOSHUA A;NAGY, LAURA M	304 PEARCE DR	JAMESTOWN	NC	27282
NANCE, CYNTHIA	14 PLANTERS WOOD TRL	GREENSBORO	NC	27407
NANCE, MICHAEL A;NANCE, PHYLLIS A	3073 RENAISSANCE PKWY	JAMESTOWN	NC	27282
NAZZIOLA, GERARD R JR;NAZZIOLA, SHERRY L	303 WINROW DR	JAMESTOWN	NC	27282
NEWBERRY, KATY	4 FARRINGTON CT	GREENSBORO	NC	27407
NEWMAN, JAMES A JR;NEWMAN, LISA G	2327 ADAMS FARM PKWY	GREENSBORO	NC	27407
NGUYEN, HUNG THANH;LAM, THU THI	102 DUCHESS CT	JAMESTOWN	NC	27282
NGUYEN, HUY T T/C;NGUYEN, KHANH TRANG T/C	3802 CREEK POINT WAY	GREENSBORO	NC	27407
NGUYEN, LE HA HO	6 NICHOLSON CT	GREENSBORO	NC	27407
NGUYEN, RANDY	5904 CEDARHURST CT	JAMESTOWN	NC	27282
NGUYEN, TOAN TRONG;NGUYEN, DUyen HONG	103 DUCHESS CT	JAMESTOWN	NC	27282
NICHOLSON, CHARLES P;NICHOLSON, ANNETTE R	107 BYRNWOOD DR	JAMESTOWN	NC	27282
NIELAND, WILLIAM F;NIELAND, MIRSA K	135 THORA DR	JAMESTOWN	NC	27282
NORTH CAROLINA RAILROAD CO	2809 HIGHWOODS BLVD STE 100	RALEIGH	NC	27604
NULTY, JOHN M JR;NULTY, DIANE LYNN	212 WINROW DR	JAMESTOWN	NC	27282
NWOBU, IKECHUKWU O;NWOBU, GABRIELA A	207 WINROW DR	JAMESTOWN	NC	27282
OBREGON, AMANDA LYNN;OBREGON, ERNESTO EDUARDO	6315 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
OBUCH, GRETA;OBUCH, JOSEPH	112 DUCHESS CT	JAMESTOWN	NC	27282

OGLESBY, TAMMY LEE	104 DUCHESS CT	JAMESTOWN	NC	27282
OLD, JENNIFER A	105 CASTLETON PL	JAMESTOWN	NC	27282
OLIVEIRA, PAULO C	107 ARLINGTON DR	JAMESTOWN	NC	27282
ORMOND, SUSAN A	303 PEARCE DR	JAMESTOWN	NC	27282
OROSCO-RIOS, VERONICA;ORTIZ, JULIO CESAR PADILLA	5805 EDGEBROOK CT	JAMESTOWN	NC	27282
ORTIZ, JASON T;ORTIZ, KRISTIE M	211 WINROW DR	JAMESTOWN	NC	27282
OXBY, GABRIEL I;RICHERT, TARA ANNE	302 WINROW DR	JAMESTOWN	NC	27282
PAGLIARO, VICTORIA L	3069 RENAISSANCE PKWY	JAMESTOWN	NC	27282
PALACIOS, KRISTINA;PALACIOS- ESCOBEDO, FRANCISCO	3704 WHITLEY CT	GREENSBORO	NC	27407
PALMER, DEBORAH A	2204 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
PARDUE, LISA M	203 WINROW DR	JAMESTOWN	NC	27282
PARKER, CLARENCE E;PARKER, KAY F	102 WOODBINE CT	JAMESTOWN	NC	27282
PARKER, DEON J;PARKER, JULIE L	12 PLANTERS WOOD TRL	GREENSBORO	NC	27407
PARKER, JILL MARCELLA	3222 BROOKRUN DR	JAMESTOWN	NC	27282
PAYNE, JOHN H;PAYNE, TRICIA Y	304 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
PAYSEUR, MARK CLAY;PAYSEUR, ANGELA MARIE	5601 WELLSLEY DR W	GREENSBORO	NC	27407
PAZDERNIK, PATRICK A;PAZDERNNIK, MARY BETH	103 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
PEELE, ADAM J;PEELE, JACQUELINE N	308 PEARCE DR	JAMESTOWN	NC	27282
PEMBERTON, RONALD G	3704 CREEK POINT WAY	GREENSBORO	NC	27407
PENNELL, BRADLEY N;PENNELL, HOLLY A	2019 KILDARE WOODS DR	GREENSBORO	NC	27407
PERRY, MARSHALL D	2206 FAIRLAND RD	GREENSBORO	NC	27407
PHAM, THANH QUOC;NGUYEN, KIM HONG THI	3814 RAINTREE DR	GREENSBORO	NC	27407
PHAM, XUAN VAN;TRUONG, LETHU T	210 WINROW DR	JAMESTOWN	NC	27282
PHD ENTERPRISES INC	PO BOX 24961	WINSTON SALEM	NC	27114
PHILIP, MATHEWS TRUSTEE;VARGHESE, LIJU TRUSTEE;MATHEWS F 2	AMY CT	JAMESTOWN	NC	27282
PHILLIPS, WILLIAM F;PHILLIPS, JULIE D	307 PEARCE DR	JAMESTOWN	NC	27282
PIERCE, CARRIE LYNN;PIERCE, LARRY NATHAN II	5808 EDGEBROOK CT	JAMESTOWN	NC	27282
PIFER, RAYMOND E;BILLINGS, KATHRYN Q	309 WINROW DR	JAMESTOWN	NC	27282
PITYNSKI, STANISLAW;PITYNSKI, STASIA	3905 HUNT CHASE CT	GREENSBORO	NC	27407
PLATEK, ALLEN M;PLATEK, MARY M	3 MANGERTON TRL	JAMESTOWN	NC	27282
PORTER, DORIS W	108 COTTONWOOD DR	JAMESTOWN	NC	27282
POWELL, RICHARD M;POWELL, ANNETTE S	113 BRYNWOOD DR	JAMESTOWN	NC	27282
PREISLER, JEANNE J	100 TANGLE DR	JAMESTOWN	NC	27282
PRESNELL, SADIE	5805 RUNNING RIDGE RD	GREENSBORO	NC	27407

PRIDY, DANNY LEE JR;REYNOLDS- PRIDY, JANET INGLE	303 THORNWOOD RD	JAMESTOWN	NC	27282
PROMISLOW, DERRICK YALE;PROMISLOW, MAILY THI	6 CARISSA CT	GREENSBORO	NC	27407
PRUITT, CALEB A;PRUITT, LEAH T	4 KILDARE WOODS CT	GREENSBORO	NC	27407
PUNG, OSCAR JOSEPH II;PUNG, MARY KATHRYN	100 JORDAN CREEK DR	JAMESTOWN	NC	27282
QIAN, QUANSHENG;SHANG, XIAOJIE	11 CARISSA CT	GREENSBORO	NC	27407
QUINN, JEFFREY RICHARD;QUINN, CHRISTINE ANN	4 TED CT	JAMESTOWN	NC	27282
RABE, B MADSEN	104 SAGEWOOD RD	JAMESTOWN	NC	27282
RAFATI, CONNIE Z	102 ARLINGTON DR	JAMESTOWN	NC	27282
RAHMAN, ZILLUR	803 GUILFORD RD	JAMESTOWN	NC	27282
RAJCEVIC, NIKOLA;RAJCEVIC, SNJEZANA	4 NICHOLSON CT	GREENSBORO	NC	27407
RAMIREZ, JONATHAN ENRIQUEZ	3068 RENAISSANCE PKWY	JAMESTOWN	NC	27282
RAMOS, PEDRO;RAMOS, MARGARITA	7729 141ST ST APT D	FLUSHING	NY	11367
RAPUANO, DOLORES A TRUSTEE;RAPUANO, VINCENT TRUSTEE;VIN	4 LANGHOLM CT	JAMESTOWN	NC	27282
REAVES, KELLY ANN	204 CASTLETON PL	JAMESTOWN	NC	27282
REED, KENNETH E.;REED, VICKI ANN	203 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
REY, DANIEL	111 E NEWLYN ST	GREENSBORO	NC	27408
REYNOLDS, JO R	1046 MIDDLEBROOK WAY	KENNESAW	GA	30152
REYNOLDS, JUSTIN W;REYNOLDS, MARILYN J	101 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
RICHARD GLOVER LIVING TRUST;GLOVER, RICHARD R TRUSTEE	108 BRAMBLE DR	JAMESTOWN	NC	27282
RIEDEL, JAMES MATTHEW;RIEDEL, KATHRYN MARIE	8 CARISSA CT	GREENSBORO	NC	27407
RINCON, JORGE CIFUENTES	3 FARRINGTON CT	GREENSBORO	NC	27407
RISHEQ, KHALED M;RISHEQ, YVONNE R	25892 ROPER LN	CHANTILLY	VA	20152
RM1 SFR PROPCO A LP	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
ROBARGE, COURTNEY C	2003 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
ROBICHAUD, MICHAEL D;ROBICHAUD, DEBORA A	7 E BURKWOOD CT	JAMESTOWN	NC	27282
ROBINSON, RYAN;HONEYCUT ROBINSON, ANA N	3912 HUNT CHASE CT	GREENSBORO	NC	27407
RODGERS, PAULA	2204 FAIRLAND RD	GREENSBORO	NC	27407
ROGASKI, PATRICIA;ROGASKI, PETER	224 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
ROGERS, JOHN E;ROGERS, SUSAN E	306 PEARCE DR	JAMESTOWN	NC	27282
ROGERS, RUTH ELAINE	715 GUILFORD RD	JAMESTOWN	NC	27282
ROGERS, TIMOTHY J	309 PEARCE DR	JAMESTOWN	NC	27282
ROLAND, MICHAEL E;ROLAND, TONIA O	208 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
RONEY, GEORGIA NIXON	5 MANGERTON TRL	JAMESTOWN	NC	27282
ROOK, DEBORAH P	2305 ACORN RIDGE RD	GREENSBORO	NC	27407

ROUTT, DAVID H;ROUTT, TONI S	103 WOODLEIGH CT	JAMESTOWN	NC	27282
RUDISON, DONNELL L;RUDISON, SYLVIA A	5603 STONE KIRK CT	GREENSBORO	NC	27407
RUDISON, YOLANDA	3903 HUNT CHASE CT	GREENSBORO	NC	27407
RUSH, HAROLD	1916 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
SABANIS, PANAGIOTIS T;SABANIS, BARBARA J	101 VIOLET LN	JAMESTOWN	NC	27282
SALAZAR, FRANCES G;SALAZAR, RICHARD J	2330 ADAMS FARM PKWY	GREENSBORO	NC	27407
SAMPLE, MARY K;SAMPLE, MICHAEL H	201 WINROW DR	JAMESTOWN	NC	27282
SANDMAN INVESTMENTS LLC	208 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
SANYASI, KUL;SANYASI, KUMAR	5802 RUNNING RIDGE RD	GREENSBORO	NC	27407
SAPONJA, DUSAN;SAPONJA, ALEKSANDRA	5 NICHOLSON CT	GREENSBORO	NC	27407
SAPORITI, CARL G;SAPORITI, LINDA L	108 HIDDEN RIDGE DR	JAMESTOWN	NC	27282
SAUNDERS, BENNIE I;SAUNDERS, JANE W	220 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
SCHAEFER, SCOTT THOMAS;SCHAEFER, KELLEY F	3 LEXA CT	JAMESTOWN	NC	27282
SCHEFFLER, THOMAS A;TERECH, SUZANNE	3806 WATERCOURSE CT	GREENSBORO	NC	27407
SCHRAM, BOBBIE T	102 TANGLE DR	JAMESTOWN	NC	27282
SCHURR, BONNIE J;SCHURR, STUART L	105 CEDARWOOD DR	JAMESTOWN	NC	27282
SCOGGINS, BECKY L;SCOGGINS, CHRISTOPHER N	3212 BROOKRUN DR	JAMESTOWN	NC	27282
SEAWELL, SAMUEL G JR;SEAWELL, ROBIN M	3220 BROOKRUN DR	JAMESTOWN	NC	27282
SECU*RE INC	119 N SALISBURY ST	RALEIGH	NC	27603
SHANER, DANIEL BENNETT;SHANER, CYNTHIA T	5616 WELLSLEY DR W	GREENSBORO	NC	27407
SHANKS, DEBORAH LENA TRUSTEE;DEBORAH LEONA SHANKS LIVI	211 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
SHAPIRO, MELINDA	2412 WALKER AVE	GREENSBORO	NC	27403
SHEFFEY, MURPHY STEPHEN;SHEFFEY, CAROLYN DOWNS	112 JORDAN CREEK DR	JAMESTOWN	NC	27282
SHELTON, JOHNNY LEE;SHELTON, KRISTIE MARIE	312 WINROW DR	JAMESTOWN	NC	27282
SHOLL, DENNIS W;SHOLL, JILL DIANE	303 ROYAL RD	JAMESTOWN	NC	27282
SHU, JANE E;SHU, PAUL P	2406 ADAMS FARM PKWY	GREENSBORO	NC	27407
SIKORA, ETSUKO;SIKORA, FRANK JOSEPH III	200 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
SIMPSON, PATRICIA W	5610 WESTLOCK CT	GREENSBORO	NC	27407
SIMS, NATASHA ALICIA	5609 WESTLOCK CT	GREENSBORO	NC	27407
SINGH, JAGJIP;KAUR, MANMINDER PAL	5519 WELLSLEY DR W	GREENSBORO	NC	27407
SINGH, RAMANJIT	3817 HUNT CHASE DR	GREENSBORO	NC	27407
SIRMONS, BEN H JR;SIRMONS, LINDA N	102 BYRNWOOD DR	JAMESTOWN	NC	27282
SKIDMORE, MICHAEL;SKIDMORE, KRISTEN	205 STAFFORD OAK RD	JAMESTOWN	NC	27282
SLOAN, MILLICENT J	3077 RENAISSANCE PKWY	JAMESTOWN	NC	27282

SMITH, CARL H JR;SMITH, RAE MARIE	202 CASTLETON PL	JAMESTOWN	NC	27282
SMITH, LORIE BENTON;SMITH, ORLANDO G G	206 PEARCE DR	JAMESTOWN	NC	27282
SMITH, STEVEN	3702 CREEK POINT WAY	GREENSBORO	NC	27407
SMITH, TIMOTHY C;SMITH, CHERYL A;JONES, MEGHANN SMITH;SV	106 HIDDEN RIDGE DR	JAMESTOWN	NC	27282
SMITH, YOLANDA Y	9 PLANTERS WOOD TRL	GREENSBORO	NC	27407
SMITH-PRICE, CYNTHIA MARIE	5602 WELLSLEY DR W	GREENSBORO	NC	27407
SNYDER, MICHAEL;SNYDER, CONSTANCE	110 JORDAN CREEK DR	JAMESTOWN	NC	27282
SPARKS, OWEN REED;SPARKS, MIA FILIPPINI	3304 BROOKRUN DR	JAMESTOWN	NC	27282
SPENCE, WILLIAM W III	109 WOODLEIGH CT	JAMESTOWN	NC	27282
SPILLMAN, JONATHAN LEE;SPILLMAN, ALISON ELIZABETH	6 MANGERTON TRL	JAMESTOWN	NC	27282
ST CLAIR, DAVID ISSAC;ST CLAIR, SARA BETH	3826 HUNT CHASE DR	GREENSBORO	NC	27407
ST FRANCIS PET FUNERAL SERVICE & CEMETARY INC	402 HAVERSHIRE DR	JAMESTOWN	NC	27282
STAEHLY, JOE;STAEHLY, LEE	2825 NC HIGHWAY 62 E	LIBERTY	NC	27298
STALLINGS, APRYLE L;STALLINGS, ROBERT	3044 RENAISSANCE PKWY	JAMESTOWN	NC	27282
STALLINGS, KATHY A	210 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
STANFORD, CHRISTIAN A V;VERONE, FRANCINE ROSE	5907 CEDARHURST CT	JAMESTOWN	NC	27282
STARKEY, CHARLES V;STARKEY, DARI C	202 ARLINGTON DR	JAMESTOWN	NC	27282
STEELE, DAVID;STEELE, TAMMY	101 PEARCE DR	JAMESTOWN	NC	27282
STEPHENS, ALAN G;STEPHENS, DIANE C	200 WINROW DR	JAMESTOWN	NC	27282
STEPHENS, DIANNE M	104 WOODBINE CT	JAMESTOWN	NC	27282
STEVENS, CALVIN JR;STEVENS, LESLIE P	3820 HUNT CHASE DR	GREENSBORO	NC	27407
STEVENS, ROBERT B;STEVENS, CHERYL H	107 HIDDEN RIDGE DR	JAMESTOWN	NC	27282
STEWART, ALFRED CHARLES JR;STEWART, MARIA DOMINIQUE	307 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
STEWART, JUSTIN;STEWART, MARIA BOSON	203 CASTLETON PL	JAMESTOWN	NC	27282
STILL, MICHAEL E	108 PEARCE DR	JAMESTOWN	NC	27282
STILL, MICHAEL;STILL, ANGELA FLOWERS	2 KORY PL	JAMESTOWN	NC	27282
STONE, ALAN SCOTT;STONE, LAURA G	103 WINROW DR	JAMESTOWN	NC	27282
STORTZUM, LUCAS ALAN;STORTZUM, LAUREN HAMILTON	5602 STONE KIRK CT	GREENSBORO	NC	27407
STRENK, JEFFREY J;STRENK, ELEANOR E	2102 GUILFORD COLLEGE RD	JAMESTOWN	NC	27282
STREVER, GREGORY E;STREVER, THERESA SHELTON	100 PEARCE DR	JAMESTOWN	NC	27282
SUGGS, JERRY;SUGGS, TAMMY	3216 BROOKRUN DR	JAMESTOWN	NC	27282
SULLIVAN, JEREMIAH PATRICK III	2210 ACORN RIDGE RD	GREENSBORO	NC	27407
SUMNER, MASON	5517 WELLSLEY DR E	GREENSBORO	NC	27407
SUNFIRE 3 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746

SUNNUCKS, BRIAN D;SUNNUCKS, JEAN M	5604 STONE KIRK CT	GREENSBORO	NC	27407
SUTTLE, BRITTANY B;SUTTLE, PHILIP O	3800 CREEK POINT WAY	GREENSBORO	NC	27407
SWAIM, WILLIAM H III;SWAIM, VIRGINIA B	PO BOX 2158	JAMESTOWN	NC	27282
SZARKA, CAROLYN H CADLE	801 GUILFORD RD	JAMESTOWN	NC	27282
TALCHIK, RITA	302 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
TALLY, CAMPBELL M II;TALLY, ALLISON H	106 COTTONWOOD DR	JAMESTOWN	NC	27282
TAMANG, DAMABAR;PRADHAN, BIPANA	5 FARRINGTON CT	GREENSBORO	NC	27407
TAN TRUST;TAN, PHILIP KEE;TAN, ALINA MARIA AMA	2717 STATE ST	SAN DIEGO	CA	92103
TANAS, KHALIL SALIBA;TANAS, SAMAR KHOURY	3070 RENAISSANCE PKWY	JAMESTOWN	NC	27282
TARO, MAXWELL S J/T R/S;TARO, SAL JR J/T R/S;TARO, SHEILA H J/1	3042 RENAISSANCE PKWY	JAMESTOWN	NC	27282
TAYLOR, EDWARD A;TAYLOR, JANIE G	202 WINROW DR	JAMESTOWN	NC	27282
TEAGUE, TODD V	201 CASTLETON PL	JAMESTOWN	NC	27282
TEATS, ABBY DAWN;TEATS, JASON DONALD	5801 EDGEBROOK CT	JAMESTOWN	NC	27282
TELILA, MESFIN RUGA;GARI, HIWOT TADESSE	5604 PINETUCK DR	GREENSBORO	NC	27407
TERVO, THOMAS A;TERVO, BARBARA J	2 LANGHOLM CT	JAMESTOWN	NC	27282
TETTO, ANDREA PETERS	5603 PINETUCK DR	GREENSBORO	NC	27407
THE TRUSTEES OF GUILFORD TECHNICAL COMMUNITY COLLEGE	PO BOX 309	JAMESTOWN	NC	27282
THEPSOUMANE, SUPAPORN	5611 WELLSLEY DR W	GREENSBORO	NC	27407
THOMAS, BROCK;THOMAS, TANYA V	312 PEARCE DR	JAMESTOWN	NC	27282
THOMAS, RUBY H	3067 RENAISSANCE PKWY	JAMESTOWN	NC	27282
THOMPSON, APRIL K;THOMPSON, BEAU B	101 THORA DR	JAMESTOWN	NC	27282
THOMPSON, MARGIE Y	3051 RENAISSANCE PKWY	JAMESTOWN	NC	27282
THORNE, MARTIN W;THORNE, ANNE C	301 JORDAN CROSSING AVE	JAMESTOWN	NC	27282
THRASHER, DAVID F TRUSTEE;DAVID F THRASHER REVOCABLE TRU:	7420 ANNANWOOD CT	ANNANDALE	VA	22003
TILLSON, DAVID K;TILLSON, ANNE F	117 COLONIAL DR	CLAYTON	NC	27527
TINGLE, BARRY L;TINGLE, THELMA M	5608 STONE KIRK CT	GREENSBORO	NC	27407
TO, TRAM	4125 TECUMSEH ST	HIGH POINT	NC	27265
TORRELLA, ANGELA C	3302 BROOKRUN DR	JAMESTOWN	NC	27282
TORRES, LETASIA WILEY	3900 HUNT CHASE CT	GREENSBORO	NC	27407
TOWN OF JAMESTOWN	301 E MAIN ST	JAMESTOWN	NC	27282
TOWN OF JAMESTOWN AND GUILFORD COUNTY	PO BOX 848	JAMESTOWN	NC	27282
TRAN, ANH TU THI;TRAN, THANG CAO	5 KILDARE WOODS CT	GREENSBORO	NC	27407
TRENT, IAN A	3829 HUNT CHASE DR	GREENSBORO	NC	27407
TROTТА, JOHN;TROTТА, PATRICIA	3309 BROOKRUN DR	JAMESTOWN	NC	27282

TRUONG, VU UY;PHUONG, LE THI	304 WINROW DR	JAMESTOWN	NC	27282
TRUSTEES OF GUILFORD TECHNICAL COMMUNITY COLLEGE	PO BOX 309	JAMESTOWN	NC	27282
TUCKER, JAMES HENRY	105 WINROW DR	JAMESTOWN	NC	27282
TUCKER, SAM RILEY TRUSTEE;TUCKER, JO ANN HONEYCUTT TRUSTI	110 PEARCE DR	JAMESTOWN	NC	27282
TURNER, DONNA W	112 BYRNWOOD DR	JAMESTOWN	NC	27282
TURNMIRE, MINDY CLAIRE	3828 HUNT CHASE DR	GREENSBORO	NC	27407
TYSON, LORA ANN	3060 RENAISSANCE PKWY	JAMESTOWN	NC	27282
UNDERHILL, MARY KATHRYN TRUSTEE;MARY KATHRYN UNDERHILL	101 WOODLEIGH CT	JAMESTOWN	NC	27282
UNDERWOOD, MATTHEW H;UNDERWOOD, STEPHANIE T	3 TED CT	JAMESTOWN	NC	27282
UNDERWOOD, SCOTT;SAFFARI, JACLYN	104 WOODLEIGH CT	JAMESTOWN	NC	27282
UNGOS, FLORO B JR;UNGOS, CATALINA R	3831 HUNT CHASE DR	GREENSBORO	NC	27407
UPLINGER, JACQUELINE TRUSTEE;UPLINGER LIVING TRUST	3208 BROOKRUN DR	JAMESTOWN	NC	27282
VANEL, MEXIL;LOUIS, CERAMENE	104 ARLINGTON DR	JAMESTOWN	NC	27282
VARNER, JENNIFER DIANE	2935 SHADY VIEW DR	HIGH POINT	NC	27265
VAUGHAN, OWEN DANIEL;VAUGHAN, GLORIA M	721 GUILFORD RD	JAMESTOWN	NC	27282
VAUGHN, KENNETH O;VAUGHN, STEPHANIE S	725 GUILFORD RD	JAMESTOWN	NC	27282
VEGA, EDWARD;ROY-VEGA, LORETTA S	3307 BROOKRUN DR	JAMESTOWN	NC	27282
VERNON, BRITNEY M;VERNON, MATTHEW A	201 CEDARWOOD DR	JAMESTOWN	NC	27282
VINSON, STEPHEN M;VINSON, MARGARET A	103 ARLINGTON DR	JAMESTOWN	NC	27282
VU DOAN, THU LY;LE, CHOT VAN	3805 HUNT CHASE DR	GREENSBORO	NC	27407
WADE, BRUCE B;WADE, RENEE	8642 BAYARD ST	PHILADELPHIA	PA	19150
WAISI, KARAM KAMEL AL	5903 RUNNING RIDGE RD	GREENSBORO	NC	27407
WALKER, DIANE L;WALKER, RUSSELL G JR	104 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
WARE, RICHARD S;WARE, LISA	2 TED CT	JAMESTOWN	NC	27282
WARREN, JOSEPH ALAN	3057 RENAISSANCE PKWY	JAMESTOWN	NC	27282
WARREN, RONALD E;WARREN, TRACY C	ST ALBAN-RING 189			
WATERS, MELODY J	2006 KILDARE WOODS DR	GREENSBORO	NC	27407
WATKINS, ELIZABETH;WATKINS, MICHAEL	19 GATEHOUSE LN	GREENSBORO	NC	27407
WEBSTER, SCOTT E	3815 HUNT CHASE DR	GREENSBORO	NC	27407
WENTZ, DOUGLAS H TRUSTEE;DOUGLAS H WENTZ REVOCABLE LIVI	6311 HICKORY HOLLOW RD	JAMESTOWN	NC	27282
WHEELER, SCOTT C;WHEELER, DEBBY L	108 BYRNWOOD DR	JAMESTOWN	NC	27282
WHITE, MICHAEL R IV	2329 ADAMS FARM PKWY	GREENSBORO	NC	27407
WHITE, WILLIE E;WHITE, CHARMAINE BURNETT	200 CEDARWOOD DR	JAMESTOWN	NC	27282
WHITTINGTON HALL HOMEOWNERS ASSOCIATION	PO BOX 8071	GREENSBORO	NC	27419

WICKETT, JOHN R;WICKETT, LORRAINE	3032 RENAISSANCE PKWY	JAMESTOWN	NC	27282
WILLENBROCK, JOHN KARL;WILLENBROCK, PATRICIA D	107 SOUTHBRIDGE CT	JAMESTOWN	NC	27282
WILLIAMS, APRIL;WILLIAMS, JEFFREY	2328 ADAMS FARM PKWY	GREENSBORO	NC	27407
WILLIAMS, CHRISTOPHER L;WILLIAMS, KARON L	2202 FAIRLAND RD	GREENSBORO	NC	27407
WILLIAMS, DONNA G;WILLIAMS, ROBERT A	206 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
WILLIAMS, HELEN ROSE TRUSTEE;2017 HELEN ROSE WILLIAMS LIVI	209 CEDARWOOD DR	JAMESTOWN	NC	27282
WILLIAMS, JAMES OWENS	5806 RUNNING RIDGE RD	GREENSBORO	NC	27407
WILLIAMS, JERRY L;WILLIAMS, CAROLYN M	115 BYRNWOOD DR	JAMESTOWN	NC	27282
WILLIAMS, MICHAEL L	3040 RENAISSANCE PKWY	JAMESTOWN	NC	27282
WILLIAMS, RICHARD D;WILLIAMS, NANCY S	2307 ACORN RIDGE RD	GREENSBORO	NC	27407
WILLIAMS, RINITA P	5705 RUNNING RIDGE RD	GREENSBORO	NC	27407
WILLIS, PEGGY L	3064 RENAISSANCE PKWY	JAMESTOWN	NC	27282
WILSON, CALVIN MAURICE JR;WILSON, VIVIAN T	2203 FAIRLAND RD	GREENSBORO	NC	27407
WILSON, DEANNE K	201 JORDAN RIDGE WAY	JAMESTOWN	NC	27282
WILSON, HAROLD S	1902 HUNTER WOODS DR	HIGH POINT	NC	27265
WINSLOW, JOHN D;WINSLOW, LAUREN F	105 HIDDEN RIDGE DR	JAMESTOWN	NC	27282
WINTERS, KENNETH J;SHAFFER, BRANDI N	4 PLANTERS WOOD TRL	GREENSBORO	NC	27407
WOLDEMARIAM, ALEMAYEBU T	1136 EDINBURGH DR	JAMESTOWN	NC	27282
WOLF, BERNHARD KURT;WOLF, ELLEN H	100 VIOLET LN	JAMESTOWN	NC	27282
WOODARD, JASON L;WOODARD, KATHLEEN	506 TANGLE DR	JAMESTOWN	NC	27282
WOODRUFF, WILLIAM W III;WOODRUFF, MELANIE S	104 PEARCE DR	JAMESTOWN	NC	27282
WOODY, NATHANIEL BRIAN;ALLEN, JAMIE CHRISTINA	822 N ELM ST STE 200	GREENSBORO	NC	27401
WORTHINGTON, DERRICK JAVON	5905 RUNNING RIDGE RD	GREENSBORO	NC	27407
WRIGHT, ALEXIS A	107 WINROW DR	JAMESTOWN	NC	27282
WRIGHT, COLLEEN G	103 JORDAN CREEK DR	JAMESTOWN	NC	27282
WRIGHT, JACK BRADLEY;WRIGHT, SHARON K	2400 ADAMS FARM PKWY	GREENSBORO	NC	27407
YAHY, BENAISSA;YAHY, OUARDA	2 PLANTERS WOOD TRL	GREENSBORO	NC	27407
ZHANG, JIN HUI;CHIN, JIN QING	3 PLANTERS WOOD TRL	GREENSBORO	NC	27407

AFFIDAVIT OF NOTICE

REGARDING NOTIFICATION REQUIREMENTS FOR rezoning request before the Planning Board 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 8, 2021, public hearing before the Planning Board, 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 20, 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 Planning Board, a brief description of the matter being heard, and identifying the land which is the subject of the application, were erected on the property at least 10 and no more than 25 calendar days prior to the public hearing, and further, that said placards have been maintained up to the time of said hearing.

That the placards were posted on October 20, 2021.

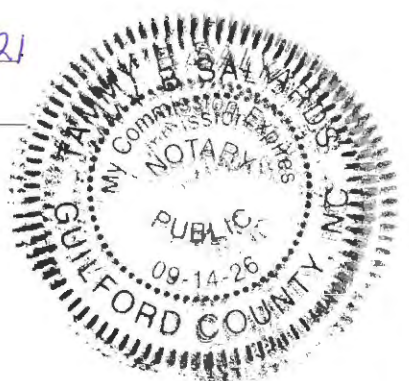
Katie M. Weiner
Town Clerk's Signature

Subscribed and sworn to before me this 20th day of October, 2021

My Commission Expires: 9/14/26

Tammy B Salyards
Notary Public's Signature

Tammy B Salyards
Printed Name of Notary Public





Planning Board Hearing Date: November 8, 2021

GENERAL INFORMATION

- Applicant:** D.R. Horton, Inc. c/o Issacson Sheridan
- Request:** Request for rezoning of the following parcels:
- 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/- . From AG (Agricultural) to PUD (Planned Unit Development).
 - 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- . From AG to PUD
 - 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/- . From AG to PUD
 - 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD
- 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, 159106, 158765
- Public Notice:** Notice of Public Hearing mailed 10/20/2021
- 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:** Developed with three single-family residential homes and supporting farm infrastructure. Forested areas and pastures are found throughout the property.
- 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:

	Adj. Zoning	Adjacent Land Uses
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:

Case #	Date	Summary
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 such in November 2020.

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 TOJ Land Development Ordinance.

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

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

Transportation:

Street Classification: Guilford College Rd. and Mackay Rd. – both are Major Thoroughfares
 Site Access: Guilford College Rd. and Mackay Rd.
 Traffic Counts: Counts are 2018 data: 16,000 ADT on Guilford College Rd. between Mackay Rd. and Guilford Rd. per NCDOT; 4,800 ADT on Mackay Rd. per NCDOT and 6,500 ADT on Guilford College Rd. between Guilford Rd. and W. Gate City Blvd. per NCDOT.
 Sidewalks: Existing along Guilford College Rd. Extension of sidewalks will be required by the Jamestown LDO and/or the 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 the Envision Jamestown Comprehensive Plan (adopted 10/19/2021)

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

The areas surrounding this property have developed over the past 40+ years; primarily as single-family residential subdivisions. The availability of water/sanitary sewer utilities has had an impact on the density of those developments, with the average density of lots initially developed with water and sewer somewhere around 4 units per acre (ex. – Whittington Hall). The Cedarwood subdivision did not initially develop with water/sewer utilities (they were made available later) and thus the density in that area remains closer to 1 unit per acre.

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

The Town just adopted the Envision Jamestown Comprehensive Plan on Oct. 19, 2021. Staff felt it appropriate to review this property under both the newly adopted Envision Jamestown Comprehensive Plan and the previous Comprehensive Plan to fully evaluate the rezoning before us. There are two subsections below – 1) The Envision Jamestown Comprehensive Plan, adopted in 2021, and 2) The 2020 Land Development Plan, adopted in 2007. Staff will review the property using both sets of plans in the interests of transparency. It is important to note that **the Planning Board and the Town Council *must* make their decisions on consistency with the *latest* plan (Envision Jamestown Comprehensive Plan).**

Envision Jamestown Comprehensive Plan – adopted 2021

The Envision Jamestown Comp Plan was part of a nearly two-year process to update the Town’s previous Comprehensive Plan. While staff had been discussing and planning for the update for quite some time, funds were allocated by the Town Council in the FY 19-20 budget to begin work on this project. The timing was to coincide with the NC General Assembly’s update to the statutes which govern municipalities (Chapter 160D) and the Council allocated some funding to assist with the update of our Land Development Ordinances during this process to ensure compatibility with the new laws.

This plan was recently adopted on October 19, 2021 and will act as the governing document for the Planning Board and Town Council as they consider this and any future rezoning (until another update is adopted). The newly adopted Envision Jamestown Comprehensive Plan has several Guiding Principles which may relate to the request being made to rezone this property and which the Planning Board and

Council may utilize to decide on whether or not this request is consistent with the Envision Jamestown Comprehensive Plan.

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 #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.

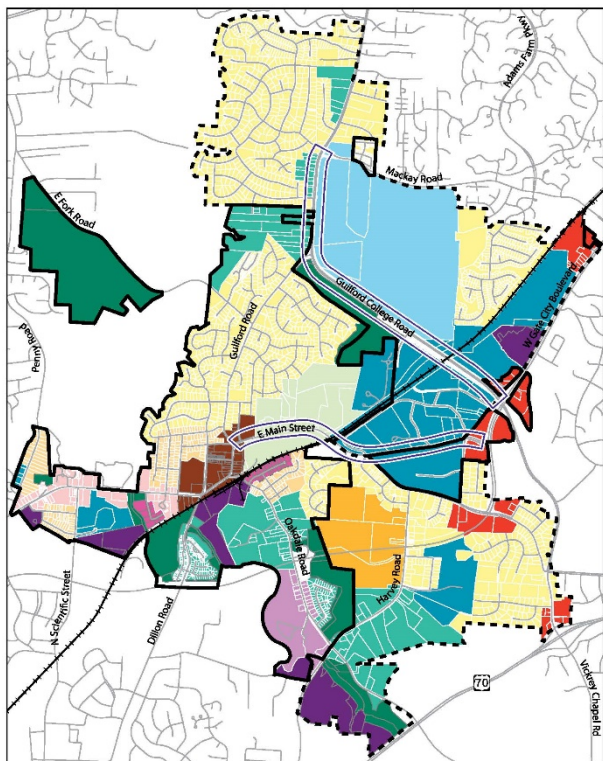
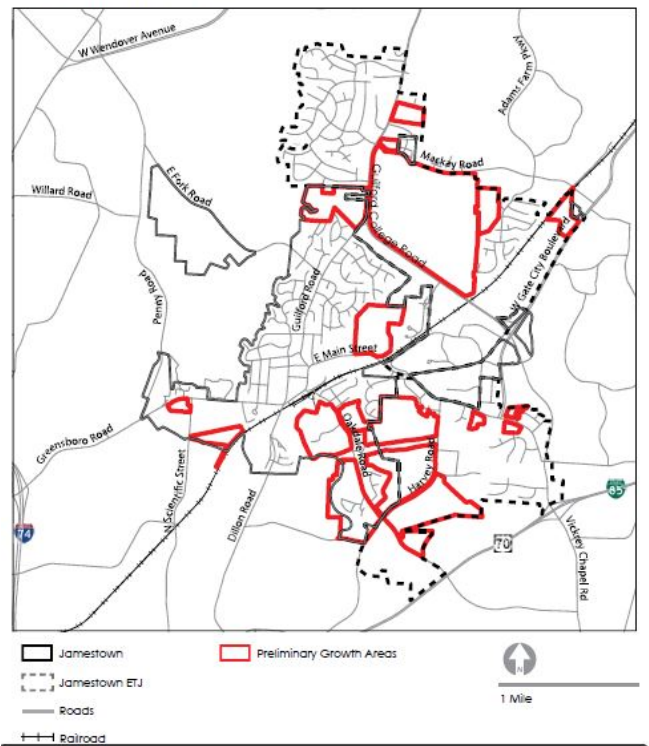
- Protect and preserve mature trees and tree stands from removal in conjunction with land development activity, and promote the growth of healthy forests in the community.
- Protect riparian areas from encroachment by development to preserve water quality and natural habitats.
- Protect contiguous and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

The Envision Jamestown Comprehensive Plan (or simply, “Comp Plan”), indicates that the property in question is located in our Preliminary Growth Area. This designation is based on the availability of developable land, current use, parcel size, access to major transportation routes, utility infrastructure, nature of adjacent development, and environmental constraints.

The Comp Plan provides anticipated Future Land Use Categories and locations. The Steering Committee, Town staff, and the public were aware of the possibility of the development of this property as Diamondback Investment Group had attempted to rezone the property while this plan was being updated. Benchmark Planning, the consultant leading the Comp Plan update, spent time surveying the public, engaging the committee members, assisting the Planning Board during the initial rezoning request, and otherwise *planning* for the eventuality that this property would be developed.

Out of that planning process, the final plan calls out this parcel as the “Mackay-Guilford” land use category. This district is defined as follows:

Map 3 Preliminary Growth Areas



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

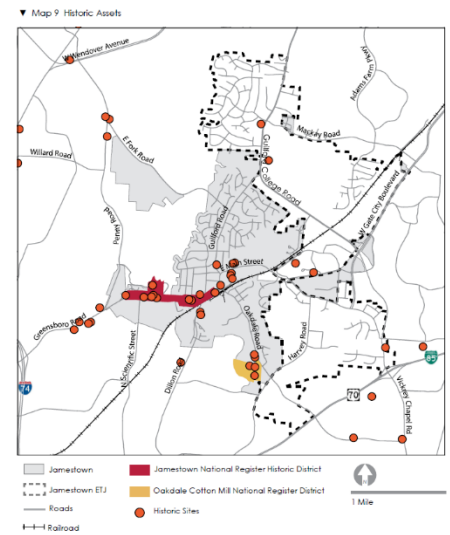
community that respects the history, character, and aesthetic quality of the Town.

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.

One area of concern to staff members is the future of the Armstrong house, which is the white farmhouse seen prominently from Guilford College Rd. There have been some opinions voiced that the home has deteriorated beyond repair and should be demolished. However, the Comp Plan is clear that Jamestown should work to preserve its cultural and historic resources. Town staff would encourage members of the community to endeavor to find ways to collaborate with the developer to save this home and to incorporate it into the future development of the site. Staff envisions the formation of a non-profit to save and renovate the home and to operate it for the use and enjoyment of the public in some manner. That could be as a gathering space, event center, or even as a commercial use whereby the proceeds of leasing the structure could be used for its ongoing maintenance. Of course, this is easier described than done and will take the hard work of the community working together to come to fruition.



Housing in Jamestown is currently approximately 75% single-family residential and approximately 25% multi-family residential. While the development patterns in Jamestown have historically been modest to larger single-family homes on “larger” lots, development patterns throughout the Triad and regionally have been shifting. The most recent “large” development of housing was in the mid-1990s when the Johnson family developed the subdivision known as Whittington Hall. This subdivision is comparable to other mid-1990’s development which are generally larger homes on larger lots; automobile-oriented; and with architecture that reflects the era in which they were built (primarily brick). Prices for housing in Jamestown average approximately \$220,000, with some areas being significantly more expensive. This can create issues related to the availability of affordable housing in our community. The average household income needed to purchase the average home in Jamestown is approximately \$61,000/year. The provision of alternative housing types and price points is a guiding principle for future development in our community.

The availability of housing for those who wish to age in place is of particular interest to the Town. Jamestown currently has very limited options for seniors who wish to transition from a larger single-family home on a larger lot to housing product types such as townhomes, patio homes, condominiums, or even apartments. With the recent addition of the Town of Jamestown to the AARP Livable Communities Initiative, the appointed and elected leaders of Jamestown have a stated and continued interest in planning to meet the needs of our aging populations.

The 2020 Land Development Plan – adopted 2007

In interest of transparency, due to the very recent adoption of an updated Comprehensive Plan, the staff reviewed the property using both the current and former Comprehensive Plans. The 2020 Land Development Plan, adopted in 2007, yielded a Future Land Use Map designation for this parcel as being located in the “Suburban Residential” district. The 2020 Land Development Plan defines the “Suburban Residential” district as:

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

This parcel is also included the “Traditional Neighborhood Development” overlay.

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

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

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

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

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

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

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



Courtesy of Southern Village, Chapel Hill, NC



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



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

2020 LDP Goals and Policies Applying To This Proposal

GROWTH MANAGEMENT

GOALS:

- A. Carefully manage growth, making smart growth decisions that maintain and enhance Jamestown’s special community characteristics and heritage.
- B. Strategically locate new land development in the most appropriate places.
- C. Use infrastructure investments as efficiently as possible.
- D. Attract new businesses and jobs and a more diverse tax base.
- E. Preserve our natural, cultural & historic resources and open space as we grow.

POLICIES:

- 1.5 Carefully manage land development patterns along existing and planned major roads (e.g. Guilford College Road, High Point Road, future Bypass) to maintain their safety and function and create a welcoming, aesthetically pleasing entranceways that reflect our small-town character.
- 1.6 Encourage the design of new activity centers to provide a wider mixture of uses and to serve as pedestrian-friendly community destinations and gathering areas.
- 1.7 Encourage the development of new commercial uses within designated activity centers to be energy efficient, aesthetically pleasing, and pedestrian-friendly and the renovation, maintenance, and creative re-use of existing commercial buildings to provide more retail, business, and office uses in convenient locations.
- 1.10 Preservation and continued investment in key institutional & civic uses (e.g. YMCA, Town Hall, libraries, schools) is strongly encouraged throughout the community.
- 1.11 Continue to value, preserve and enhance existing residential uses and neighborhoods, to maintain the unique small-town character of Jamestown. Infill development is encouraged to efficiently use existing infrastructure, however, new buildings and the renovation of existing buildings should fit the scale and character and add value to existing neighborhoods.
- 1.13 Encourage opportunities for adequate, affordable, attractive, quality housing to be provided for residents through the renovation of existing older homes, and the building of a balanced mixture of housing types to match a range of lifestyles and income levels.
- 1.14 Encourage open space, parks & squares to be a part of every new neighborhood, and encourage these amenities to be well-connected by greenways, sidewalks, and bike lanes, and to be added to existing neighborhoods whenever appropriate and feasible.
- 1.15 Carefully balance individual property rights with the good of the whole community by expecting new development to use the best design features of our favorite existing areas and by providing adequate buffers between incompatible uses.
- 1.16 Encourage alternative types and patterns of development [mixed-use, cluster, Planned Unit Developments (PUD), Traditional Neighborhood Developments (TND)] to reduce development costs, to reduce traffic, to increase convenience and a sense of community, to protect

environmentally sensitive areas, and to provide more parks and open space close to where people live and work.

- 1.17 Encourage everyone in our community to use these land development plan goals and policies as guidelines for making smart growth decisions, strategically locating land development in the most appropriate places, using existing and future infrastructure investments efficiently, reducing costly sub-urban sprawl, and helping maintain and enhance the community assets that make Jamestown special.

PLANNING COORDINATION

GOALS:

Coordinate land development planning and decision-making with surrounding jurisdictions, so that future land development in Jamestown fits well into its regional context, and maintains and enhances the quality of life for citizens in and around its jurisdiction.

POLICIES:

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

COMMUNITY APPEARANCE

GOALS:

Coordinate land development planning and decision-making with surrounding jurisdictions, so that future land development in Jamestown fits well into its regional context, and maintains and enhances the quality of life for citizens in and around its jurisdiction.

POLICIES:

- 3.1 Value and preserve Jamestown's small-town feel.
- 3.3 Maintain a strong sense of place and community pride as each new land use fits into our vision for the future – adding quality and value and enhancing our community character and quality of life.
- 3.4 Carefully consider the appearance and design of new buildings and site development, to ensure a good fit, and to maintain and improve the appearance of our community, and to create a greater sense of harmony and compatibility among various uses throughout our community.
- 3.5 Beautify existing streetscapes, and encourage the creation of new streetscapes that provide a pedestrian-friendly environment with adequate sidewalks and street trees, and attractive landscaping, signage, and building facades.
- 3.6 Protect, improve and beautify the appearance and function of entrance road corridors, through the use of design guidelines, development standards, landscaping & beautification efforts, and overlay district regulations.

QUALITY OF LIFE

GOALS:

Carefully preserve Jamestown's natural, cultural and historic resources as we grow.

POLICIES:

- 4.1 Carefully preserve Jamestown's numerous natural, cultural, and historic resources as the cornerstone of its identity – including preservation of the public school (library), the Mendenhall Plantation, and other important properties.
- 4.3 Maintain & improve air quality by recruiting environmentally-friendly industry and encouraging pedestrian-friendly, mixed-use land use patterns, more sidewalks, bike lanes & greenways, interconnected street patterns, and open space (cluster) development.
- 4.4 Maintain & improve water quality by carefully managing and restoring stream-banks, establishing minimum riparian buffer requirements along streams and creeks, encouraging cluster development to provide open space and avoid disturbance in riparian buffer areas, adopting low-impact design guidelines, implementing phase II stormwater regulations, and coordinating growth management efforts with the County and surrounding municipalities.
- 4.5 Provide a diverse open space & recreation system with an abundant variety of opportunities throughout our community – including small neighborhood parks and playgrounds; large active-recreational parks for soccer and softball(e.g. Jamestown Park and the YMCA); passive picnic, walking, and biking areas; and an extensive system of trails and greenways connecting each of these elements together. Gather feedback from the community on a regular basis to identify and meet recreation needs.

PUBLIC SERVICES AND FACILITIES

GOALS:

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

POLICIES:

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

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

CONFORMITY WITH OTHER PLANS

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

STAFF COMMENTARY:

For several decades, the Town of Jamestown has been preparing for this property to develop. While nobody was aware of any specific plans, it is logical that the property would develop in some way in the future. Town leaders (Council, staff, etc.) have ambitiously prepared for this eventuality. The Town of Jamestown and the City of Greensboro defined areas of future growth for each municipality by signing an annexation agreement in 1991, placing the Johnson property within Jamestown’s right to annex; infrastructure investments in water/sewer have been strategically sized to accommodate development in this area; the Envision Jamestown Comprehensive Plan identifies this area as a premier potential development tract in the Triad to be designed in a manner to create an integrated, walkable, and mixed-use neighborhood containing a wide range of housing options where residents can easily access neighborhood scale retail, dining, and service uses within a short walk or bike ride of their homes. Open space and preservation of critical habitats is expected in order for the development to be a complimentary and enduring addition to the Jamestown community.

In the past, a single-family home on a large (~ 0.5 - 1 acre or more) lot was considered the pinnacle of zoning. However, as this country’s population grew, it became quickly apparent that this model was not sustainable. Environmental impacts (encroachment on sensitive areas, water/sewer issues, and the overall consumption of land) from this type of development caused some observers to call for the use of land development techniques that complement, or at least co-exist with, the natural state of the land. Studies have shown that neighborhoods containing a mix of uses tend to be more desirable, sustainable, and less likely to succumb to urban blight and decay than those containing only one type of use. Thus, planners and developers, recognizing the need for the change in zoning ordinances to allow such uses, began to utilize the PUD as a method to achieve subdivisions with greater *design* for sustainability.

Staff understand the contentious nature of rezonings – to put it bluntly, change is difficult. This project is not unlike many other rezonings in that it will likely lead to a change in the area. However, the Town is fortunate to have the “Planned Unit Development” (PUD) zoning district which is the legal authority to permit the Town to have some influence over the development.

With the denial of the rezoning request earlier in 2021, the Town found itself in a unique position that would allow it the opportunity to help guide the development of this property. Typically, municipalities discover that a developer is interested in developing a property ‘late’ in the process. Often, developers have options to purchase properties in place; have done quite a bit of due diligence such as survey work, initial plans, and

initial design work/engineering; and approach the municipality once it is ready to execute its plans. This puts the municipality in a reactionary stance. When the rezoning request was denied in early 2021, the Town Council, now aware of the intent for the property to develop, wisely began making plans to take a more proactive role in the design of the development of this property. Certainly not *every* property warrants this type of focus, however, the Council and staff recognize the importance of ‘getting this right’ and we engaged with a community planner/architecture/land design firm (Seth Harry & Associates) 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 staff has been keeping them aware of our intent to engage the public via this process, which was completed in September 2021. The public engagement workshops hosted by Seth Harry in September are just the first steps in the development process. The plans developed by Mr. Harry during the design workshop reflect a set of principles of design that are intended to achieve a development that is sustainable, environmentally friendly, and desirable. All of that information, documentation, and videos may be viewed at: <https://envisionjamestown.com/public-engagement>.

The Town also engaged with Mr. Tom Terrell, a well-known and well-respected land use attorney who has decades of experience working for both municipal clients and developers. The Council felt that Mr. Terrell’s experience with developments would be of particular interest to the Town and they have directed him to assist the Town in achieving the best development for the Town of Jamestown.

Your Town Council has been working with these experts, along with the staff, to ensure Jamestown realizes a high-quality development that will meet the needs of current and future residents of our community. At the advice of Mr. Terrell, the Town has requested that the developer consider the use of a Development Agreement to guide this development. This document is a legal device that vests certain zoning rights to the developer while subjecting the developer to a list of terms and conditions which are in the interest of a municipality. North Carolina law limits the use of these agreements to relatively large projects which have moved beyond the conceptual stage and into a relatively detailed planning stage. The costs of developing such an agreement are often much greater than ‘conventional zoning’ requests but are effective tools where the investment of such time and money are warranted. Development agreements are useful tools for collaboratively addressing major development proposals. D.R. Horton has willingly agreed to provide the Town with a Development Agreement and will work with the public and the Town Council to craft such a document in subsequent hearings with the Town Council.

Town staff found that the rezoning request met the intent of both the current and former comprehensive plans and feel that the request is consistent with both plans. The staff recommend 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.

Suggested timeline for consideration:

When considering a Development Agreement, each board plays a specific role and considers specific information. Planning Board’s role will be to consider if the “PUD” zoning district is the appropriate zoning district for such a request, whether or not it is consistent with the Comprehensive Plan, and whether or not a Development Agreement would be in the best interests of the Town. The Planning Board will not negotiate the terms of the agreement or otherwise consider the specificities of a site-specific development plan. The applicant will be providing a map (which in the planning realm is termed a “bubble map”) that shows general areas of development and areas of non-development (or preservation of open space) and the general types of expected development in those areas. This information should be used to make the determinations listed above.

The Town Council’s role will be 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. The staff expects that the review by the Planning

Board would go rather quickly, while the review and discussion by the Town Council would generally take additional time.

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.]