



Settled 1752  
**JAMESTOWN**  
NORTH CAROLINA

**Regular Meeting of the Town Council**

**January 19, 2021**

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

**Agenda**

- I. Call to Order-**
  - A. Pledge of Allegiance
  - B. Moment of Silence
  - C. Approval of Agenda
- II. Consent Agenda-**
  - A. Approval of minutes from the November 30, 2020 Special Meeting
  - B. Approval & Sealing of Closed Session minutes from the November 30, 2020 Special Meeting
  - C. Approval of minutes from the December 10, 2020 Special Meeting
  - D. Approval & Sealing of Closed Session minutes from the December 10, 2020 Special Meeting
  - E. Approval of minutes from the December 15, 2020 Regular Meeting
  - F. Approval of Annual Regular Town Council meeting schedule
  - G. Financial Position of the Town of Jamestown
  - H. Financial Position of the Jamestown Park & Golf Course
  - I. Notification of Advances
  - J. Budget Amendment #14
- III. Public Comment**
- IV. Presentation of CAFR and Audit Results- John Frank, Dixon Hughes Goodman LLP**
- V. Annual Fire Department Report- Derek Carson, Interim Chief of Pinecroft Sedgefield Fire Department**
- VI. Annual Law Enforcement Report- Captain Holder, Guilford County Sheriff's Department**
- VII. Old Business-**
  - A. Discussion regarding nonprofit contracts- Judy Gallman, Finance Director
  - B. Discussion regarding the unsealing of closed session minutes- Beth Koonce, Town Attorney
  - C. Public Hearings-**
    - I. Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road- Matthew Johnson, Assistant Town Manager/Director of Planning
    - II. Public Hearing for rezoning request for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road from Agricultural (AG) to Planned Unit Development (PUD)- Matthew Johnson, Assistant Town Manager/Director of Planning
      - a. Consideration of approval/denial of rezoning request
      - b. Consideration of approval of Consistency/Inconsistency Statement
- VIII. New Business**
  - A. Jamestown Park & Golf Course Quarterly Report- Ross Sanderlin, Golf Course Manager
  - B. Consideration of approval of Resolution Adopting Guilford County Multi-Jurisdictional Hazard Mitigation Plan- Matthew Johnson, Assistant Town Manager/Director of Planning
  - C. Consideration of approval of bonus and associated Budget Amendment #15- Judy Gallman, Finance Director
- IX. Manager/Committee Reports-**
  - A. Manager Report
  - B. Council Member Committee Reports
  - C. High School Representative Report
- X. Public Comment**
- XI. Other Business**
- XII. Adjournment**

**Working Agenda for the January 19<sup>th</sup> Regular Town Council Meeting**

Tentative Time Line	Agenda Item	Responsible Party	Action required by the Town Council
6:00 pm	<b>I. Call to Order</b>	Mayor Montgomery	Mayor Montgomery to call the meeting to order.
6:00 pm	A. Pledge of Allegiance	Mayor Montgomery	Mayor Montgomery to lead everyone in the Pledge of Allegiance.
6:00 pm	B. Moment of Silence	Mayor Montgomery	Mayor Montgomery to call for a moment of silence
6:00 pm	C. Approval of Agenda	Mayor Montgomery	Mayor Montgomery to ask Council if there are any items that need to be added or deleted. Council Member makes a motion to approve the agenda. Council Member makes a second to the motion. Then vote.
6:05 pm	<b>II. Consent Agenda</b>		
6:05 pm	A. Approval of minutes from the 11-30-20 Special Meeting B. Approval & Sealing of 11-30-20 Closed Session Minutes C. Approval of minutes from the 12-10-20 Special Meeting D. Approval & Sealing of 12-10-20 Closed Session Minutes E. Approval of minutes from the 12-15-20 Regular Meeting F. Approval of Annual Regular TC Meeting Schedule G. Financial Position of the Town H. Financial Position of the GC I. Notification of Advances J. Budget Amendment #14		Council Member makes a motion to approve the consent agenda. Council Member makes a second to the motion. Then vote.
6:05 pm	<b>III. Public Comment</b>		Please state your name and address and adhere to the 3 minute time limit
6:20 pm	<b>IV.</b> Presentation of CAFR and Audit Results	Call on John Frank	John Frank with Dixon Hughes Goodman, LLP will present the CAFR and audit results to the Town Council.
6:30 pm	<b>V.</b> Annual Fire Department Report	Call on Derek Carson	Derek Carson, Interim Fire Chief, will present the annual fire department report to Council on behalf of Pinecroft Sedgefield Fire Department.
6:40 pm	<b>VI.</b> Annual Law Enforcement Report	Call on Captain Holder	Captain Holder will present the annual law enforcement report to Council on behalf of the Guilford County Sheriff's Department.
6:50 pm	<b>VII. Old Business</b>		
6:50 pm	A. Discussion regarding nonprofit contracts	Call on J. Gallman	Gallman to present an overview of the funding requests submitted by the YMCA and JYL. Gallman to request guidance from Council about the amount of money that should be granted to the YMCA and/or JYL. Council Member makes a motion to grant \$_____ to the YMCA for _____ services and/or to grant \$_____ to the JYL for _____ services. Council Member makes a second to the motion. Then vote. Council Member makes a motion to allow the Finance Director to create a contract with the YMCA and/or JYL and to allow the Finance Director to enter into the contract for services as specified. Council Member makes a second to the motion. Then vote.
7:00 pm	B. Discussion regarding the unsealing of the closed session minutes	Call on B. Koonce	Koonce to give Council a recommendation on the unsealing of the closed session minutes.
7:05 pm	C. Public Hearings		
7:05 pm	I. P.H. Annexation of the Johnson Property	Call on M. Johnson	Johnson to request that Council open the public hearing and immediately continue it to the February 16 <sup>th</sup> meeting without further advertisement. Mayor Montgomery to open the public hearing. Council Member makes a motion to continue the public hearing to the February 16 <sup>th</sup> meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.
7:10 pm	II. P.H. Rezoning of Johnson property from AG to PUD	Call on M. Johnson	Johnson to give a brief overview of the rezoning request and the recommendation from the Planning Board. Mayor Montgomery to open the public hearing and call the applicant forward to speak about the proposed rezoning request. Mayor Montgomery to call anyone forward that would like to speak in favor or opposition of the rezoning request. Please state your name and address and adhere to the 3 minute time limit. Johnson to request that Council continue the public hearing to the February 16 <sup>th</sup> meeting without further advertisement. Council Member makes a motion to continue the public hearing to the February 16 <sup>th</sup> meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.

8:40 pm	<b>VIII. New Business</b>		
8:40 pm	A. Jamestown Park and Golf Course Quarterly Report	Call on R. Sanderlin	Sanderlin to present his quarterly report on the Jamestown Park and Golf Course to Council.
8:50 pm	B. Consideration of approval of resolution adopting Guilford Co. Hazard Mitigation Plan	Call on M. Johnson	Johnson to give an overview of the purpose of the Guilford County Hazard Mitigation Plan. Johnson to request that Council approve the resolution adopting the plan. Council Member makes a motion to approve/deny the resolution adopting the Guilford County Hazard Mitigation Plan. Council Member makes a second to the motion. Then vote.
8:55 pm	C. Consideration of approval of bonus and associated Budget Amendment #15	Call on J. Gallman	Gallman to present information on the bonus and associated budget amendment #15. Council Member makes a motion to approve/deny the payout of the bonus and approve/deny budget amendment #15. Council Member makes a second to the motion. Then vote.
9:00 pm	<b>IX. Manager/Committee Reports</b>		
9:05 pm	A. Manager Report	Call on M. Johnson	Johnson to present the monthly Manager's Report to Town Council.
9:10 pm	B. Council Member Committee Reports	Mayor Montgomery	Mayor Montgomery to request that Council Members give reports for any Committees that they serve on.
9:15 pm	C. High School Rep. Report	Call on W. Scott	Scott to present his monthly High School Representative report to Council.
9:20 pm	<b>X. Public Comment</b>		Please state your name and address and adhere to the 3 minute time limit
9:35 pm	<b>XI. Other Business</b>		
9:40 pm	<b>XII. Adjournment</b>		Council Member makes a motion to adjourn. Council Member makes a second to the motion. Then vote.

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Approval of minutes from the November 30th Special Meeting

**AGENDA ITEM #:** II-A



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

**SUMMARY:**

Minutes from the November 30th Special Town Council meeting.

**ATTACHMENTS:** Minutes from the November 30, 2020 Special Town Council Meeting.

**RECOMMENDATION/ACTION NEEDED:** Staff recommends the approval of the consent agenda.

**BUDGETARY IMPACT:** N/A

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

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

**DRAFT**

**Special Meeting of the Town Council  
November 30, 2020  
8:30 am in the Civic Center  
Minutes & General Account**

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

**Staff Present:** Sharen Apple

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

- Pledge of Allegiance- Mayor Montgomery led everyone in the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence.

**Closed Session Per General Statutes 143-318.11(a)(6) to discuss a Personnel Matter concerning potential Interim Town Manager Candidates-** Council Member Wolfe made a motion to go into closed session per general statutes 143-318.11(a)(6) to discuss a personnel matter concerning potential Interim Town Manager candidates. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

-----**Closed Session**-----

Council Member Wolfe made a motion to return to open session. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Council Member Wolfe made a motion to adjourn. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 10:40 am.

\_\_\_\_\_  
Mayor

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

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Approval & Sealing of Closed Minutes from the Nov. 30th Meeting

**AGENDA ITEM #:** II-B



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

**SUMMARY:**

The Town Council had a Special Meeting on November 30th at 8:30 am in the Civic Center. Council went into closed session per general statutes 143-318.11(a)(6) to discuss a personnel matter concerning potential Interim Town Manager candidates. No action was taken after Council returned to open session.

Staff recommends that Council approve and seal the closed session minutes from the November 30th meeting.

**ATTACHMENTS:** None

**RECOMMENDATION/ACTION NEEDED:** Staff recommends the approval of the consent agenda

**BUDGETARY IMPACT:** N/A

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

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

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Approval of minutes from the December 10th Special Meeting

**AGENDA ITEM #:** II-C



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

**SUMMARY:**

Minutes from the December 10th Special Town Council meeting.

**ATTACHMENTS:** Minutes from the December 10, 2020 Special Town Council Meeting

**RECOMMENDATION/ACTION NEEDED:** Staff recommends the approval of the consent agenda.

**BUDGETARY IMPACT:** N/A

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

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

**DRAFT**

Special Meeting of the Town Council  
December 10, 2020  
9:00 am in the Civic Center  
Minutes & General Account

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

**Staff Present:** Matthew Johnson & Katie Weiner

**Visitors Present:** Dave Treme

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

- Pledge of Allegiance- Mayor Montgomery led everyone in the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence.

**Closed Session per General Statutes 143-318.11 to conduct interviews and discuss qualifications of prospective candidates for the position of Interim Town Manager-** Council Member Wolfe made a motion to go into closed session per general statutes 143-318.11 to discuss the qualifications of a prospective candidate for the position of Interim Town Manager. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

-----**Closed Session**-----

Council Member Straughn made a motion to resume open session. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Council Member Wolfe made a motion to approve the hiring of Dave Treme as Interim Town Manager pending contract review and approval by the Town Attorney. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Council Member Straughn made a motion to adjourn. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 11:15 am.

\_\_\_\_\_  
Mayor

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



**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Approval & Sealing of Closed Minutes from the Dec. 10th Meeting

**AGENDA ITEM #:** II-D



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

**SUMMARY:**

The Town Council held a Special Meeting on December 10th at 9:00 am in the Civic Center. Council went into closed session per general statutes 143-318.11 to conduct interviews and discuss qualifications of prospective candidates for the position of Interim Town Manager.

**ATTACHMENTS:** None

**RECOMMENDATION/ACTION NEEDED:** Staff recommends the approval of the consent agenda.

**BUDGETARY IMPACT:** N/A

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

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

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

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**ITEM ABSTRACT:** Approval of minutes from the December 15th Regular Meeting

**AGENDA ITEM #:** II-E



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

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**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

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**SUMMARY:**

Minutes from the December 15th Regular Town Council Meeting

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**ATTACHMENTS:** Minutes from the December 15, 2020 Town Council Meeting

**RECOMMENDATION/ACTION NEEDED:** Staff recommends the approval of the consent agenda.

**BUDGETARY IMPACT:** N/A

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

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

Regular Meeting of the Town Council  
December 15, 2020  
6:00 pm in the Civic Center  
Minutes & General Account

**DRAFT**

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

**Staff Present:** Matthew Johnson, Katie Weiner, Paul Blanchard, & Beth Koonce, Town Attorney

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

- Pledge of Allegiance- Mayor Montgomery led everyone in the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence.
- Approval of Agenda- Mayor Montgomery asked if anyone would like to change, add, or delete any items on the agenda.

Council Member Wolfe requested to add item "C. Approval of Employment Contract for Interim Town Manager" under "New Business." She also requested to add item "D. Appointment of Matthew Johnson as Interim Town Manager until the newly hired Interim Town Manager begins employment" under "New Business."

Council Member Straughn made a motion to approve the agenda for the December 15<sup>th</sup> Regular Town Council meeting with the requested changes. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

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

- Approval of minutes from the November 10, 2020 Special Meeting
- Approval & Sealing of Closed Session minutes from the November 10<sup>th</sup> Special Meeting and the November 13<sup>th</sup> Recessed Meeting
- Approval of minutes from the November 17<sup>th</sup> Regular Meeting
- Approval & Sealing of Closed Session minutes from the November 17<sup>th</sup> meeting
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course
- Notification of Advances
- Budget Amendment #13

Council Member Straughn made a motion to approve the consent agenda as presented. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

(Budget Amendment #13)

**Public Comment-** Nobody signed up.

**Old Business-**

- Consideration of appointment of members to the AARP Communities Committee- Johnson stated that the Town Council had elected to participate in the AARP Livable Communities program. He said that the goal of the initiative was to provide feedback to the Council regarding

ways to make the community more accessible for aging adults. He added that team members would also be expected to be advocates for positive change with respect to improving livability for all citizens. He stated that there was a description included in their packet for the livability team member position. Johnson noted that there was also a list of applicants that would be interested in serving on the Committee. He stated that Council may wish to place a two-year term limit on the position and also limit the number of terms that a member could serve to three. He also recommended that Council appoint a Council Member to serve as a liaison to the Committee.

Johnson stated that the member description did include a requirement that members reside within the Town's corporate limits. He added that staff had received an application from an ETJ resident. He noted that the description would need to be amended if Council would like to appoint an ETJ resident.

Council Member Wolfe said that she believed that the members should reside within the corporate limits of Town. She also agreed that there should be a two-year term limit and a three term appointment limit for the members.

Mayor Montgomery asked Council if there were any volunteers to serve as the liaison to the Committee.

Council Member Rayborn stated that she would be honored to serve as the liaison to the AARP Livable Communities Committee.

Council Member Wolfe made a motion to appoint Dee Fink, Wid Painter, Susan Joyner, Laura Gulledge, and Pamaila Burgess to serve as Members on the AARP Livable Communities Committee, to add two-year term limits to the appointment with a three term maximum, and to appoint Council Member Rayborn to serve as the Council Member liaison. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of Planner Job Description- Johnson stated that the Town Manager had presented an "Engineering Tech" job description to Council at their previous meeting. He added that Council had directed staff to revisit the description and to shift the focus of the work to be done within the Planning Department. Johnson said that there was a job description and advertisement for a "Planner" position included in the Council packet.

Johnson requested that Council approve a change in title in the pay classification system from "Engineering Tech" to "Planner." He also requested that Council approve the job description as written. He added that staff would advertise the position immediately upon approval.

Council Member Wolfe stated that the updated job description was more aligned with Council's initial intentions when the position was funded.

Council Member Straughn made a motion to approve a change in title in the pay classification system and to approve the job description as written. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

## New Business-

- Request to set date for public hearing for rezoning request for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road from Agricultural (AG) to Planned Unit Development (PUD)- Johnson requested that Council set a date for a public hearing for the consideration of a rezoning request for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road for the January 19<sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center.

Council Member Capes made a motion to set a public hearing date for the consideration of a rezoning request for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road for the January 19<sup>th</sup> Regular Town Council meeting at 6:00 pm in the Civic Center. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of NCDOT Title VI Non-Discrimination Policy- Johnson stated that the federal government required that states be compliant with the Title VI Non-Discrimination Policy. He added that NCDOT has requested that the Town adopt a Title VI complaint form, implementation plan, and statement. NCDOT had also suggested that the Town appoint a Title VI liaison. Johnson said that noncompliance could result in the Town losing eligibility to receive state and federal funding. He gave a brief overview of changes made to the policy that had been included in the packet.

Mayor Montgomery asked Johnson if the liaison would need to be a Town employee. He stated that the liaison would be a Town employee and he was recommending that Sharen Apple be appointed to serve in that role.

Council Member Wolfe made a motion to approve the Title VI statement of compliance, the implementation plan, complaint form, and designation of Sharen Apple as the Title VI liaison. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of Employment Contract for Interim Town Manager/Appointment of Matthew Johnson as Interim until newly hired Town Manager begins Employment- Koonce stated that she knew Council had been considered the hiring of an Interim Town Manager. She added that the prospective candidate could not begin work until January 11<sup>th</sup>. Therefore, she said that Council would need to appoint someone to serve in that position until the newly hired Interim Town Manager could begin working. She requested that Council appoint Matthew Johnson to serve as Interim Town Manager until the new Interim could begin employment.

She added that the second item for consideration was the offer of employment for David Treme for the appointment of Interim Town Manager. She stated that his salary would be \$60 an hour plus reimbursement for travel and any Town business related expenses. Koonce said that Treme suggested that the contract include a minimum of 33.5 hours of work per week for the position.

Council Member Wolfe briefly discussed the details of the motions with Koonce.

Council Member Capes made a motion to appoint Matthew Johnson to serve as Interim Town Manager with all powers and authority vested therein until such time as the Town Council hires another Interim Town Manager or a Permanent Town Manager. At the time that the Interim or

Permanent Town Manager assumes his/her duties, then Matthew Johnson shall resume his regular duties as Planning Director and Assistant Town Manager. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

Council Member Wolfe made a motion to make an offer of employment to Mr. David W. Treme for the position of Interim Town Manager upon the following terms: salary of \$60.00 per hour, plus reimbursement of mileage for his personal vehicle at the IRS allowable rate while on Town business, and reimbursement of Town business related expenses. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

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

- Manager Report- Johnson stated that Town Hall would be closed on Dec. 24<sup>th</sup>, Dec. 25<sup>th</sup>, Dec. 28<sup>th</sup>, and Jan. 1<sup>st</sup> in observance of the holidays. He added that Council would have their annual budget retreat on January 22<sup>nd</sup> at 9:00 am at the Jamestown Park and Golf Course. He said that Kenneth Clouser was present and was assisting staff with audio and visual recordings of the meetings on a part-time basis. Johnson also gave brief overviews on the ongoing 301 Lee Street demolition, the Oakdale Cotton Mill issues, the golf maintenance building, and the sidewalk projects. He noted that the closed session minutes would be reviewed by the Town Attorney for the consideration of unsealing at the January 19<sup>th</sup> meeting.

Council Member Wolfe thanked her fellow Council Members, the Rotary Club, and the Town Hall staff for their help with the Christmas on Main event. She said that everything was beautiful, and she was glad that the citizens could celebrate the holidays in a safe way.

- Council Member Committee Reports-
  - Council Member Rayborn said that the Planning Board met on November 23<sup>rd</sup>. She added that a vote had been held on the proposed Castleton Village Development. She stated that the Planning Board had all recommended the denial of the request with the exception of one Member, Steve Monroe.
- High School Representative Report- Mayor Montgomery stated that Win Scott could not be present because he was attending a meeting for the Eagle Scout Review Board. However, she said that he had submitted his report to her. She noted that his report stated that Ragsdale High School students were still not attending class in person. Scott also mentioned that students would return the third week of January on a hybrid schedule in which students would attend school in person on a staggered basis. Scott also briefly spoke about the sports that were taking place.

**Public Comment-** Nobody signed up.

**Other Business-** Council Member Wolfe stated that the City of High Point was conducting a Jamestown Bypass land use assessment. She said that participants could register to attend a zoom meeting or find more information about how to get involved on the City of High Point's website.

Council Member Wolfe also said that Kim McKone, Executive Director of the Mary Perry Ragsdale YMCA, passed away suddenly. She stated that the YMCA was going to establish an endowment fund through the YMCA of Greensboro. She added that the endowment fund would provide an annual scholarship to

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a child or family in the Jamestown community. She said that their goal was to raise \$20,000. She encouraged anyone that was able to donate to the fund.

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

The meeting ended at 6:33 pm.

\_\_\_\_\_  
Mayor

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

Mayor  
Lynn Montgomery

Interim Town Manager  
Dave Treme

Town Attorney  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Approval of Annual Regular Town Council Meeting Schedule

**AGENDA ITEM #:** II-F



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

**SUMMARY:**

The Town Council must approve its Regular Meeting schedule annually. The meetings will be held on the third Tuesday of every month at 6:00 pm. The meeting dates are listed on the attachment.

**ATTACHMENTS:** Town Council Regular Meeting Schedule

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

**BUDGETARY IMPACT:** N/A

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

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





*Settled 1759*  
**JAMESTOWN**  
NORTH CAROLINA

**Town of Jamestown  
Town Council Regular Meeting Schedule for 2021**

- February 16, 2021 at 6:00 pm
- March 16, 2021 at 6:00 pm
- April 20, 2021 at 6:00 pm
- May 18, 2021 at 6:00 pm
- June 15, 2021 at 6:00 pm
- July 20, 2021 at 6:00 pm
- August 17, 2021 at 6:00 pm
- September 21, 2021 at 6:00 pm
- October 19, 2021 at 6:00 pm
- November 16, 2021 at 6:00 pm
- December 21, 2021 at 6:00 pm
- January 18, 2022 at 6:00 pm

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Abstract - Financial Analysis for December 2020

**AGENDA ITEM #:** II-G



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

**SUMMARY:**

Attached 3-page summary details the cash and debt balances of the Town as of December 31, 2020, as well as revenues and expenditures of each annual fund. Percentage of budget expended is shown for both revenues and expenditures. Capital project fund project-to-date amounts are also presented. (The revenues, expenditures, and budgets for these capital project funds are shown for the life of the projects).

The detail budget to actual report is attached for December 2020 (revenues and expenditures for each annually-budgeted fund).

Some items to note:

The Town received reimbursement of \$30,859 for COVID expenditures. This came from Guilford County and was part of the federal funds that they received.

The Human Resources office was constructed at Town Hall and is now complete.

The storm water inventory project is still underway.

**ATTACHMENTS:** 3 Page Summary and Detail to Actual Report for December 2020

**RECOMMENDATION/ACTION NEEDED:**

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:**

**FOLLOW UP ACTION NEEDED:**

Town of Jamestown  
 Financial Summary Report  
 Cash Balances  
 as of December 31, 2020

Petty Cash	\$	1,350
Operating Cash		2,374,726
Certificates of Deposit		3,000,000
Money Market Accounts - operating		511,553
North Carolina Capital Management Trust		<u>8,952,005</u>
	\$	<u>14,839,634</u>

Reservations of cash:

Cash reserved for Randleman Reservoir	\$	687,031
Cash reserved by Powell Bill for street improvements		448,915
General Capital Reserve Fund		143,203
East Fork Sidewalk Capital Project		141,578
Lydia Multi-use Greenway Capital Project		2
Oakdale Sidewalk Phase III		109,620
Water Sewer Capital Reserve Fund		<u>202,082</u>
	\$	<u>1,732,431</u>

Cash by Fund:

General	\$	4,985,098
General Capital Reserve Fund		143,203
East Fork Sidewalk Capital Project		141,578
Lydia Multi-use Greenway Capital Project		2
Oakdale Sidewalk Phase III		109,620
Water/Sewer		8,571,020
Randleman Reservoir		687,031
Water/Sewer Capital Reserve Fund		<u>202,082</u>
	\$	<u>14,839,634</u>

Cash by Bank:

NCCMT	\$	8,952,005
Pinnacle Bank		4,374,726
First Bank		<u>1,511,553</u>
	\$	<u>14,838,284</u>

Town of Jamestown  
 Financial Summary Report  
 Debt Balances  
 as of December 31, 2020

Installment Purchase Debt:	Balance at 12/31/2020	Final Payment Date	Final Payment Fiscal Year
<b>GENERAL FUND:</b>			
Sanitation truck, financed in 2017	\$ 90,481	12/1/2023	2023/2024
Leaf truck, financed in 2017	92,498	12/1/2023	2023/2024
Knuckleboom truck, financed in 2020	131,839	5/7/2025	2024/2025
Golf Clubhouse Renovation	<u>466,681</u>	11/3/2027	2027/2028
	<u>\$ 781,499</u>		
<b>WATER &amp; SEWER FUND:</b>			
Water & Sewer Maintenance Facility Construction	<u>\$ 349,981</u>	11/3/2027	2027/2028

Town of Jamestown  
 Financial Summary Report  
 Total Revenues & Expenditures by Fund  
 as of December 31, 2020

	<u>General Fund (#10)</u>	<u>General Capital Reserve Fund (#11)</u>	<u>Water/Sewer Fund (#30)</u>	<u>Randleman Reservoir Fund (#60)</u>	<u>Water/Sewer Capital Reserve Fund (#61)</u>
Current Year Revenues (and transfers)	3,020,040	73,518	3,293,167	32,951	410,480
% of budget received	47%	73%	44%	27%	23%
% of budget, excluding appropriated fund balance, received	62%	73%	60%	83%	100%
Expenditures (and transfers)	2,254,445	39,281	3,726,605	61,119	1,756,125
% of budget expended	35%	39%	50%	50%	98%
	<u>Fund (#16)</u>	<u>Fund (#17)</u>	<u>Fund (#18)</u>		
	<u>East Fork Capital Project</u>	<u>Lydia (E Main) Capital Project</u>	<u>Oakdale Ph III Capital Project</u>		
Life to Date Revenues & Other Financing Sources	1,614,259 @	1,717,777 @	217,827		
% of budget received	88%	98%	32%		
Life to Date Expenditures	1,613,324	1,648,093	103,012		
% of budget expended	91%	94%	15%		

@ Reimbursement requested and accrued, but not all yet received

10 GENERAL FUND

Account	Received		Estimated Revenue	Revenue %	
	Current Month	Received YTD		To Be Received	Received
3000					
3100 AD VALOREM TAXES	69,526.42	1,699,292.18	2,181,660.00	482,367.82	78 %
3101 Interest on Ad Valorem Taxes	13.48	245.38	3,000.00	2,754.62	8 %
3102 Tax and Tag revenue	19,384.11	82,487.59	213,850.00	131,362.41	39 %
3103 Interest on Tax and Tag Revenues	87.99	261.63	1,300.00	1,038.37	20 %
3230 SALES AND USE TAX	69,717.77	195,302.05	525,000.00	329,697.95	37 %
3250 Solid Waste Disposal Tax	0.00	1,589.10	2,500.00	910.90	64 %
3256 ELECTRICITY SALES TAX	58,295.04	58,295.04	200,000.00	141,704.96	29 %
3257 TELECOMMUNICATIONS SALES TAX	12,585.18	12,585.18	40,000.00	27,414.82	31 %
3258 PIPED NATURAL GAS SALES TAX	1,518.58	1,518.58	16,000.00	14,481.42	9 %
3261 VIDEO PROGRAMMING TAX	11,595.08	11,595.08	40,000.00	28,404.92	29 %
3310 FEDERAL GRANTS <i>Covid reimb - Guilford County</i>	30,859.05	30,859.05	98,000.00	67,140.95	31 %
3311 STATE GRANTS	0.00	470.00	0.00	-470.00	** %
3312 GRANTS FROM GUILFORD COUNTY	0.00	55,000.00	55,500.00	500.00	99 %
3316 POWELL BILL	52,275.80	104,559.61	100,000.00	-4,559.61	105 %
3322 ALCOHOLIC BEVERAGES TAX	0.00	0.00	17,000.00	17,000.00	0 %
3325 ABC DISTRIBUTION	0.00	25,000.00	50,000.00	25,000.00	50 %
3341 Telecommunications Planning Fees	0.00	0.00	7,500.00	7,500.00	0 %
3343 REVIEW FEES	225.00	6,498.94	10,000.00	3,501.06	65 %
3344 CODE ENFORCEMENT FEES	0.00	0.00	100.00	100.00	0 %
3345 INSPECTION AND PERMIT FEES	0.00	50.00	200.00	150.00	25 %
3346 CELL TOWER RENTAL FEES	5,777.46	26,836.11	80,800.00	53,963.89	33 %
3348 REFUSE COLLECTION FEES	13,590.00	82,270.00	168,000.00	85,730.00	49 %
3600 GREEN FEES	22,352.00	288,642.73	472,500.00	183,857.27	61 %
3610 MECHANICAL CART RENTALS	12,740.00	163,716.00	245,700.00	81,984.00	67 %
3620 PULL CART RENTALS	10.00	208.00	300.00	92.00	69 %
3650 DRIVING RANGE	2,516.00	29,499.00	45,000.00	15,501.00	66 %
3660 GOLF SHOP CONCESSIONS SALES	2,954.83	44,730.19	82,800.00	38,069.81	54 %
3661 Golf Shop Grill Catering Revenues	0.00	0.00	500.00	500.00	0 %
3665 Golf Special Orders - Sales	771.40	3,703.31	4,500.00	796.69	82 %
3675 Golf Clubhouse Rental Fees	0.00	0.00	13,500.00	13,500.00	0 %
3831 INVESTMENT EARNINGS	143.24	16,252.33	35,000.00	18,747.67	46 %
3832 Sponsorships	0.00	1,000.00	0.00	-1,000.00	** %
3833 CONTRIBUTIONS AND DONATIONS	0.00	1,333.00	0.00	-1,333.00	** %
3836 SALES - PRO SHOP GOLF INVENTORY	3,583.44	32,271.72	45,000.00	12,728.28	72 %
3837 SHELTER RENTALS	0.00	350.00	2,500.00	2,150.00	14 %
3838 Building lease revenue	1.00	1.00	5,111.00	5,110.00	0 %
3839 MISCELLANEOUS REVENUES	3.65	286.82	500.00	213.18	57 %
3840 Rental Golf Sets	40.00	785.00	2,200.00	1,415.00	36 %
3841 Ball Field Rentals	200.00	1,431.25	5,000.00	3,568.75	29 %
3910 Insurance Recoveries	0.00	1,833.44	1,850.00	16.56	99 %
3983 TRANSFER FROM GENERAL CAPITAL RESERVE FUND	39,280.55	39,280.55	78,200.00	38,919.45	50 %
3990 POWELL BILL RESERVE APPROPRIATED	0.00	0.00	195,000.00	195,000.00	0 %
3991 FUND BALANCE APPROPRIATED	0.00	0.00	1,340,414.63	1,340,414.63	0 %
<b>Account Group Total:</b>	<b>430,051.07</b>	<b>3,020,039.86</b>	<b>6,385,985.63</b>	<b>3,365,945.77</b>	<b>47 %</b>
<b>Fund Total:</b>	<b>430,051.07</b>	<b>3,020,039.86</b>	<b>6,385,985.63</b>	<b>3,365,945.77</b>	<b>47 %</b>

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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
4100	GOVERNING BODY EXPENDITURES						
1019	PROFESSIONAL SERVICES	2,709.50	17,661.45	32,338.55	50,000.00	50,000.00	0.00
2100	DEPARTMENT SUPPLIES	0.00	610.07	0.00	610.07	2,000.00	1,389.93
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	1,500.00	1,500.00
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	200.00	200.00
2900	ASSETS NOT CAPITALIZED	0.00	3,301.96	0.00	3,301.96	5,250.00	1,948.04
3100	TRAVEL	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	75.00	0.00	75.00	2,500.00	2,425.00
3200	COMMUNICATIONS	0.00	0.00	0.00	0.00	250.00	250.00
3400	PRINTING	0.00	0.00	0.00	0.00	300.00	300.00
3700	ADVERTISING	0.00	94.25	0.00	94.25	600.00	505.75
3800	DATA PROCESSING SERVICES	0.00	242.45	607.55	850.00	850.00	0.00
3950	DUES AND SUBSCRIPTIONS	0.00	2,015.21	0.00	2,015.21	2,400.00	384.79
3955	Permit Fees	0.00	0.00	0.00	0.00	800.00	800.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	300.00	300.00
4300	EQUIPMENT RENTAL	0.00	710.00	0.00	710.00	2,600.00	1,890.00
4990	OTHER CONTRACTED SERVICES	175.00	175.00	800.00	975.00	1,800.00	825.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	2,000.00	2,000.00
	<b>Account Total:</b>	<b>2,884.50</b>	<b>24,885.39</b>	<b>33,746.10</b>	<b>58,631.49</b>	<b>74,350.00</b>	<b>15,718.51</b>
4200	ADMINISTRATION EXPENDITURES						
1000	SALARIES AND WAGES	12,428.18	179,350.28	0.00	179,350.28	328,594.77	149,244.49
1003	LONGEVITY PAY	3,449.00	3,449.00	0.00	3,449.00	5,100.00	1,651.00
1009	FICA EXPENSE	1,146.28	12,696.90	0.00	12,696.90	25,441.81	12,744.91
1010	RETIREMENT EXPENSE	1,619.47	13,276.98	0.00	13,276.98	28,955.05	15,678.07
1011	HEALTH INSURANCE EXPENSE	1,810.06	15,668.59	0.00	15,668.59	33,000.00	17,331.41
1012	FLEX ADMINISTRATION FEES	69.60	129.60	170.40	300.00	300.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	781.32	4,676.82	0.00	4,676.82	10,800.00	6,123.18
1014	WORKER'S COMPENSATION	0.00	456.65	0.00	456.65	900.00	443.35
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	250.00	250.00
1016	Wellness Program Expenditures	0.00	0.00	0.00	0.00	500.00	500.00
1017	401K EXPENSE	559.12	5,611.09	0.00	5,611.09	12,500.00	6,888.91
1019	PROFESSIONAL SERVICES	0.00	8,325.00	0.00	8,325.00	17,900.00	9,575.00
2100	DEPARTMENT SUPPLIES	22.69	258.31	0.00	258.31	1,700.00	1,441.69
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	750.00	750.00
2600	OFFICE SUPPLIES	43.16	422.49	0.00	422.49	2,000.00	1,577.51
2900	ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	2,500.00	2,500.00
3100	TRAVEL	0.00	0.00	0.00	0.00	9,000.00	9,000.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	4,311.69	0.00	4,311.69	8,500.00	4,188.31
3200	COMMUNICATIONS	421.07	2,673.59	3,271.41	5,945.00	8,000.00	2,055.00
3400	PRINTING	69.50	69.50	0.00	69.50	500.00	430.50
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	300.00	300.00
3800	DATA PROCESSING SERVICES	0.00	6,310.60	9,189.40	15,500.00	15,500.00	0.00
3950	DUES AND SUBSCRIPTIONS	0.00	6,507.63	1,125.00	7,632.63	9,500.00	1,867.37
3960	BANK AND MERCHANT FEES	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3980	MISCELLANEOUS EXPENSE	0.00	137.01	0.00	137.01	750.00	612.99
4300	EQUIPMENT RENTAL	193.71	1,128.58	1,508.87	2,637.45	3,000.00	362.55
4400	SERVICE & MAINTENANCE CONTRACTS	0.00	5,847.74	0.00	5,847.74	11,000.00	5,152.26
4500	INSURANCE AND BONDING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4990	OTHER CONTRACTED SERVICES	1,043.33	15,873.54	1,628.32	17,701.86	27,000.00	9,298.14

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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
6820	First Bank Credit Card Encumbrance	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
<b>Account Total:</b>		<b>23,656.49</b>	<b>287,181.59</b>	<b>20,093.40</b>	<b>307,274.99</b>	<b>570,241.63</b>	<b>262,966.64</b>
4900 PLANNING DEPARTMENT EXPENDITURES							
1000	SALARIES AND WAGES	7,348.00	47,547.00	0.00	47,547.00	121,000.00	73,453.00
1003	LONGEVITY PAY	2,388.00	2,388.00	0.00	2,388.00	2,500.00	112.00
1009	FICA EXPENSE	740.05	3,778.84	0.00	3,778.84	9,500.00	5,721.16
1010	RETIREMENT EXPENSE	993.08	5,093.40	0.00	5,093.40	13,000.00	7,906.60
1011	HEALTH INSURANCE EXPENSE	905.03	5,524.74	0.00	5,524.74	16,500.00	10,975.26
1012	FLEX ADMINISTRATION FEES	52.20	82.20	117.80	200.00	200.00	0.00
1014	WORKER'S COMPENSATION	0.00	91.33	0.00	91.33	300.00	208.67
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	300.00	300.00
1017	401K EXPENSE	330.62	2,139.36	0.00	2,139.36	5,500.00	3,360.64
2100	DEPARTMENT SUPPLIES	0.00	819.71	0.00	819.71	2,000.00	1,180.29
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	1,500.00	1,500.00
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	500.00	500.00
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	750.00	750.00
2600	OFFICE SUPPLIES	0.00	21.12	0.00	21.12	2,500.00	2,478.88
2900	ASSETS NOT CAPITALIZED	0.00	2,412.10	0.00	2,412.10	6,000.00	3,587.90
3100	TRAVEL	0.00	0.00	0.00	0.00	2,500.00	2,500.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	211.25	0.00	211.25	3,000.00	2,788.75
3200	COMMUNICATIONS	143.36	856.73	843.27	1,700.00	3,000.00	1,300.00
3400	PRINTING	0.00	109.50	0.00	109.50	1,750.00	1,640.50
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	500.00	500.00
3700	ADVERTISING	0.00	329.75	0.00	329.75	3,500.00	3,170.25
3800	DATA PROCESSING SERVICES	0.00	2,213.75	3,654.25	5,868.00	5,900.00	32.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	0.00	200.00	200.00	500.00	300.00
3950	DUES AND SUBSCRIPTIONS	271.40	2,634.30	580.00	3,214.30	4,500.00	1,285.70
3980	MISCELLANEOUS EXPENSE	0.00	12.00	0.00	12.00	650.00	638.00
4300	EQUIPMENT RENTAL	0.00	1,055.00	0.00	1,055.00	1,750.00	695.00
4400	SERVICE & MAINTENANCE CONTRACTS	0.00	350.00	0.00	350.00	800.00	450.00
4500	INSURANCE AND BONDING	0.00	262.05	0.00	262.05	300.00	37.95
4990	OTHER CONTRACTED SERVICES	225.00	53,600.00	62,224.00	115,824.00	116,300.00	476.00
4991	Telecommunications Contracted	0.00	0.00	0.00	0.00	7,500.00	7,500.00
4995	ENGINEERING FEES NOT CAPITALIZED	0.00	0.00	0.00	0.00	500.00	500.00
6820	First Bank Credit Card Encumbrance	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
<b>Account Total:</b>		<b>13,396.74</b>	<b>131,532.13</b>	<b>68,619.32</b>	<b>200,151.45</b>	<b>336,000.00</b>	<b>135,848.55</b>
5000 BUILDING & GROUNDS EXPENDITURES							
2100	DEPARTMENT SUPPLIES	1,586.59	3,814.80	1,879.65	5,694.45	7,000.00	1,305.55
2140	SEED and SOD	0.00	576.00	24.00	600.00	500.00	-100.00
2141	CHEMICALS	0.00	0.00	0.00	0.00	500.00	500.00
2142	FERTILIZER AND LIME	0.00	278.00	0.00	278.00	500.00	222.00
2144	MULCH & PINE NEEDLES	0.00	83.82	0.00	83.82	4,000.00	3,916.18
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	188.33	0.00	188.33	2,500.00	2,311.67
2900	ASSETS NOT CAPITALIZED	0.00	2,954.00	3,370.00	6,324.00	13,500.00	7,176.00
3200	COMMUNICATIONS	150.07	862.41	1,047.59	1,910.00	2,000.00	90.00
3300	UTILITIES	1,076.76	9,539.23	3,765.83	13,305.06	28,000.00	14,694.94
3350	Water Utilities	0.00	113.08	0.00	113.08	400.00	286.92



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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
3500	REPAIRS AND MAINTENANCE	318.75	16,951.60	375.00	17,326.60	79,425.00	62,098.40
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	500.00	500.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	500.00	500.00
4300	EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	200.00	200.00
4400	SERVICE & MAINTENANCE CONTRACTS	3,275.00	21,916.05	12,650.00	34,566.05	35,000.00	433.95
4500	INSURANCE AND BONDING	0.00	22,252.60	0.00	22,252.60	25,000.00	2,747.40
4990	OTHER CONTRACTED SERVICES	680.35	1,551.89	0.00	1,551.89	15,000.00	13,448.11
5500	CAPITAL OUTLAY EQUIPMENT	0.00	19,867.65	0.00	19,867.65	34,250.00	14,382.35
5700	CAPITAL OUTLAY - LAND IMPR -	0.00	0.00	0.00	0.00	19,000.00	19,000.00
5800	CAPITAL OUTLAY - BUILDINGS &	① 4,707.26	9,257.26	17,247.74	26,505.00	41,575.00	15,070.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
<b>Account Total:</b>		<b>11,794.78</b>	<b>110,206.72</b>	<b>40,359.81</b>	<b>150,566.53</b>	<b>309,350.00</b>	<b>158,783.47</b>
5100 PUBLIC SAFETY EXPENDITURES							
4910	SHERIFF CONTRACT	0.00	82,644.49	0.00	82,644.49	400,000.00	317,355.51
4911	Sheriff Off Duty - Town events	0.00	0.00	0.00	0.00	5,600.00	5,600.00
4912	Sheriff off-duty for non-profit	287.08	287.08	0.00	287.08	3,000.00	2,712.92
4920	ANIMAL CONTROL CONTRACT	0.00	2,613.00	0.00	2,613.00	12,500.00	9,887.00
<b>Account Total:</b>		<b>287.08</b>	<b>85,544.57</b>	<b>0.00</b>	<b>85,544.57</b>	<b>421,100.00</b>	<b>335,555.43</b>
5300 FIRE EXPENSES							
3956	Fire Inspection Fees	0.00	2,437.00	0.00	2,437.00	10,000.00	7,563.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	200.00	200.00
4900	PINECROFT SEDGEFIELD FIRE CONTRACT	0.00	340,030.44	0.00	340,030.44	679,070.00	339,039.56
5500	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	0.00	0.00	6,700.00	6,700.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
<b>Account Total:</b>		<b>0.00</b>	<b>342,467.44</b>	<b>0.00</b>	<b>342,467.44</b>	<b>696,970.00</b>	<b>354,502.56</b>
5600 STREET MAINTENANCE EXPENDITURES							
2100	DEPARTMENT SUPPLIES	22.75	655.98	0.00	655.98	6,000.00	5,344.02
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	330.69	0.00	330.69	6,000.00	5,669.31
2500	VEHICLE SUPPLIES	208.38	208.38	0.00	208.38	5,000.00	4,791.62
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	3,000.00	3,000.00
2900	ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	28,000.00	28,000.00
3300	UTILITIES	6,384.61	38,837.89	0.00	38,837.89	134,000.00	95,162.11
3500	REPAIRS AND MAINTENANCE	0.00	490.70	0.00	490.70	10,000.00	9,509.30
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	2,000.00	2,000.00
3955	Permit Fees	0.00	860.00	0.00	860.00	1,100.00	240.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	100.00	100.00
4500	INSURANCE AND BONDING	0.00	1,048.20	0.00	1,048.20	1,200.00	151.80
4980	STORMWATER FEES	0.00	5,681.00	0.00	5,681.00	5,700.00	19.00
4990	OTHER CONTRACTED SERVICES	② 5,262.50	30,000.00	6,674.00	36,674.00	67,174.00	30,500.00
5400	CAPITAL OUTLAY - MOTOR VEHICLES	0.00	0.00	0.00	0.00	30,000.00	30,000.00
5500	CAPITAL OUTLAY EQUIPMENT	0.00	5,499.99	0.00	5,499.99	11,500.00	6,000.01
5700	CAPITAL OUTLAY - LAND IMPR -	0.00	0.00	0.00	0.00	187,500.00	187,500.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
<b>Account Total:</b>		<b>11,878.24</b>	<b>83,612.83</b>	<b>6,674.00</b>	<b>90,286.83</b>	<b>499,274.00</b>	<b>408,987.17</b>

① Build new office (HR) in Town Hall  
② Stormwater inventory

10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
5700 POWELL BILL							
	4990 OTHER CONTRACTED SERVICES	0.00	0.00	0.00	0.00	275,000.00	275,000.00
	5700 CAPITAL OUTLAY - LAND IMPR -	0.00	0.00	0.00	0.00	20,000.00	20,000.00
	<b>Account Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>295,000.00</b>	<b>295,000.00</b>
5800 SANITATION EXPENDITURES							
	1000 SALARIES AND WAGES	8,417.61	47,101.07	0.00	47,101.07	114,000.00	66,898.93
	1003 LONGEVITY PAY	978.00	978.00	0.00	978.00	1,500.00	522.00
	1009 FICA EXPENSE	702.70	3,550.42	0.00	3,550.42	8,900.00	5,349.58
	1010 RETIREMENT EXPENSE	960.91	4,914.30	0.00	4,914.30	12,000.00	7,085.70
	1011 HEALTH INSURANCE EXPENSE	2,715.08	13,845.81	0.00	13,845.81	33,000.00	19,154.19
	1012 FLEX ADMINISTRATION FEES	52.20	100.20	299.80	400.00	400.00	0.00
	1013 RETIREE HEALTH INSURANCE EXPENSE	682.50	4,095.00	0.00	4,095.00	10,800.00	6,705.00
	1014 WORKER'S COMPENSATION	0.00	6,393.06	0.00	6,393.06	9,700.00	3,306.94
	1015 Unemployment Compensation	1,767.11	1,767.11	0.00	1,767.11	2,000.00	232.89
	1017 401K EXPENSE	378.76	2,105.96	0.00	2,105.96	5,000.00	2,894.04
	2100 DEPARTMENT SUPPLIES	61.97	1,233.73	0.00	1,233.73	5,000.00	3,766.27
	2200 FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	100.00	100.00
	2500 VEHICLE SUPPLIES	1,413.78	3,570.06	0.00	3,570.06	8,500.00	4,929.94
	2520 FUELS - GAS & OIL	1,545.49	6,132.70	13,867.30	20,000.00	20,000.00	0.00
	3200 COMMUNICATIONS	63.01	315.05	269.95	585.00	1,000.00	415.00
	3400 PRINTING	0.00	0.00	0.00	0.00	400.00	400.00
	3500 REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	3,500.00	3,500.00
	3700 ADVERTISING	0.00	0.00	0.00	0.00	200.00	200.00
	3900 DRUG TESTING & BACKGROUND CHECKS	123.00	392.00	108.00	500.00	500.00	0.00
	3940 LANDFILL FEES/DUMPSTER P/U	4,782.32	25,328.20	34,671.80	60,000.00	60,000.00	0.00
	3945 Recycle Fees	8,209.18	49,067.90	50,474.10	99,542.00	102,000.00	2,458.00
	3980 MISCELLANEOUS EXPENSE	0.00	36.00	0.00	36.00	200.00	164.00
	4500 INSURANCE AND BONDING	0.00	1,572.31	0.00	1,572.31	1,800.00	227.69
	4990 OTHER CONTRACTED SERVICES	0.00	9,734.19	0.00	9,734.19	15,000.00	5,265.81
	9700 CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Account Total:</b>	<b>32,853.62</b>	<b>182,233.07</b>	<b>99,690.95</b>	<b>281,924.02</b>	<b>415,500.00</b>	<b>133,575.98</b>
6200 RECREATION EXPENDITURES							
	1000 SALARIES AND WAGES	7,970.40	51,873.81	0.00	51,873.81	107,000.00	55,126.19
	1003 LONGEVITY PAY	2,120.00	2,120.00	0.00	2,120.00	2,300.00	180.00
	1009 FICA EXPENSE	770.17	4,098.59	0.00	4,098.59	8,500.00	4,401.41
	1010 RETIREMENT EXPENSE	953.23	4,972.27	0.00	4,972.27	10,000.00	5,027.73
	1011 HEALTH INSURANCE EXPENSE	1,810.06	11,048.88	0.00	11,048.88	22,000.00	10,951.12
	1012 FLEX ADMINISTRATION FEES	52.20	82.20	117.80	200.00	200.00	0.00
	1014 WORKER'S COMPENSATION	0.00	2,054.91	0.00	2,054.91	3,500.00	1,445.09
	1015 Unemployment Compensation	0.00	0.00	0.00	0.00	200.00	200.00
	1017 401K EXPENSE	324.04	2,091.64	0.00	2,091.64	4,300.00	2,208.36
	2100 DEPARTMENT SUPPLIES	997.59	4,064.42	0.00	4,064.42	9,000.00	4,935.58
	2140 SEED and SOD	0.00	216.00	9.00	225.00	1,000.00	775.00
	2141 CHEMICALS	0.00	340.00	0.00	340.00	3,000.00	2,660.00
	2142 FERTILIZER AND LIME	0.00	651.00	34.00	685.00	2,000.00	1,315.00
	2143 IRRIGATION SUPPLIES	0.00	0.00	0.00	0.00	800.00	800.00
	2144 MULCH & PINE NEEDLES	0.00	456.00	0.00	456.00	5,500.00	5,044.00
	2145 TOPSOIL (Sand)	0.00	0.00	0.00	0.00	1,500.00	1,500.00
	2200 FOOD AND PROVISIONS	0.00	44.22	0.00	44.22	50.00	5.78

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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
2400	CONSTRUCTION & REPAIR SUPPLIES	173.44	420.34	0.00	420.34	3,000.00	2,579.66
2500	VEHICLE SUPPLIES	0.00	110.37	0.00	110.37	1,000.00	889.63
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	5,000.00	5,000.00
2550	EQUIPMENT SUPPLIES	0.00	1,562.15	0.00	1,562.15	4,500.00	2,937.85
2600	OFFICE SUPPLIES	0.00	51.46	0.00	51.46	300.00	248.54
2900	ASSETS NOT CAPITALIZED	0.00	1,657.97	0.00	1,657.97	6,900.00	5,242.03
3100	TRAVEL	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	100.00	0.00	100.00	1,500.00	1,400.00
3200	COMMUNICATIONS	74.58	397.84	412.16	810.00	2,000.00	1,190.00
3300	UTILITIES	1,234.04	5,192.77	0.00	5,192.77	14,500.00	9,307.23
3350	Water Utilities	0.00	58.32	0.00	58.32	650.00	591.68
3500	REPAIRS AND MAINTENANCE	0.00	0.00	640.00	640.00	2,500.00	1,860.00
3710	Sponsorship expenditures	0.00	0.00	0.00	0.00	100.00	100.00
3800	DATA PROCESSING SERVICES	0.00	106.85	149.15	256.00	820.00	564.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	0.00	500.00	500.00	500.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3950	DUES AND SUBSCRIPTIONS	0.00	345.00	0.00	345.00	370.00	25.00
3980	MISCELLANEOUS EXPENSE	0.00	24.00	0.00	24.00	500.00	476.00
3981	Special Events	0.00	900.00	1,000.00	1,900.00	14,000.00	12,100.00
4101	Library Services	0.00	81,000.00	0.00	81,000.00	107,500.00	26,500.00
4102	Recreation Services	0.00	0.00	0.00	0.00	25,250.00	25,250.00
4103	Culture/Historical Services	0.00	0.00	0.00	0.00	10,500.00	10,500.00
4300	EQUIPMENT RENTAL	145.42	3,579.37	11,055.12	14,634.49	21,300.00	6,665.51
4400	SERVICE & MAINTENANCE CONTRACTS	180.00	1,980.00	1,080.00	3,060.00	3,000.00	-60.00
4500	INSURANCE AND BONDING	0.00	1,747.01	0.00	1,747.01	2,000.00	252.99
4990	OTHER CONTRACTED SERVICES	0.00	1,833.44	0.00	1,833.44	4,350.00	2,516.56
5800	CAPITAL OUTLAY - BUILDINGS &	0.00	0.00	0.00	0.00	75,000.00	75,000.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	400.00	400.00
<b>Account Total:</b>		<b>16,805.17</b>	<b>185,180.83</b>	<b>14,997.23</b>	<b>200,178.06</b>	<b>490,290.00</b>	<b>290,111.94</b>
6300	GOLF COURSE MAINTENANCE						
1000	SALARIES AND WAGES	24,044.61	157,648.28	0.00	157,648.28	329,000.00	171,351.72
1003	LONGEVITY PAY	6,834.00	6,834.00	0.00	6,834.00	7,000.00	166.00
1009	FICA EXPENSE	2,279.44	12,196.97	0.00	12,196.97	26,000.00	13,803.03
1010	RETIREMENT EXPENSE	2,901.96	14,961.65	0.00	14,961.65	30,000.00	15,038.35
1011	HEALTH INSURANCE EXPENSE	4,525.15	27,623.10	0.00	27,623.10	55,000.00	27,376.90
1012	FLEX ADMINISTRATION FEES	52.20	82.20	217.80	300.00	300.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	369.58	2,217.48	0.00	2,217.48	10,800.00	8,582.52
1014	WORKER'S COMPENSATION	0.00	4,109.82	0.00	4,109.82	6,000.00	1,890.18
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	500.00	500.00
1017	401K EXPENSE	971.64	6,287.12	0.00	6,287.12	12,800.00	6,512.88
2100	DEPARTMENT SUPPLIES	25.97	1,740.00	0.00	1,740.00	8,500.00	6,760.00
2140	SEED and SOD	0.00	836.00	9.00	845.00	2,000.00	1,155.00
2141	CHEMICALS	0.00	13,068.90	21,276.00	34,344.90	40,000.00	5,655.10
2142	FERTILIZER AND LIME	0.00	12,207.12	0.00	12,207.12	30,000.00	17,792.88
2143	IRRIGATION SUPPLIES	62.57	498.92	0.00	498.92	7,000.00	6,501.08
2144	MULCH & PINE NEEDLES	0.00	0.00	0.00	0.00	2,000.00	2,000.00
2145	TOPSOIL (Sand)	0.00	3,650.60	0.00	3,650.60	10,000.00	6,349.40
2155	TEE AND GREEN SUPPLIES	0.00	0.00	0.00	0.00	3,000.00	3,000.00
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	200.00	200.00
2400	CONSTRUCTION & REPAIR SUPPLIES	1,123.67	1,141.65	0.00	1,141.65	5,000.00	3,858.35

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10 GENERAL FUND

Account Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
2500 VEHICLE SUPPLIES	0.00	32.49	0.00	32.49	500.00	467.51
2520 FUELS - GAS & OIL	1,130.37	7,738.60	14,261.40	22,000.00	22,000.00	0.00
2550 EQUIPMENT SUPPLIES	1,246.13	5,731.64	0.00	5,731.64	16,500.00	10,768.36
2600 OFFICE SUPPLIES	0.00	0.00	0.00	0.00	300.00	300.00
2900 ASSETS NOT CAPITALIZED	233.63	233.63	0.00	233.63	3,000.00	2,766.37
3100 TRAVEL	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3150 CONFERENCE FEES AND SCHOOLS	0.00	0.00	0.00	0.00	1,500.00	1,500.00
3200 COMMUNICATIONS	269.46	1,474.43	2,175.57	3,650.00	5,500.00	1,850.00
3300 UTILITIES	1,186.15	5,517.94	1,605.77	7,123.71	19,000.00	11,876.29
3350 Water Utilities	0.00	58.32	0.00	58.32	650.00	591.68
3500 REPAIRS AND MAINTENANCE	180.95	1,782.76	960.00	2,742.76	8,000.00	5,257.24
3700 ADVERTISING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3800 DATA PROCESSING SERVICES	0.00	213.75	686.25	900.00	900.00	0.00
3900 DRUG TESTING & BACKGROUND CHECKS	0.00	107.00	1,093.00	1,200.00	1,500.00	300.00
3940 LANDFILL FEES/DUMPSTER P/U	126.48	880.05	719.95	1,600.00	5,000.00	3,400.00
3950 DUES AND SUBSCRIPTIONS	445.00	999.99	0.00	999.99	2,000.00	1,000.01
3980 MISCELLANEOUS EXPENSE	0.00	310.00	0.00	310.00	500.00	190.00
4300 EQUIPMENT RENTAL	4,157.79	31,847.91	22,308.54	54,156.45	62,000.00	7,843.55
4400 SERVICE & MAINTENANCE CONTRACTS	0.00	2,996.00	0.00	2,996.00	4,000.00	1,004.00
4500 INSURANCE AND BONDING	0.00	10,482.05	0.00	10,482.05	12,000.00	1,517.95
4950 LAB TESTING	0.00	0.00	0.00	0.00	600.00	600.00
4990 OTHER CONTRACTED SERVICES	0.00	5,550.00	0.00	5,550.00	6,000.00	450.00
5800 CAPITAL OUTLAY - BUILDINGS &	0.00	1,967.00	0.00	1,967.00	570,000.00	568,033.00
9700 CONTINGENCY	0.00	0.00	0.00	0.00	2,000.00	2,000.00
<b>Account Total:</b>	<b>52,166.75</b>	<b>343,027.37</b>	<b>65,313.28</b>	<b>408,340.65</b>	<b>1,330,550.00</b>	<b>922,209.35</b>
6301 GOLF SHOP EXPENDITURES						
1000 SALARIES AND WAGES	17,870.13	126,986.31	0.00	126,986.31	235,000.00	108,013.69
1003 LONGEVITY PAY	2,260.00	2,260.00	0.00	2,260.00	2,300.00	40.00
1009 FICA EXPENSE	1,558.24	9,940.63	0.00	9,940.63	18,200.00	8,259.37
1010 RETIREMENT EXPENSE	1,455.93	8,016.39	0.00	8,016.39	16,500.00	8,483.61
1011 HEALTH INSURANCE EXPENSE	2,715.09	16,573.62	0.00	16,573.62	33,000.00	16,426.38
1012 FLEX ADMINISTRATION FEES	0.00	0.00	60.00	60.00	60.00	0.00
1013 RETIREE HEALTH INSURANCE EXPENSE	0.00	1,839.72	0.00	1,839.72	10,800.00	8,960.28
1014 WORKER'S COMPENSATION	0.00	913.29	0.00	913.29	2,000.00	1,086.71
1015 Unemployment Compensation	0.00	0.00	0.00	0.00	500.00	500.00
1017 401K EXPENSE	521.58	3,345.44	0.00	3,345.44	6,850.00	3,504.56
2100 DEPARTMENT SUPPLIES	737.34	4,777.73	1,566.85	6,344.58	9,500.00	3,155.42
2101 Grill Supplies	242.32	1,153.06	4,317.29	5,470.35	8,500.00	3,029.65
2156 RANGE SUPPLIES	0.00	2,972.10	0.00	2,972.10	5,500.00	2,527.90
2200 FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	350.00	350.00
2400 CONSTRUCTION & REPAIR SUPPLIES	0.00	345.87	0.00	345.87	1,000.00	654.13
2500 VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	500.00	500.00
2520 FUELS - GAS & OIL	0.00	0.00	0.00	0.00	500.00	500.00
2600 OFFICE SUPPLIES	0.00	237.29	0.00	237.29	1,000.00	762.71
2700 GOLF INVENTORY FOR RESALE	1,675.60	20,716.31	1,128.68	21,844.99	38,000.00	16,155.01
2705 Golf Special Orders - Purchases	222.40	2,938.37	0.00	2,938.37	5,000.00	2,061.63
2710 CONCESSION INVENTORY RESALE	1,074.68	15,584.59	5,992.93	21,577.52	52,000.00	30,422.48
2715 Food purchased not in inventory	359.06	4,118.61	8,704.94	12,823.55	22,000.00	9,176.45
2900 ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	2,500.00	2,500.00
3100 TRAVEL	0.00	0.00	0.00	0.00	500.00	500.00

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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
3150	CONFERENCE FEES AND SCHOOLS	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3200	COMMUNICATIONS	790.33	4,614.17	4,335.83	8,950.00	11,000.00	2,050.00
3300	UTILITIES	1,261.62	6,571.13	1,949.94	8,521.07	16,000.00	7,478.93
3350	Water Utilities	0.00	58.32	0.00	58.32	500.00	441.68
3400	PRINTING	0.00	0.00	0.00	0.00	500.00	500.00
3500	REPAIRS AND MAINTENANCE	0.00	301.87	0.00	301.87	3,000.00	2,698.13
3700	ADVERTISING	60.40	457.40	362.60	820.00	10,000.00	9,180.00
3800	DATA PROCESSING SERVICES	0.00	3,108.11	11,041.89	14,150.00	14,150.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	229.00	1,771.00	2,000.00	2,000.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	135.48	943.04	756.96	1,700.00	3,600.00	1,900.00
3950	DUES AND SUBSCRIPTIONS	0.00	429.00	0.00	429.00	800.00	371.00
3955	Permit Fees	0.00	120.00	0.00	120.00	200.00	80.00
3960	BANK AND MERCHANT FEES	1,445.21	13,002.93	3,497.07	16,500.00	17,500.00	1,000.00
3980	MISCELLANEOUS EXPENSE	0.00	36.00	0.00	36.00	250.00	214.00
4300	EQUIPMENT RENTAL	146.81	1,544.02	882.84	2,426.86	4,500.00	2,073.14
4310	GOLF CART RENTALS	5,327.28	31,963.68	31,963.68	63,927.36	65,800.00	1,872.64
4311	SALES AND USE TAX PAID	1,404.75	11,455.96	0.00	11,455.96	17,000.00	5,544.04
4400	SERVICE & MAINTENANCE CONTRACTS	1,335.68	7,712.08	5,358.08	13,070.16	16,000.00	2,929.84
4500	INSURANCE AND BONDING	0.00	12,031.05	0.00	12,031.05	12,000.00	-31.05
4990	OTHER CONTRACTED SERVICES	0.00	1,304.96	0.00	1,304.96	4,000.00	2,695.04
9700	CONTINGENCY	0.00	0.00	0.00	0.00	2,500.00	2,500.00
	<b>Account Total:</b>	<b>42,599.93</b>	<b>318,602.05</b>	<b>83,690.58</b>	<b>402,292.63</b>	<b>674,360.00</b>	<b>272,067.37</b>
8000	Debt Service						
7100	DEBT PRINCIPAL PAYMENTS	14,632.49	76,345.70	0.00	76,345.70	152,000.00	75,654.30
7200	DEBT INTEREST PAYMENTS	1,249.89	10,132.65	0.00	10,132.65	21,000.00	10,867.35
	<b>Account Total:</b>	<b>15,882.38</b>	<b>86,478.35</b>	<b>0.00</b>	<b>86,478.35</b>	<b>173,000.00</b>	<b>86,521.65</b>
9600	OTHER FINANCING USES						
9600	TRANSFERS TO OTHER FUNDS	3,670.59	73,492.57	0.00	73,492.57	100,000.00	26,507.43
	<b>Account Total:</b>	<b>3,670.59</b>	<b>73,492.57</b>	<b>0.00</b>	<b>73,492.57</b>	<b>100,000.00</b>	<b>26,507.43</b>
	<b>Account Group Total:</b>	<b>227,876.27</b>	<b>2,254,444.91</b>	<b>433,184.67</b>	<b>2,687,629.58</b>	<b>6,385,985.63</b>	<b>3,698,356.05</b>
	<b>Fund Total:</b>	<b>227,876.27</b>	<b>2,254,444.91</b>	<b>433,184.67</b>	<b>2,687,629.58</b>	<b>6,385,985.63</b>	<b>3,698,356.05</b>

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11 General Capital Reserve Fund

Account	Received		Estimated Revenue	Revenue %	
	Current Month	Received YTD		To Be Received	Received
3000					
3831 INVESTMENT EARNINGS	2.53	25.34	100.00	74.66	25 %
3981 TRANSFER FROM GENERAL FUND	3,670.59	73,492.57	100,000.00	26,507.43	73 %
<b>Account Group Total:</b>	<b>3,673.12</b>	<b>73,517.91</b>	<b>100,100.00</b>	<b>26,582.09</b>	<b>73 %</b>
<b>Fund Total:</b>	<b>3,673.12</b>	<b>73,517.91</b>	<b>100,100.00</b>	<b>26,582.09</b>	<b>73 %</b>

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TOWN OF JAMESTOWN, NC  
Budget vs. Actual Report  
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11 General Capital Reserve Fund

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
9600	OTHER FINANCING USES						
9600	TRANSFERS TO OTHER FUNDS	39,280.55	39,280.55	0.00	39,280.55	78,200.00	38,919.45
9800	RESERVE FOR FUTURE EXPENDITURES	0.00	0.00	0.00	0.00	21,900.00	21,900.00
	<b>Account Total:</b>	<b>39,280.55</b>	<b>39,280.55</b>	<b>0.00</b>	<b>39,280.55</b>	<b>100,100.00</b>	<b>60,819.45</b>
	<b>Account Group Total:</b>	<b>39,280.55</b>	<b>39,280.55</b>	<b>0.00</b>	<b>39,280.55</b>	<b>100,100.00</b>	<b>60,819.45</b>
	<b>Fund Total:</b>	<b>39,280.55</b>	<b>39,280.55</b>	<b>0.00</b>	<b>39,280.55</b>	<b>100,100.00</b>	<b>60,819.45</b>

11

30 WATER AND SEWER

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3345 INSPECTION AND PERMIT FEES	0.00	512.79	3,200.00	2,687.21	16 %
3710 UTILITY CHARGE - WATER	62,233.54	445,974.42	905,000.00	459,025.58	49 %
3720 UTILITY CHARGE - SEWER	91,286.85	960,261.52	2,508,000.00	1,547,738.48	38 %
3741 Meter Fee	600.00	3,620.00	500.00	-3,120.00	724 %
3742 System Development Fees to be transferred	2,600.00	29,300.00	0.00	-29,300.00	** %
3743 System Admin / Installation fee	200.00	800.00	100.00	-700.00	800 %
3745 Connection Fees - Water and Sewer	800.00	5,500.00	10,000.00	4,500.00	55 %
3750 NONPAYMENT / RECONNECTION FEES	1,100.00	6,550.00	11,000.00	4,450.00	60 %
3755 Return Check Fees	25.00	100.00	350.00	250.00	29 %
3760 LATE FEES	1,660.00	9,019.20	23,000.00	13,980.80	39 %
3765 CREDIT CARD ADMINISTRATION FEES	27.11	145.49	800.00	654.51	18 %
3831 INVESTMENT EARNINGS	248.22	12,139.48	60,000.00	47,860.52	20 %
3839 MISCELLANEOUS REVENUES	0.00	0.00	100.00	100.00	0 %
3987 TRANSFER FROM RANDLEMAN CAPITAL RESERVE FUND	0.00	61,118.61	123,000.00	61,881.39	50 %
3988 TRANSFER FROM WATER SEWER CAPITAL RESERVE	0.00	1,758,125.00	1,800,000.00	41,875.00	98 %
3992 NET POSITION APPROPRIATED	0.00	0.00	2,030,815.00	2,030,815.00	0 %
<b>Account Group Total:</b>	<b>160,780.72</b>	<b>3,293,166.51</b>	<b>7,475,865.00</b>	<b>4,182,698.49</b>	<b>44 %</b>
<b>Fund Total:</b>	<b>160,780.72</b>	<b>3,293,166.51</b>	<b>7,475,865.00</b>	<b>4,182,698.49</b>	<b>44 %</b>



30 WATER AND SEWER

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
7100	WATER AND SEWER						
1000	SALARIES AND WAGES	44,889.90	289,955.28	0.00	289,955.28	674,500.00	384,544.72
1003	LONGEVITY PAY	12,188.00	12,188.00	0.00	12,188.00	12,450.00	262.00
1009	FICA EXPENSE	4,405.42	23,094.13	0.00	23,094.13	51,875.00	28,780.87
1010	RETIREMENT EXPENSE	5,821.92	30,517.81	0.00	30,517.81	64,900.00	34,382.19
1011	HEALTH INSURANCE EXPENSE	9,955.33	58,878.92	0.00	58,878.92	118,050.00	59,171.08
1012	FLEX ADMINISTRATION FEES	156.60	246.60	553.40	800.00	800.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	900.00	4,593.61	0.00	4,593.61	11,700.00	7,106.39
1014	WORKER'S COMPENSATION	0.00	9,359.94	0.00	9,359.94	13,000.00	3,640.06
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	1,000.00	1,000.00
1017	401K EXPENSE	2,130.48	13,441.74	0.00	13,441.74	27,725.00	14,283.26
1019	PROFESSIONAL SERVICES	0.00	8,325.00	0.00	8,325.00	11,350.00	3,025.00
2100	DEPARTMENT SUPPLIES	3,517.24	11,770.18	665.24	12,435.42	30,000.00	17,564.58
2105	WATER METERS	0.00	3,788.12	0.00	3,788.12	32,000.00	28,211.88
2200	FOOD AND PROVISIONS	0.00	47.34	0.00	47.34	1,000.00	952.66
2400	CONSTRUCTION & REPAIR SUPPLIES	1,783.35	4,279.60	1,200.00	5,479.60	15,000.00	9,520.40
2500	VEHICLE SUPPLIES	102.40	2,956.09	0.00	2,956.09	7,500.00	4,543.91
2520	FUELS - GAS & OIL	1,993.37	9,369.35	12,630.65	22,000.00	22,000.00	0.00
2550	EQUIPMENT SUPPLIES	0.00	745.07	0.00	745.07	5,000.00	4,254.93
2600	OFFICE SUPPLIES	89.46	524.71	0.00	524.71	2,000.00	1,475.29
2750	PURCHASE OF WATER	19,566.30	108,261.57	150,211.87	258,473.44	340,000.00	81,526.56
2755	Water Transmission Fees	1,647.00	8,235.00	0.00	8,235.00	26,000.00	17,765.00
2900	ASSETS NOT CAPITALIZED	0.00	12,369.89	1,150.00	13,519.89	25,200.00	11,680.11
3100	TRAVEL	0.00	0.00	0.00	0.00	4,500.00	4,500.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	740.00	0.00	740.00	7,500.00	6,760.00
3200	COMMUNICATIONS	2,196.88	12,093.80	15,051.20	27,145.00	33,500.00	6,355.00
3300	UTILITIES	1,514.03	5,133.22	1,335.13	6,468.35	15,000.00	8,531.65
3350	Water Utilities	0.00	120.44	0.00	120.44	500.00	379.56
3400	PRINTING	532.83	2,196.21	2,494.79	4,691.00	7,000.00	2,309.00
3500	REPAIRS AND MAINTENANCE	890.61	3,701.32	0.00	3,701.32	30,000.00	26,298.68
3700	ADVERTISING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3800	DATA PROCESSING SERVICES	0.00	6,556.64	12,943.36	19,500.00	19,500.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	246.00	369.00	1,631.00	2,000.00	2,000.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	0.00	36.96	0.00	36.96	4,000.00	3,963.04
3950	DUES AND SUBSCRIPTIONS	150.00	837.13	1,125.00	1,962.13	3,000.00	1,037.87
3955	Permit Fees	0.00	2,907.50	0.00	2,907.50	5,000.00	2,092.50
3960	BANK AND MERCHANT FEES	910.86	5,741.89	3,010.93	8,752.82	14,000.00	5,247.18
3980	MISCELLANEOUS EXPENSE	0.00	238.00	0.00	238.00	1,500.00	1,262.00
4300	EQUIPMENT RENTAL	193.71	8,377.44	1,508.89	9,886.33	12,500.00	2,613.67
4400	SERVICE & MAINTENANCE CONTRACTS	3,750.00	30,290.54	12,382.50	42,673.04	50,000.00	7,326.96
4401	NC811 Fees	186.00	786.00	1,439.75	2,225.75	2,000.00	-225.75
4500	INSURANCE AND BONDING	0.00	47,663.49	0.00	47,663.49	48,000.00	336.51
4950	LAB TESTING	429.00	1,488.00	7,512.00	9,000.00	9,000.00	0.00
4960	SEWER TREATMENT	50,622.11	238,375.56	0.00	238,375.56	800,000.00	561,624.44
4990	OTHER CONTRACTED SERVICES	6,093.44	13,283.99	2,831.86	16,115.85	230,000.00	213,884.15
4995	ENGINEERING FEES NOT CAPITALIZED	0.00	0.00	0.00	0.00	10,000.00	10,000.00
5400	CAPITAL OUTLAY - MOTOR VEHICLES	0.00	42,287.73	87,898.89	130,186.62	142,000.00	11,813.38
5500	CAPITAL OUTLAY EQUIPMENT	0.00	1,090.24	4,776.80	5,867.04	5,000.00	-867.04
5900	CAPITAL OUTLAY - WATER IMPROVEMENTS	0.00	0.00	5,000.00	5,000.00	1,155,000.00	1,150,000.00
5910	CAPITAL OUTLAY - SEWER IMPROVEMENTS	0.00	2,104,380.69	123.40	2,104,504.09	2,676,810.00	572,305.91

*Water service repairs*

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30 WATER AND SEWER

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
6800	OPERATING PAYMENTS TO REGIONAL	0.00	43,955.60	0.00	43,955.60	46,000.00	2,044.40
6801	DEBT PAYMENTS TO PIEDMONT TRIAD	0.00	61,118.61	0.00	61,118.61	123,000.00	61,881.39
6810	Payments for Odor Control Project	7,290.92	7,290.92	0.00	7,290.92	22,000.00	14,709.08
6820	First Bank Credit Card Encumbrance	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00
7100	DEBT PRINCIPAL PAYMENTS	0.00	25,001.66	0.00	25,001.66	50,005.00	25,003.34
7200	DEBT INTEREST PAYMENTS	0.00	4,462.17	0.00	4,462.17	9,000.00	4,537.83
9600	TRANSFERS TO OTHER FUNDS	32,850.00	443,132.00	0.00	443,132.00	443,500.00	368.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
<b>Account Total:</b>		<b>217,003.16</b>	<b>3,726,604.70</b>	<b>328,476.66</b>	<b>4,055,081.36</b>	<b>7,475,865.00</b>	<b>3,420,783.64</b>
<b>Account Group Total:</b>		<b>217,003.16</b>	<b>3,726,604.70</b>	<b>328,476.66</b>	<b>4,055,081.36</b>	<b>7,475,865.00</b>	<b>3,420,783.64</b>
<b>Fund Total:</b>		<b>217,003.16</b>	<b>3,726,604.70</b>	<b>328,476.66</b>	<b>4,055,081.36</b>	<b>7,475,865.00</b>	<b>3,420,783.64</b>

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60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3831 INVESTMENT EARNINGS	5.66	100.66	7,000.00	6,899.34	1 %
3986 TRANSFER FROM ENTERPRISE FUNDS	32,850.00	32,850.00	32,850.00	0.00	100 %
3992 NET POSITION APPROPRIATED	0.00	0.00	83,150.00	83,150.00	0 %
<b>Account Group Total:</b>	<b>32,855.66</b>	<b>32,950.66</b>	<b>123,000.00</b>	<b>90,049.34</b>	<b>27 %</b>
<b>Fund Total:</b>	<b>32,855.66</b>	<b>32,950.66</b>	<b>123,000.00</b>	<b>90,049.34</b>	<b>27 %</b>

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60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
7130	RANDLEMAN RESERVOIR						
	9600 TRANSFERS TO OTHER FUNDS	0.00	61,118.61	0.00	61,118.61	123,000.00	61,881.39
	<b>Account Total:</b>	<b>0.00</b>	<b>61,118.61</b>	<b>0.00</b>	<b>61,118.61</b>	<b>123,000.00</b>	<b>61,881.39</b>
	<b>Account Group Total:</b>	<b>0.00</b>	<b>61,118.61</b>	<b>0.00</b>	<b>61,118.61</b>	<b>123,000.00</b>	<b>61,881.39</b>
	<b>Fund Total:</b>	<b>0.00</b>	<b>61,118.61</b>	<b>0.00</b>	<b>61,118.61</b>	<b>123,000.00</b>	<b>61,881.39</b>

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61 WATER AND SEWER CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3831 INVESTMENT EARNINGS	2.86	198.06	300.00	101.94	66 %
3986 TRANSFER FROM ENTERPRISE FUNDS	0.00	410,282.00	410,500.00	218.00	100 %
3992 NET POSITION APPROPRIATED	0.00	0.00	1,389,200.00	1,389,200.00	0 %
<b>Account Group Total:</b>	<b>2.86</b>	<b>410,480.06</b>	<b>1,800,000.00</b>	<b>1,389,519.94</b>	<b>23 %</b>
<b>Fund Total:</b>	<b>2.86</b>	<b>410,480.06</b>	<b>1,800,000.00</b>	<b>1,389,519.94</b>	<b>23 %</b>
<b>Grand Total:</b>	<b>627,363.43</b>	<b>6,830,155.00</b>	<b>15,884,950.63</b>	<b>9,054,795.63</b>	<b>43 %</b>

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61 WATER AND SEWER CAPITAL RESERVE FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
9600	OTHER FINANCING USES						
	9600 TRANSFERS TO OTHER FUNDS	0.00	1,758,125.00	0.00	1,758,125.00	1,800,000.00	41,875.00
	<b>Account Total:</b>	<b>0.00</b>	<b>1,758,125.00</b>	<b>0.00</b>	<b>1,758,125.00</b>	<b>1,800,000.00</b>	<b>41,875.00</b>
	<b>Account Group Total:</b>	<b>0.00</b>	<b>1,758,125.00</b>	<b>0.00</b>	<b>1,758,125.00</b>	<b>1,800,000.00</b>	<b>41,875.00</b>
	<b>Fund Total:</b>	<b>0.00</b>	<b>1,758,125.00</b>	<b>0.00</b>	<b>1,758,125.00</b>	<b>1,800,000.00</b>	<b>41,875.00</b>
	<b>Grand Total:</b>	<b>484,159.98</b>	<b>7,839,573.77</b>	<b>761,661.33</b>	<b>8,601,235.10</b>	<b>15,884,950.63</b>	<b>7,283,715.53</b>

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Golf report for December 2020

**AGENDA ITEM #:** II-H



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

**SUMMARY:**

Attached is the report of golf shop operations for December 2020. The report shows that revenues were up by over \$11,000 (35%) over the prior December. Year to date revenues are also up by approximately 23% over year to date December 2019. Rounds of golf for December 2020 were up 26% over rounds in December 2019 and year to date rounds of golf were up by 21%. And there were no clubhouse rentals and only take-out grill orders in December 2020 - these areas had much less revenue than in December 2019. So it was the golf played that accounts for all the increase. This appears to be a consistent trend since the golf shop opened back up after being shut down for Covid.

Golf maintenance expenditures were down in December 2020 by approximately 10%. One of the main variances was in supplies, such as chemicals, and other expenditures such as fuel, utilities, etc. that were all lower than in December 2019.

Golf shop expenditures were up in December 2020 in most categories, due to the increase in rounds of golf played.

**ATTACHMENTS:** Golf Report December 2020

**RECOMMENDATION/ACTION NEEDED:**

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:**

**FOLLOW UP ACTION NEEDED:**

Summary  
FYE 6/30/21

	December 2020	December 2019	Variance	%	YTD FYE 6/30/21	YTD FYE 6/30/20	Variance	%
<i>Golf Course Operating Revenues</i>	44,967	33,286	11,681	35.09%	563,556	458,912	104,644	22.80%
<i>Golf Course Maintenance Expenditures (before capital outlay)</i>	52,167	57,672	(5,505)	-9.55%	343,027	339,055	3,972	1.17%
<i>Golf Course Golf Shop Expenditures (before capital outlay)</i>	42,600	32,182	10,418	32.37%	318,602	273,893	44,709	16.32%
<i>Net exp &lt; or &gt; rev before Capital Outlay</i>	(49,800)	(56,568)	6,768		(98,073)	(154,036)	55,963	
<i>Capital Outlay</i>	-	-	-		1,967		(1,967)	
<i>Net expenditures &lt; or &gt; revenues</i>	<u>(49,800)</u>	<u>(56,568)</u>	6,768	-11.96%	<u>(100,040)</u>	<u>(154,036)</u>	53,996	35.05%
<i>Golf Rounds Played (not including complimentary play)</i>	1,292	1,027			16,957	14,054		
<i>Bad Weather Days (1)</i>	14	16			21	41		
<i>Days closed for aerification, covered greens, COVID (Christmas)</i>	1	1			4	4		
<i>Golf course employees paid during the month:</i>								
<i>Full-time positions</i>	8	9						
<i>Part-time hours</i>	811	520						

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



Golf Course Revenues  
Revenues  
FYE 6/30/21

	<u>December 2020</u>	<u>December 2019</u>	<u>Variance</u>	<u>% Variance</u>	<u>YTD FYE 6/30/21</u>	<u>YTD FYE 6/30/20</u>	<u>Variance</u>	<u>% Variance</u>
Greens	22,352	16,745	5,607	33.48%	288,643	238,460	50,183	21.04%
Cart Rentals	12,740	8,660	4,080	47.11%	163,716	122,876	40,840	33.24%
Pull Carts	10	29	(19)	-65.52%	208	116	92	79.31%
Driving Range	2,516	1,343	1,173	87.34%	29,499	20,860	8,639	41.41%
Sales - Golf Shop Inventory	4,354	2,581	1,773	68.69%	35,975	25,292	10,683	42.24%
Sales - Golf Shop Concessions	2,955	2,858	97	3.39%	44,730	45,918	(1,188)	-2.59%
Golf Clubhouse Rental Fees (golf clubs)	40	1,070	(1,030)	-96.26%	785	5,390	(4,605)	-85.44%
Ins Recoveries	-	-	-	-	-	-	-	-
	<u>44,967</u>	<u>33,286</u>	11,681	35.09%	<u>563,556</u>	<u>458,912</u>	104,644	22.80%

Note: Grill is currently open for take-out only.  
Clubhouse is not open for rentals.

Jamestown Park Golf Course Operations  
 Golf Maintenance Expenditures  
 FYE 6/30/21

	<u>December 2020</u>	<u>December 2019</u>	<u>Variance</u>	<u>% Variance</u>	<u>YTD FYE 6/30/21</u>	<u>YTD FYE 6/30/20</u>	<u>Variance</u>	<u>% Variance</u>
<i>Salaries &amp; Employee Benefits</i>	41,979	40,086	1,893	4.72%	231,960	227,680	4,280	1.88%
<i>Supplies &amp; Materials</i>	3,823	9,765	(5,942)	-60.85%	46,880	57,706	(10,826)	-18.76%
<i>Contractual Services</i>	4,158	4,792	(634)	-13.23%	50,876	38,486	12,390	32.19%
<i>Other Operating Expenditures (utilities, communications, etc)</i>	<u>2,207</u>	<u>3,029</u>	<u>(822)</u>	-27.14%	<u>11,344</u>	<u>15,183</u>	<u>(3,839)</u>	-25.28%
<i>Total Exp before Capital Outlay</i>	<u>52,167</u>	<u>57,672</u>	<u>(5,505)</u>	-9.55%	<u>341,060</u>	<u>339,055</u>	<u>2,005</u>	0.59%
<i>Capital Outlay</i>	<u>-</u>	<u>-</u>	<u>-</u>		<u>1,967</u>	<u>-</u>	<u>1,967</u>	
	<u><u>52,167</u></u>	<u><u>57,672</u></u>	<u><u>(5,505)</u></u>	-9.55%	<u><u>343,027</u></u>	<u><u>339,055</u></u>	<u><u>3,972</u></u>	1.17%

**Golf Shop Expenditures  
FYE 6/30/21**

	<u>December 2020</u>	<u>December 2019</u>	<u>Variance</u>	<u>% Variance</u>	<u>YTD FYE 6/30/21</u>	<u>YTD FYE 6/30/20</u>	<u>Variance</u>	<u>% Variance</u>
<i>Salaries &amp; Employee Benefits</i>	26,381	20,659	5,722	27.70%	169,874	138,561	31,313	22.60%
<i>Supplies &amp; Materials</i>	4,312	1,824	2,488	136.40%	52,843	50,733	2,110	4.16%
<i>Contractual Services</i>	8,215	6,485	1,730	26.68%	66,015	58,608	7,407	12.64%
<i>Other Operating Expenditures (utilities, communications, etc)</i>	<u>3,692</u>	<u>3,214</u>	<u>478</u>	14.87%	<u>29,870</u>	<u>25,991</u>	<u>3,879</u>	14.92%
<i>Total Exp before Capital Outlay</i>	<u>42,600</u>	<u>32,182</u>	<u>10,418</u>	32.37%	<u>318,602</u>	<u>273,893</u>	<u>44,709</u>	16.32%
<i>Capital Outlay</i>	<u>-</u>	<u>-</u>	<u>-</u>		<u>-</u>	<u>-</u>	<u>-</u>	
	<u><u>42,600</u></u>	<u><u>32,182</u></u>	<u>10,418</u>	32.37%	<u><u>318,602</u></u>	<u><u>273,893</u></u>	<u>44,709</u>	16.32%

**Grill Operations**

FYE 6/30/21

	<u>December 2020</u>	<u>YTD FYE 6/30/21</u>	<u>December 2019</u>	<u>YTD FYE 6/30/20</u>
Golf Shop Grill Revenues	2,955	44,730	2,858	45,918
Golf Shop Rental Revenue	-	-	970	5,390
	<u>2,955</u>	<u>44,730</u>	<u>3,828</u>	<u>51,308</u>
	see Note			
Expenditures:				
Wages	3,354	20,840	3,426	18,940
FICA	597	597	265	1,451
Benefits	1,446	8,505	1,128	6,743
Grill supplies	242	1,153	24	1,343
Food & beverage purchases	1,434	19,704	520	20,652
	<u>7,073</u>	<u>50,799</u>	<u>5,363</u>	<u>49,129</u>
	<u>(4,118)</u>	<u>(6,069)</u>	<u>(1,535)</u>	<u>2,179</u>

Note: Grill is currently open for take-out only.

Golf shop is not open for rentals during COVID.

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

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**ITEM ABSTRACT:** Notification of Advances Outstanding at 12/31/20 for sidewalk projects **AGENDA ITEM #:** II-I



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

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**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

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**SUMMARY:**

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

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

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

East Main Street (Lydia) sidewalk project - \$669,062

East Fork Road sidewalk & pedestrian bridge project - \$142,563

Note: We have received reimbursements for 15 of our 21 requests so far from NC

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**ATTACHMENTS:**

**RECOMMENDATION/ACTION NEEDED:**

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:**

**FOLLOW UP ACTION NEEDED:**

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Budget Amendment #14

**AGENDA ITEM #:** II-J



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 0 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

**SUMMARY:**

With two employees leaving in the golf maintenance department, we must pay out the accrued vacation for both and comp time for one of the employees. These amounts are not included in the current budget, thus we must do a budget amendment to increase the budget to cover these payouts.

**ATTACHMENTS:** Budget Amendment #14

**RECOMMENDATION/ACTION NEEDED:** Approve budget amendment #14

**BUDGETARY IMPACT:** \$15,321 expenditures and appropriated fund balance

**SUGGESTED MOTION:** Approve budget amendment #14

**FOLLOW UP ACTION NEEDED:**

**FYE 6/30/21  
BUDGET AMENDMENT #14**

		<u>Debit</u>	<u>Credit</u>
<b>Fund 10:</b>			
Salaries	10-6300-1000	13,000.00	
FICA	10-6300-1009	995.00	
Retirement	10-6300-1010	1,326.00	
Appropriated Fund Balance	10-3991		15,321.00

Increase budget to pay out accrued vacation for 2 employees and comp time for 1 employee

Mayor  
Lynn Montgomery

Interim Town Manager  
Dave Treme

Town Attorney  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

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ITEM ABSTRACT: Presentation of CAFR / Audit results by Dixon Hughes Goodman LLP    AGENDA ITEM #:    IV

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

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MEETING DATE: January 19, 2021

ESTIMATED TIME FOR DISCUSSION: 10 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

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SUMMARY:

John Frank, partner at Dixon Hughes Goodman LLP, will be here to present the Comprehensive Annual Finance Report (CAFR) for the fiscal year ended 6-30-20. He will also discuss the results of the audit performed by this firm.

---

ATTACHMENTS:

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:



**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

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**ITEM ABSTRACT:** Annual Fire Department Report

**AGENDA ITEM #:** V

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

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**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

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**SUMMARY:**

Derek Carson, Interim Chief, will present on behalf of Pinecroft Sedegefield Fire Department (Station 46). Carson will give Council an update on the calls that the Fire Department has received and compare those numbers to last year's statistics.

---

**ATTACHMENTS:** None

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

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** N/A

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

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**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

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**ITEM ABSTRACT:** Annual Law Enforcement Report

**AGENDA ITEM #:** VI

**CONSENT AGENDA ITEM**

**ACTION ITEM**

**INFORMATION ONLY**

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**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Katie Weiner, Town Clerk

---

**SUMMARY:**

Captain Holder from the Guilford County Sheriff's Department will present the annual law enforcement report. He will give Council an update on crime in the area and compare the current numbers to last year's statistics.

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**ATTACHMENTS:** PowerPoint Slides

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

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** N/A

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

# GUILFORD COUNTY SHERIFF'S OFFICE

District III



Prepared January 8, 2021

## Part One Crimes 2020

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
HOMICIDE	0	1	0	0	0	0	0	0	0	0	0	0	1
RAPE	0	0	0	0	0	0	0	0	0	0	0	0	0
ROBBERY	0	0	0	0	0	1	0	0	0	0	0	0	1
AGGRAVATED ASSAULT	1	1	0	0	0	0	0	2	1	0	2	0	7
BURGLARY	0	0	8	0	1	2	1	5	0	0	0	0	17
LARCENY	4	5	6	1	7	2	1	2	1	1	3	3	0
MOTOR VEHICLE THEFT	1	2	1	0	1	1	0	1	0	0	1	0	8
<b>TOTAL</b>	<b>6</b>	<b>1</b>	<b>15</b>	<b>1</b>	<b>9</b>	<b>6</b>	<b>2</b>	<b>10</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>62</b>

### Five (5) Year Part One Crime Trend Data

CRIMES	2016	2017	2018	2019	2020	% CHANGE 2019– 2020
HOMICIDE	0	0	0	0	1	+100%
RAPE	1	0	0	2	0	-100%
ROBBERY	1	1	2	0	1	+100%
AGGRAVATED ASSAULT	0	5	3	3	7	+133%
BURGLARY	9	16	5	10	17	+70
LARCENY	47	43	43	35	28	-20%
MOTOR VEHICLE THEFT	1	3	4	2	8	+70%
TOTAL	57	59	68	57	62	+61%

### Five (5) Year Calls for Service Trend Data

	2016	2017	2018	2019	2020	% CHANGE 2019 – 2020
Calls for Service	1,012	1,094	1,032	875	794	9%

## Street Crimes and Special Enforcement Teams

- New teams added to supplement enforcement
- Often used in saturation efforts
- Traffic based, uniformed officers
- Cooperative effort with HPPD and GPD
- Work in direct, cohesive effort with CID
- Assigned to specific investigations, focus areas, persons of interests, etc...
- 20 search warrants, 79 firearms, \$120,000, 400 criminal charges.
- 10 search warrants, 75 firearms, \$115,000, 25 vehicles, approximately 400 warrants, 2200 citations, 36 DWI's

## Cases of Interest

- Burglaries occurring in Crepe Myrtle Townhomes
  - Cleared 9 cases, 15 HP cases cleared from 2019
- Motor vehicle larcenies, burglaries in Jamestown, Greensboro, High Point and surrounding counties
  - Whittington Hall directly targeted
  - 236 petitions related to B/E Motor Vehicle, Theft of Motor Vehicle, Burglary, and Larceny of Firearms. 25 Sheriff's Office cases were cleared and cases were solved spanning an eight county range.

Questions?

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Non-profit Contracting for Services

**AGENDA ITEM #:** VII-A

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

### SUMMARY:

Attached are the 2 requests that we have received for recreational services - from the YMCA and the JYL. The YMCA did provide costs for services to Jamestown residents. The JYL in the attached letter is requesting just a blanket amount of funding. I called and spoke to Greg Gardner at JYL and requested the information be broken down as needed. He promised to send something soon.

In the 2019/20 fiscal year, we paid out \$20,254 to the YMCA and \$5,000 to the JYL.

As I get additional information from the JYL, I will pass this along to you.

I request guidance as to \$ amount and areas of service with the YMCA that you would like to pursue a contract for.

Currently, the Town has \$25,250 in the budget for recreational services expenditures.

If you wish to pursue contracts with these organizations for recreational services, I also request that you allow me to create a contract for these specific services, send the contract to our attorney for approval, and then enter into the contract for these recreational activities to be provided.

**ATTACHMENTS:** JYL Letter to Town Council & YMCA Proposal

**RECOMMENDATION/ACTION NEEDED:** Specify \$ amount and service to be provided by the YMCA or the JYL.

**BUDGETARY IMPACT:** Up to a total of \$25,250 in recreational expenditures

**SUGGESTED MOTION:** Specify \$ amount and service to be provided by the YMCA and/or the JYL. Allow the Finance Director to create a contract which will be sent to the Town Attorney for approval, and to enter into the contract for services as specified. +

**FOLLOW UP ACTION NEEDED:** I will send to Council members any additional information received from JYL.

To: Jamestown Town Council Members  
From: Jamestown Youth League Board of Directors  
Subject: JYL Funding  
Date: December 30, 2020

Jamestown Youth League (JYL) was founded in 1979 to provide recreational sports for youth in the Jamestown area. JYL provides opportunities for Jamestown children to participate in fall and spring soccer, fall and spring baseball, winter basketball, winter cheerleading and spring softball. This past year, 2019/2020, we had over 1,500 children participate in these sports. JYL a 501 (3) (c) that is governed by five volunteers who serve on the Board of Directors. JYL has one full time employee who serves as the league director and one part time employee who completes bookkeeping and other business activities.

JYL sports take place in the heart of Jamestown. Soccer games are played on the fields behind Jamestown Elementary School off Main St. Soccer practice is held on the soccer fields at Jamestown Park. Basketball is played in the gym at Jamestown Elementary school. Baseball and softball are played at Jamestown Elementary School fields as well as the baseball fields at Jamestown Park.

Jamestown Youth League is funded by fees that families pay for their child to participate in sports season. The fees collected allow the league to pay most of their operating expenses. In the past, the Town of Jamestown has provided JYL with funds to assist with operating expenses. This generosity from the town has allowed the league to continue to provide a recreational sports league for the children of Jamestown and the surrounding communities.

We are requesting \$15,000 in funding for Jamestown Youth League from the Jamestown Town Council for the 2021 recreational sports season. These funds will be spent on uniforms, field rentals, utilities and other business expenses.

JYL commits to continue to offer recreational sports to the Jamestown community. JYL players wear uniforms that bear the Jamestown name on the front or back of their uniform. We understand that the Town of Jamestown do not have its own youth sports program. We hope that JYL fill that void and provides an excellent youth recreation league for the families of Jamestown.



## **Ragsdale Family YMCA Proposal to Town of Jamestown**

The Ragsdale Family YMCA provides a variety of recreational and wellness activities for the residents of Jamestown to enjoy. Please consider supporting all of the following programs/offerings from January to June of 2021.

### **Youth Recreation:**

Jamestown's youth spring sports offerings are Baseball, Volleyball, Soccer and Flag Football. These will run for 8 week sessions this spring. The total cost to run our youth sports in the spring is over \$30,000. We anticipate 50-60% of the participants will be from Jamestown.

A \$15,000 grant allows the Y to continue to offer these youth sports programs to Jamestown's youth residence in Jamestown.

If the town prefers to sponsor certain sports the breakdown would be as follows:

Baseball \$9346 @ 50% Jamestown residents=\$4673

Volleyball \$6526 @ 50% Jamestown residents=\$3263

Soccer \$8048 @ 50% Jamestown residents=\$4024

Flag Football \$6080 @ 50% Jamestown residents=\$3040

### **Yoga in the Park:**

Free classes average between 50-60 participants with 85% of the participants being Jamestown residence.

A \$400 grant allows us to offer this once a week for two months in May and June.

### **Youth Swim Lessons:**

***Safety Around Water*** is a water safety program where children will learn about boat safety, water park safety, beach safety and backyard pool safety. Children will also be introduced to beginning swimming skills. This program is recommended for children who have not had swim lessons before.

Class space is limited to 8 participants per time slot and pre-registration is required. This class is for children ages 3-13 years old.

A \$4,000 grant will allow us to offer 2 eight week sessions. This will cover the cost of salaries and supplies for 16 Jamestown youth participants.

### **NEW Offering - Adult Wellness:**

The Ragsdale Family YMCA would like to offer the FIT 3D ProScanner to our community. This is a total assessment platform that will transform your methodology to quickly analyze and monitor your body's composition. In 40 seconds, FIT 3D's state-of-the-art technology precisely captures your fitness progress, including:

- Full Body 360° 3D Image
- 400+ measurements
- Posture analysis
- Body composition
- Body shape rating
- Weight
- Balance
- Private Assessment Report via email

With the FIT 3D ProScanner, the Town of Jamestown employees and residence can optimally set, meet, and exceed their fitness and wellness goals. This is a confidential assessment and fitness tracker that would be offered at the following rates once purchased:

Jamestown Employees: Free

Jamestown Residents and Y Members: \$25 (5 scans: \$100)

An \$8,350 grant allows the YMCA of Ragsdale to purchase a FIT 3D scanner.

**Please considering partnering with the Ragsdale Family YMCA by supporting the above programs and services.**

**Grant total: \$27,750**

Mayor  
Lynn Montgomery

Interim Town Manager  
Dave Treme

Town Attorney  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Discussion of Unsealing Closed Session Minutes

**AGENDA ITEM #:** VII-B

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 5 Minutes

**DEPARTMENT:** Administration

**CONTACT PERSON:** Beth Koonce, Town Attorney

**SUMMARY:**

On February 21, 2017 the Town Council passed a resolution that called for the annual review of the Town's Closed Session minutes. The resolution requires the Town Manager, Town Clerk, Town Attorney, and Mayor to review the minutes and determine if any of the Closed Session minutes may be released to the public.

Beth Koonce, Mayor Montgomery, and Dave Treme met to review the Closed Session minutes on January 11th. Beth Koonce will discuss the unsealing of the Closed Session minutes with Council during the January 19th Town Council meeting.

**ATTACHMENTS:** N/A

**RECOMMENDATION/ACTION NEEDED:** Town Attorney will make a recommendation to Town Council.

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** N/A

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

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public Hearing - Annexation of various tracts

**AGENDA ITEM #:** IV-C-I

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 5 min.

**DEPARTMENT:** Administration

**CONTACT PERSON:** Matthew Johnson, Asst. Town Mgr.

**SUMMARY:**

A request (petition) for annexation was received by the Town for 2221 Guilford College Rd; 5300 Mackay Rd; 2207 Guilford College Rd.; and 5303 Mackay Rd. per NCGS 160A-31.

The Town Council directed the Town Clerk to investigate the annexation petition at their August 18, 2020, regular meeting. The Council adopted a Certificate of Sufficiency at the September 15, 2020, regular meeting and fixed a date for the public hearing to begin on Jan. 19, 2021.

Due to the ongoing public hearing for item IV-C-II, the recommendation of the Town staff will be to open the public hearing and immediately continue it until the February 16, 2021, regular Council meeting date.

**ATTACHMENTS:** Various

**RECOMMENDATION/ACTION NEEDED:** Continue the public hearing until the Feb. 16, 2021, regular meeting without further advertisement.

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:** Move to continue the public hearing until the Feb. 16, 2021, regular meeting without further advertisement.

**FOLLOW UP ACTION NEEDED:**



Settled 1752  
**JAMESTOWN**  
NORTH CAROLINA

**CERTIFICATE OF SUFFICIENCY**

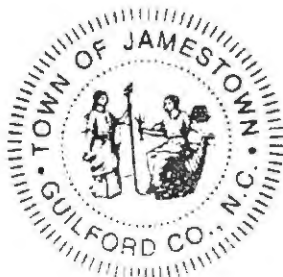
To the Town Council of the Town of Jamestown, North Carolina,

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

- a. The petition contains an adequate property description of the area proposed for annexation. The petition includes a parcel of land (Tax Map ID 65604, 0.41 acres, 5230 Mackay Rd.) that was previously annexed into the City of Greensboro. For the purposes of this annexation petition, that parcel of land shall not be considered by the Town of Jamestown for annexation at this time. A metes and bounds description which excludes this parcel for consideration and a survey map showing the proposed area of annexation is attached.
- b. The area described in the petition is contiguous to the Town of Jamestown primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.
- d. The Town Attorney has performed a title search and has verified that the owners of record have signed the petition.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Jamestown, this the 3rd day of September, 2020.

(SEAL)



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



JAMESTOWN ANNEXATION PETITION

Date February 6, 2020

TO THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN:

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

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

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

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Kathleen R. Johnson</u>	<u>No</u>	
	<u>Thomas R. Johnson</u>	<u>No</u>	
	<u>Bebe B. Johnson</u>	<u>No</u>	
	<u>Edward A. Johnson, II</u>	<u>No</u>	<u>Edward A. Johnson</u>
	<u>Alexa B. Johnson</u>	<u>No</u>	
2.	<u>Kory W. Johnson</u>	<u>No</u>	
	<u>Matthew W. Johnson</u>	<u>No</u>	
	<u>William P. Johnson, III</u>	<u>No</u>	
	<u>TTM Family Limited Partnership</u>	<u>No</u>	<u>William P. Johnson III</u>
3.	<u>Edward R. Johnson Family Trust</u>	<u>No</u>	
	<u>William P. Johnson III Family Limited Partnership</u>	<u>No</u>	<u>William P. Johnson III</u>

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

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

Date Received: July 10, 2020 Received By: [Signature]



JAMESTOWN ANNEXATION PETITION

Date February 6, 2020

TO THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN:

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

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

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

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Kathleen R. Johnson</u>	<u>No</u>	_____
	<u>Thomas R. Johnson</u>	<u>No</u>	_____
	<u>Bebe B. Johnson</u>	<u>No</u>	_____
	<u>Edward A. Johnson, II</u>	<u>No</u>	_____
	<u>Alexa B. Johnson</u>	<u>No</u>	_____
2.	<u>Kory W. Johnson</u>	<u>No</u>	<u>Kory W. Johnson</u>
	<u>Matthew W. Johnson</u>	<u>No</u>	_____
	<u>William P. Johnson, III</u>	<u>No</u>	_____
	<u>TTM Family Limited Partnership</u>	<u>No</u>	_____
3.	<u>Edward R. Johnson Family Trust</u>	<u>No</u>	_____
	<u>William P. Johnson III Family Limited Partnership</u>	<u>No</u>	_____

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

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

Date Received: July 10, 2020 Received By: [Signature]



JAMESTOWN ANNEXATION PETITION

Date February 6, 2020

TO THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN:

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

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

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

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Kathleen R. Johnson</u>	<u>No</u>	_____
	<u>Thomas R. Johnson</u>	<u>No</u>	_____
	<u>Bebe B. Johnson</u>	<u>No</u>	_____
	<u>Edward A. Johnson, II</u>	<u>No</u>	_____
	<u>Alexa B. Johnson</u>	<u>No</u>	<u>Alexa B. Johnson</u>
2.	<u>Kory W. Johnson</u>	<u>No</u>	_____
	<u>Matthew W. Johnson</u>	<u>No</u>	_____
	<u>William P. Johnson, III</u>	<u>No</u>	_____
	<u>TTM Family Limited Partnership</u>	<u>No</u>	_____
3.	<u>Edward R. Johnson Family Trust</u>	<u>No</u>	_____
	<u>William P. Johnson III Family Limited Partnership</u>	<u>No</u>	_____

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

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

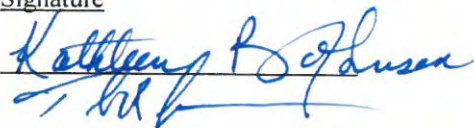
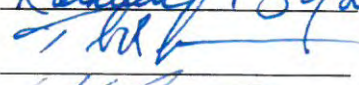
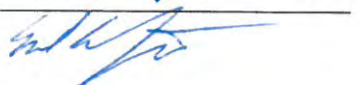

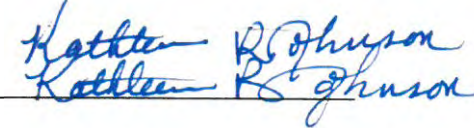
Date Received: July 10, 2020 Received By: [Signature]



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

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

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

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Kathleen R. Johnson</u>	<u>No</u>	<u></u>
	<u>Thomas R. Johnson</u>	<u>No</u>	<u></u>
	<u>Bebe B. Johnson</u>	<u>No</u>	<u>_____</u>
	<u>Edward A. Johnson, II</u>	<u>No</u>	<u></u>
	<u>Alexa B. Johnson</u>	<u>No</u>	<u>_____</u>
2.	<u>Kory W. Johnson</u>	<u>No</u>	<u>_____</u>
	<u>Matthew W. Johnson</u>	<u>No</u>	<u></u>
	<u>William P. Johnson, III</u>	<u>No</u>	<u>_____</u>
	<u>TTM Family Limited Partnership</u>	<u>No</u>	<u>_____</u>
3.	<u>Edward R. Johnson Family Trust</u>	<u>No</u>	<u></u>
	<u>William P. Johnson III Family Limited Partnership</u>	<u>No</u>	<u>_____</u>

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

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

Date Received: July 10, 2020

Received By: 

**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  $69^{\circ} 27' 16''$  East 102.69 feet to a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds, also being a 1 Inch Iron Pipe Set at the southeastern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 1 of Deed Book 6655, Page 621; thence along said northern right-of-way line of Guilford College Road, the following three (3) courses:

- 1) North  $55^{\circ} 42' 46''$  West 3,404.59 feet (crossing a Disk Found at 998.82 feet and at 2,475.20 feet) to a Disk Found;
- 2) along the arc of a curve to the right having a radius of 1,540.05 feet with a chord bearing and distance of North  $53^{\circ} 31' 20''$  West 220.50 feet to a Disk Found;
- 3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North  $40^{\circ} 24' 41''$  West 269.01 feet to a 1 Inch Iron Pipe Set at the southwestern corner of now or formerly William Pearce Johnson, III and wife, 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  $18^{\circ} 04' 00''$  West 429.54 feet to a Disk Found;
- 2) North  $11^{\circ} 22' 57''$  West 172.26 feet to a 1/2 Inch Iron Pipe Set;
- 3) North  $01^{\circ} 40' 29''$  East 29.54 feet to a 1/2 Inch Iron Pipe Set at the southwestern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 2 of Deed Book 6655, Page 621; thence continuing along said eastern right-of-way line of Guilford College Road, the following thirteen (13) courses:

- 1) North 01° 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  $69^{\circ} 27' 16''$  East 102.69 feet to a 1 Inch Iron Pipe Set at the northern right-of-way line of said Guilford College Road; also being a 1 Inch Iron Pipe Set at the northwestern corner of now or formerly, The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797 in the Guilford County Register of Deeds, also being a 1 Inch Iron Pipe Set at the southeastern corner of now or formerly TTM Family Limited Partnership, recorded as Tract 1 of Deed Book 6655, Page 621; thence along said northern right-of-way line of Guilford College Road, the following three (3) courses:

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

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

3) along the arc of a curve to the right having a radius of 902.23 feet with a chord bearing and distance of North  $40^{\circ} 24' 41''$  West 269.01 feet to 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  $18^{\circ} 04' 00''$  West 429.54 feet to a Disk Found;

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

3) North  $01^{\circ} 40' 29''$  East 29.54 feet to a 1/2 Inch Iron Pipe Set at the southwestern corner of now or formerly TTM Family Limited 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  $84^{\circ} 38' 28''$  East 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  $03^{\circ} 53' 05''$  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) South  $70^{\circ} 22' 04''$  East 1304.11 feet to a 1 Inch Iron Pipe Set;

2) North  $03^{\circ} 53' 05''$  East 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) North 20° 25' 54" East 210.60 feet to a 1/2 Inch Iron Pipe Set;  
2) North 03° 53' 05" East 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) South 89° 35' 04" East 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) North 04° 02' 43" East 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° 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° 59' 26" East 1.24 feet off-corner);

2) South 40° 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° 15' 09" East 70.09 feet to a 3/4 Inch Iron Pipe Found;

2) South 63° 42' 09" East 153.49 feet to a 1 Inch Iron Pipe Found;

3) South 19° 33' 51" West 193.54 feet to a 3/4 Inch Iron Pipe Found;

4) South 09° 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° 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° 52' 32" West 961.09 feet to a 1 Inch Iron Pipe Found (1 foot tall);

2) North 79° 18' 01" East 126.57 feet to a Stone Found with a P-K Nail;

3) South 04° 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° 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° 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 Excluded.

**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° 15' 00" East 289.95 feet to a point;

- 4) North 40° 53' 50" East 274.42 feet to a point;
- 5) North 41° 49' 30" East 204.09 feet to a point;
- 6) North 56° 29' 30" West 273.90 feet (crossing a 1 Inch Iron Pipe Set at 50.00 feet) to a 1 Inch Iron Pipe Set at the northeastern corner of now or formerly Johnson / Liberty LLC as recorded in Deed Book 433, Page 992 and Plat Book 128, Page 115, said 1 Inch Iron Pipe Set being North 34° 32' 15" East 4.52 feet from a Disturbed Stone Found; thence along the northern property lines of said Johnson / Liberty LLC and Lots 124, 125, 126, 129 and 130 of said Plat Book 128, Page 115 and Lots 119 and 120 of Plat Book 128, Page 114, North 56° 29' 30" West 1,266.64 feet (crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 130 at 559.84 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 129 at 660.76 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 126 at 761.68 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 125 at 904.52 feet, and a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 119 at 1,131.47 feet) to a 1 Inch Iron Pipe Found at a northern corner of said Lot 119; thence along the northern property lines of said Lot 119 and Lots 107, 108, 109, 110, 111, 112, 113, 114, 115 and 118 of said Plat Book 128, Page 114, the following seven (7) courses:
  - 1) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 50° 48' 07" West 131.44 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 118;
  - 2) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 46° 46' 02" West 75.55 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 115;
  - 3) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 43° 10' 22" West 108.87 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 114;
  - 4) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 38° 59' 15" West 105.83 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 113;
  - 5) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North 34° 08' 56" West 142.37 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 112;

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

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

- 1) North 39° 34' 26" East 96.59 feet to a 1 Inch Iron Pipe Set;
- 2) South 50° 25' 34" East 20.34 feet to a 1 Inch Iron Pipe Set;
- 3) North 39° 34' 26" East 81.85 feet to a Disk Found;
- 4) along the arc of a curve to the right having a radius of 705.38 feet with a chord bearing and distance of North 42° 11' 28" East 190.32 feet to a Disk Found;
- 5) North 50° 04' 29" East 68.80 feet to a Disk Found;
- 6) South 70° 32' 19" East 15.03 feet to a Disk Found;
- 7) North 73° 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' 254" 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 Set in the eastern right-of-way line of Guilford Road; thence along said eastern right-of-way line of Guilford Road, North 73° 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° 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° 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 crossing Jamestown Square Drive, South 88° 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° 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° 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° 06' 09" West 29.72 feet to the True Point of Beginning, containing 0.005 acres or 196 square feet.

The above described tracts are all that property shown on Boundary Survey prepared by RLS Surveying & Consulting entitled: Johnson 400 / 2207 & 2221 Guilford College Road

and 5230, 5300 and 5303 (Near) Mackay Road, Jamestown Township, Guilford County, Jamestown, North Carolina, dated 10-04-2019 and designated Job # 1873.00.











LEGEND

- CONDUIT (WITH OR WITHOUT UNDERGROUND CABLE)
- CONDUIT (UNDERGROUND CABLE)
- CONDUIT (OVERHEAD CABLE)
- CONDUIT (OVERHEAD CABLE) WITH UNDERGROUND CABLE
- CONDUIT (OVERHEAD CABLE) WITH UNDERGROUND CABLE AND SIGNALING
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LINE LEGEND

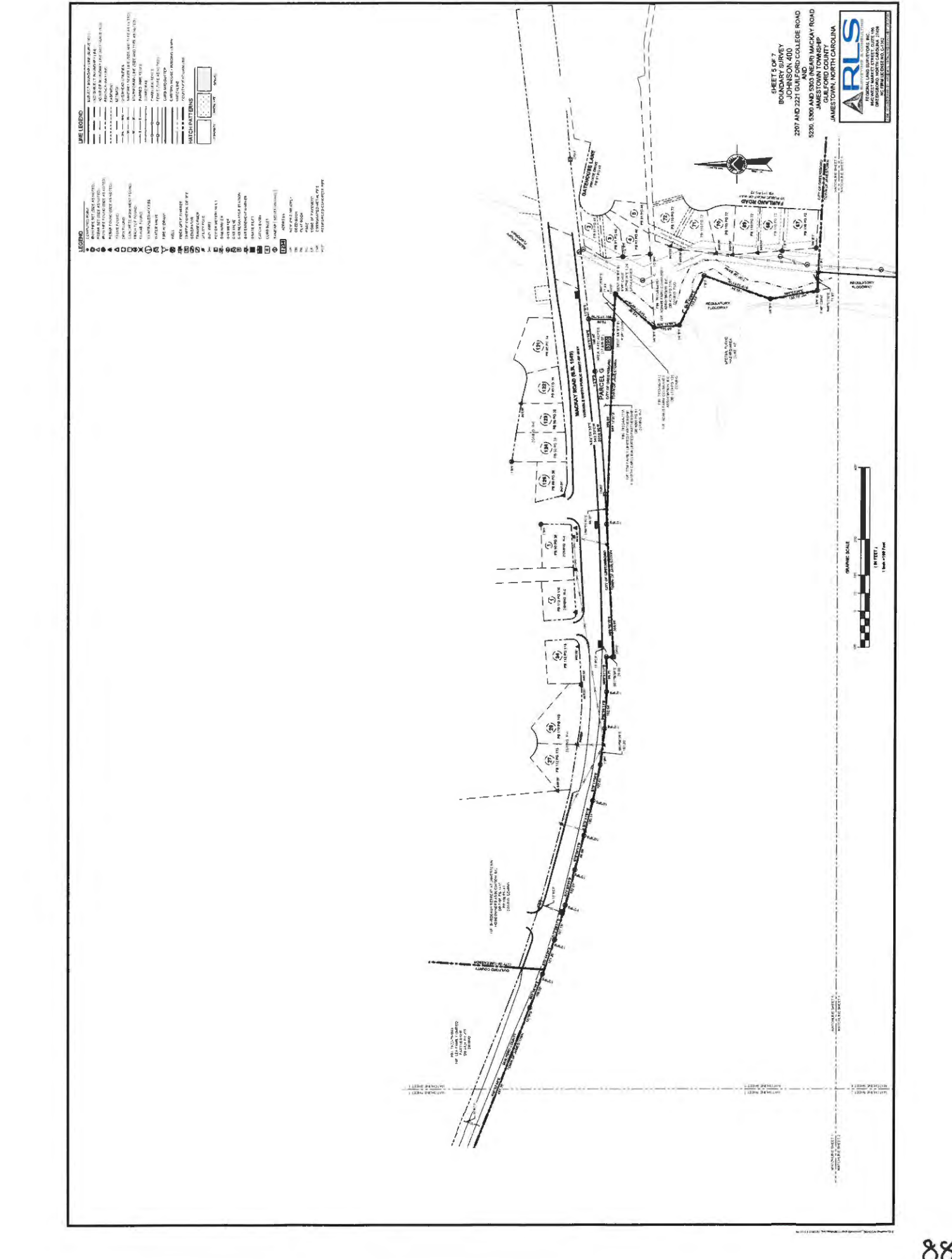
- 1/2" OR 3/4" CONCRETION OVER REBAR (12')
- 1/2" OR 3/4" CONCRETION OVER REBAR (6')
- 1/2" OR 3/4" CONCRETION OVER REBAR (3')
- 1/2" OR 3/4" CONCRETION OVER REBAR (1')
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- 1/2" OR 3/4" CONCRETION OVER REBAR (3" MIN.)
- 1/2" OR 3/4" CONCRETION OVER REBAR (1" MIN.)
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MATCH PATTERNS

- MATCH LINE
- MATCH LINE

REGULATORY EASEMENTS

- REGULATORY EASEMENT
- REGULATORY EASEMENT



SHEETS OF 7  
 BOULEVARD BY  
 JOHNSON 400  
 AND  
 2207 AND 2211 GULFORD COLLEGE ROAD  
 5336 5309 AND 5307 MCKAY ROAD  
 JAMESTOWN TOWNSHIP  
 GULFORD COUNTY  
 JAMESTOWN, NORTH CAROLINA



**SYMBOLS**

UNLINED POINT  
 UNLINED LINE  
 UNLINED CURVE  
 UNLINED ANGLE  
 UNLINED TANGENT  
 UNLINED CHORD  
 UNLINED BEARING  
 UNLINED DISTANCE  
 UNLINED AREA  
 UNLINED VOLUME  
 UNLINED WEIGHT  
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**LINE LEGEND**

UNLINED BOUNDARY LINE (ARBITRARY)  
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 UNLINED BOUNDARY LINE (PROPERTY)  
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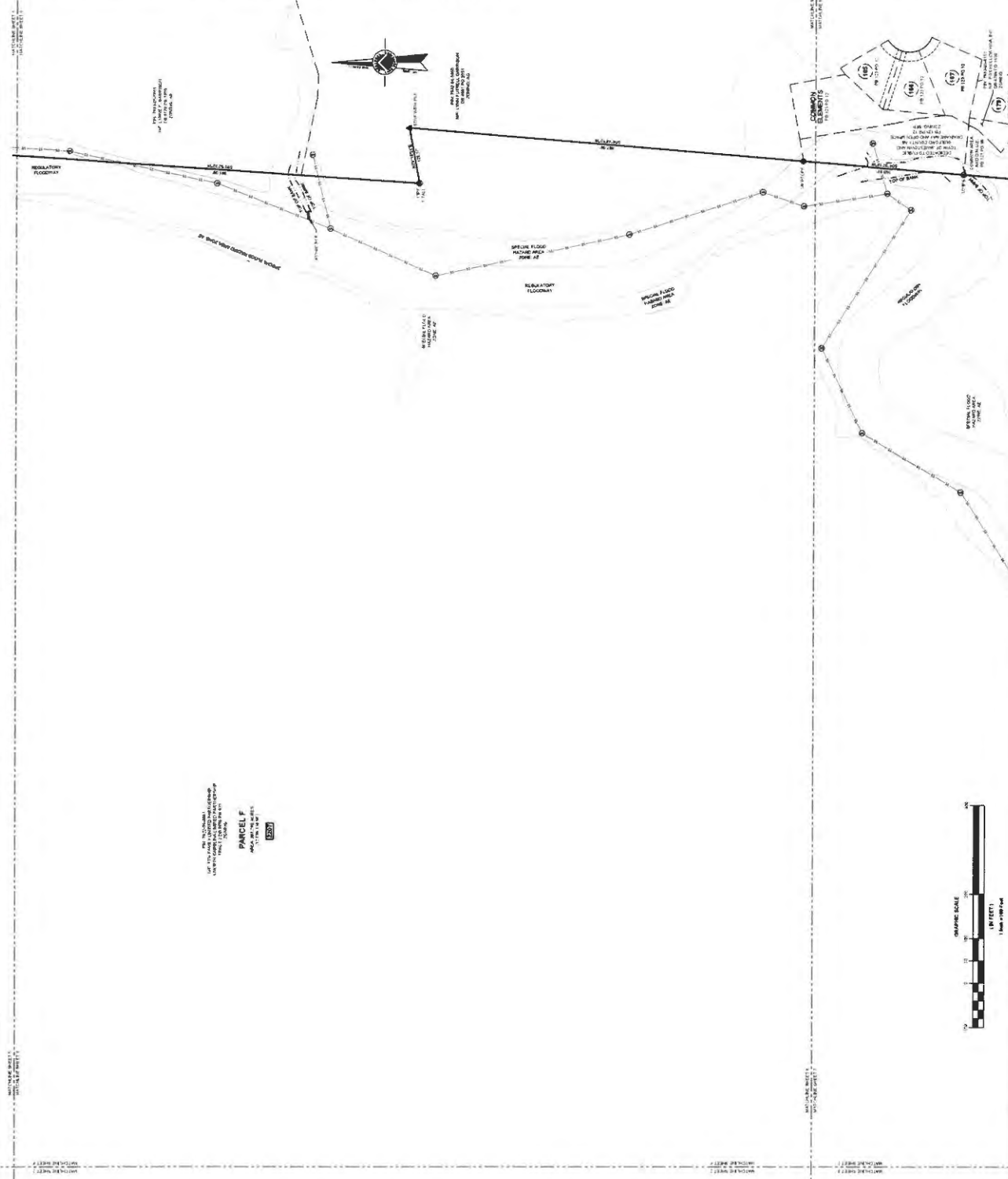
**MATCH PATTERNS**

ADJACENT SHEET  
 OPPOSITE SHEET  
 CROSS SHEET

**PROJECT INFORMATION**

SHEET 8 OF 7  
 BOUNDARY SURVEY  
 JOHNSON 400  
 2307 AND 2321 GULFORD COLLEGE ROAD  
 AND  
 5200 5300 AND 5300 WEST HICKORY ROAD  
 JAMESTOWN TOWNSHIP  
 GULFORD COUNTY  
 JAMESTOWN, NORTH CAROLINA

**ARIS**  
 FEDERAL LAND SURVEYORS, INC.  
 400 WEST 12TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202-1500  
 TEL: 303.733.0000  
 FAX: 303.733.0001  
 WWW.ARLS.COM



**PARCEL F**

1/4 SECTION 16, TOWNSHIP 36N, RANGE 5E, GULFORD COUNTY, NC

1.00 AC. ±



**LEGEND**

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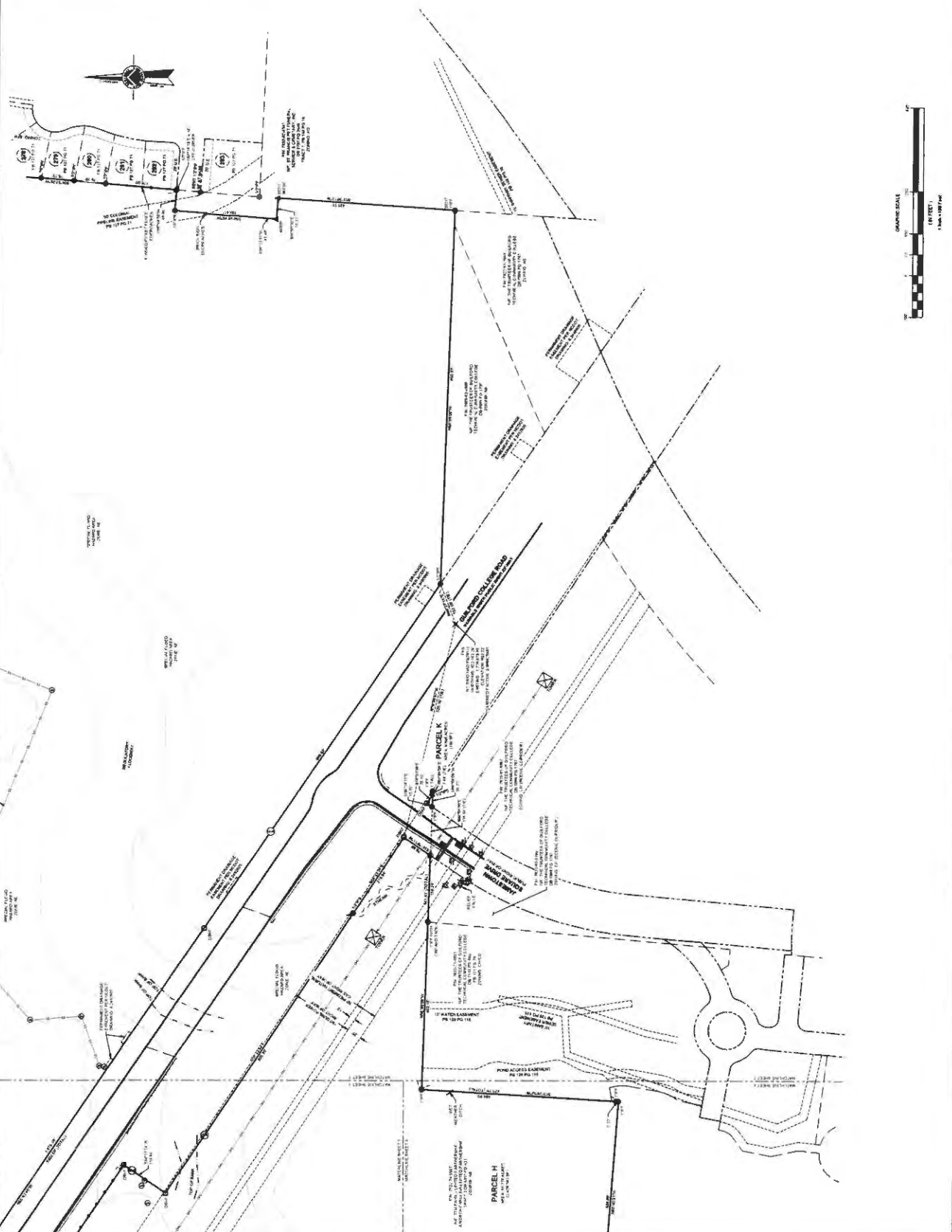
**LINE LEGEND**

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SHEET 7 OF 7  
 SUBMITTED BY  
**JOHNSON 401**  
 2207 AND 2321 GUMFORD COLLEGE ROAD  
 AND  
 5209 AND 5210 WILSON HIGHWAY ROAD  
 JAMESTOWN TOWNSHIP  
 JAMESTOWN COUNTY  
 NORTH CAROLINA



NORTH CAROLINA  
GUILFORD COUNTY

AFFIDAVIT OF PUBLICATION

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared **GRACE C. WOMACK** who being first duly sworn, deposes and says that she is an employee authorized to make this affidavit of *Jamestown News* engaged in the publication of a newspaper known as *Jamestown News*, published, issued and entered as periodicals mail in the Town of Jamestown in said County and State; that she is authorized to make this affidavit and sworn statement; this the notice or other legal advertisement, a true copy of which is attached hereto, and was published in the *Jamestown News* on the following dates:

January 6, 2021

That the said newspaper in which notice, paper, document or legal advertisement was published, at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of 1-597 of the General Statutes of North Carolina.

This the 6 day of January, 2021

Grace C. Womack

Sworn to and subscribed before me this the 6 day of January, 2021

Rebecca E. Whitehorne  
Notary Public

10-13-23  
My Commission Expires



Jane Whitehorne, Legal Advertising  
Jamestown News • P.O. Box 307 • Jamestown, NC 27282 • 336-841-4933









## NOTICE OF PUBLIC HEARING Town Council

### ANNEXATION CASE ANX-2020-01

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

- Proposal: Request for annexation for the following parcels consisting of a total of 466.67 +/- 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).

Applicants: Kathleen Johnson, Thomas Johnson, Bebe Johnson, Edward Johnson, II, Alexa Johnson, Kory Johnson, Matthew W. Johnson, William P. Johnson, III, TTM Family Limited Partnership, Edward R. Johnson Family Trust, William P. Johnson, III Family Limited Partnership

Applicant's  
Contact: Amanda Hodieme, Esq. - 336-275-7626



You are receiving this notice because public records indicate that you own property adjacent to or within 500 ft. of this annexation 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 proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts of annexation and to identify issues or concerns related to the appropriateness of the request. **Due to the complexity of this particular request and to allow the Town Council additional time to consider the nuances of this request, the Board will plan to conduct the hearing over several meetings.**

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: Tuesday, January 19, 2021 TIME: 6:00 PM  
LOCATION: Town of Jamestown Town Hall, 301 E. Main St., **CIVIC CENTER**

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.

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.

Mailed: January 4, 2021

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Public Hearing for rezoning Request for Johnson Property

**AGENDA ITEM #:** VII-II

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 1.5 hours

**DEPARTMENT:** Planning

**CONTACT PERSON:** Matthew Johnson, Asst. Town Mgr.

**SUMMARY:**

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. (\*\*REMOVED DUE TO PREVIOUS ANNEXATION INTO THE CITY OF GREENSBORO'S JURISDICTION\*\*).
- v. 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- From AG to PUD .

The Planning Board, after much deliberation between August and November 2020, voted 7-1 to recommend denial of the current iteration of the plans. The applicant will seek further feedback from the Town Council before bringing a revised plan for their consideration. This meeting will represent the best opportunity for the Council and the applicant to engage in dialogue about the expectations for each party regarding the development. Due to the complex nature of this rezoning request, staff recommends that the Town Council consider providing feedback to the applicant and then continuing the public hearing until the Feb. 16, 2021, regular meeting.

**ATTACHMENTS:** Various, including staff report and supporting documents.

**RECOMMENDATION/ACTION NEEDED:** Continue the public hearing until the Feb. 16, 2021, regular meeting without further advertisement.

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:** Move to continue the public hearing until the Feb. 16, 2021, regular meeting without further advertisement.

**FOLLOW UP ACTION NEEDED:**



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

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

**Additional Notes:**

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

**Applicant Information**

Applicant Name: Diamondback Investment Group, LLC c/o Isaacson Sheridan  
804 Green Valley Road, Suite 200 Greensboro, North Carolina 27408  
 Street Address or P.O. Box City/State/Zip Code  
336-609-5137 919-264-7116 Amanda@Isaacsonsheridan.com  
 Home/Work Phone Number Mobile Number Email  
 Is the applicant the owner of the parcel(s) to be rezoned?  Yes  No

**Owner Information**

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

**Applicant and Owner Certification and Signature**

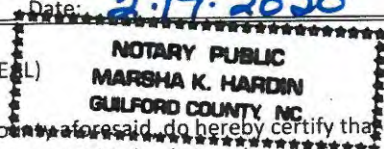
(If Applicant and Owner are different individuals, both must sign. If Applicant and Owner are the same, please sign as Owner.)  
 Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: William P. Johnson III Date: 2-17-2020

**NOTARY STATEMENT:**

State of NC, County of GUILFORD to wit: (SEAL)



I, Marsha K Hardin a notary public in and for the state and county aforesaid, do hereby certify that William P Johnson III whose name(s) is (are) signed to the foregoing statement, personally appeared before me in my state and county and acknowledged the same.

My commission expires 9-23-2021  
 Given under my hand this 17<sup>th</sup> Day of February, 2020  
 Notary Signature Marsha K Hardin Printed Name of Notary: Marsha K Hardin

*Received - 7/10/2020 - W Johnson - Town of Jamestown*

**Permit Information**

Owner Requests Rezoning of the Following Parcel(s):  
Parcel #1: 159144 Parcel Size: 27.89 2221 Guilford College Road, 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: 159105 Parcel Size: 30.70 5300 Mackay Road, 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 #3: 159106 Parcel Size: 384.49 2207 Guilford College Road, 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

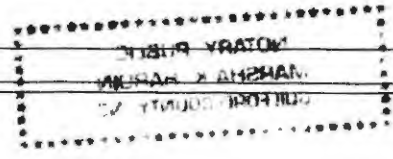
**Permit Information (Continued)**

Owner Requests Rezoning of the Following Parcel(s):  
Parcel #4: 65604 Parcel Size: 0.41 5230 Mackay Road, Jamestown, North Carolina 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 #5: 158765 Parcel Size: 0.6 5303 Mackay Road, Jamestown, North Carolina 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



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

<p><b>Project Questionnaire</b></p> <p>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.</p> <p><b>Why are you requesting this rezoning?</b>  <u>The applicant is requesting this rezoning in order to be able to develop a high quality, comprehensive master planned community. The proposed plan includes various uses and site features that are not permitted in the AG district.</u></p> <hr/> <p><b>Please provide a description of the site before and after development (if construction is proposed).</b>  <u>Currently the site is largely undeveloped with just three existing single family homes and associated outbuildings. The proposed after construction community would include primarily residential development with some supporting commercial uses. Please see the complete submittal package for additional details.</u></p> <hr/> <p><b>Please describe the operation proposed including number of employees and hours of operation, if applicable.</b>  <u>The proposed development is primarily residential. The commercial component will be of a neighborhood support scale but tenants and their scope of operations are not yet determined.</u></p> <hr/> <p><b>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).</b>  <u>All adjoining uses are residential with the exception of one adjoining institutional use, GTCC.</u></p> <hr/> <p><b>Please describe potential impacts on public facilities and infrastructure such as the water/wastewater system, public schools, and roads.</b>  <u>The anticipated roadway impacts are analyzed in our associated Traffic Impact Analysis, submitted with this request. The Town has determined it has capacity to provide necessary water and wastewater, see attached letter. Impacts on public schools will be gradual due to the ten year projected build out of this project, thereby allowing plenty of time for growth planning by Guilford County Schools and proper allocation of the increased tax revenue generated by this project.</u></p> <p><b>Will your project require a permit from other licensing agencies (e.g. NCDENR, NC Department of Transportation, US Army Corps of Engineers, etc). Yes No If yes, please explain.</b>  <u>Yes, all new access points to the road network will require a driveway permit from NCDOT. Additionally, the property has several streams and wetland areas that will require permits from NC DWQ and/or the Corps of Engineers for any crossing or impact.</u></p>
--

<p><b>For Town Use Only</b></p> <p>Date Application Received: _____</p>
---

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



**Frequently Asked Questions**

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

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

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

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

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

**Why is it important for the applicant to attend both public hearings?**

During the public hearing, you (or your representative) will have the opportunity to present your project and respond to questions from Planning Board members and Interested parties in the audience.

**Typical Timeline**

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

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

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

**Step 4.** Complete applications are advertised for public hearing.

**Step 5.** The Planning Board meeting is held on the 2<sup>nd</sup> Monday of every month.

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

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

**Contact Information**

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

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

**Planning Board Members**

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

\*\*Denotes ETJ member

**Amanda Hodierne**

---

**From:** Jennifer Fountain  
**Sent:** Friday, July 10, 2020 10:33 AM  
**To:** Amanda Hodierne  
**Subject:** Fwd: Email authorizing Bill to sign the rezoning application

Jennifer N. Fountain

Begin forwarded message:

**From:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Date:** July 10, 2020 at 10:32:56 AM EDT  
**To:** Jennifer Fountain <jennifer@isaacsonsheridan.com>  
**Subject:** **Fwd: Email authorizing Bill to sign the rezoning application**

Jennifer,  
Here is Kathy Johnson's email.  
BJM

Sent from my iPhone.

Begin forwarded message:

**From:** Kathy Johnson <ksonjohn@northstate.net>  
**Date:** July 10, 2020 at 9:55:34 AM EDT  
**To:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Subject:** **Re: Email authorizing Bill to sign the rezoning application**

[EXTERNAL]

Hello Brian. Bill Johnson has the authority to sign the rezoning application on my behalf.

Thanks  
Kathy Johnson

**Brian McMillan**

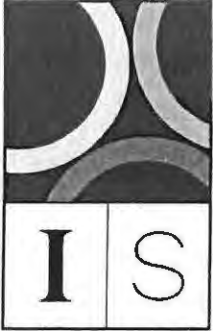


t: 336.271.3168  
f: 336.232.9168



**Amanda Hoderne**

---



Jennifer Fountain  
Thursday, July 9, 2020 9:04 AM  
Amanda Hoderne  
FW: Diamondback

JENNIFER N. FOUNTAIN, Esq.  
ISAACSON SHERIDAN

804 Green Valley Road, Suite 200  
Greensboro, NC 27408  
336.609.5136 (direct)  
336.275.7626 (main)  
336.273.7293 (fax)  
[jennifer@isaacsonsheridan.com](mailto:jennifer@isaacsonsheridan.com)

**From:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Sent:** Thursday, July 9, 2020 8:55 AM  
**To:** Jennifer Fountain <jennifer@isaacsonsheridan.com>  
**Subject:** Fwd: Diamondback

Tom Johnson's email, below.

Sent from my iPhone.

Begin forwarded message:

**From:** Tom Johnson <tjohnsonr@gmail.com>  
**Date:** July 9, 2020 at 8:41:13 AM EDT  
**To:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Subject: Re: Diamondback**

[EXTERNAL]

I am ok with Bill signing on my behalf.

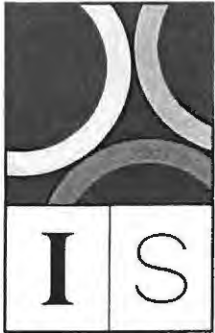
Thanks.

Tom Johnson  
336-473-4332

**Amanda Hoderne**

---

Jennifer Fountain  
Wednesday, July 8, 2020 10:19 AM  
Amanda Hoderne  
FW: Emails



JENNIFER N. FOUNTAIN, Esq.  
ISAACSON SHERIDAN

804 Green Valley Road, Suite 200  
Greensboro, NC 27408  
336.609.5136 (direct)  
336.275.7626 (main)  
336.273.7293 (fax)  
[jennifer@isaacsonsheridan.com](mailto:jennifer@isaacsonsheridan.com)

**From:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Sent:** Wednesday, July 8, 2020 10:19 AM  
**To:** Jennifer Fountain <jennifer@isaacsonsheridan.com>  
**Subject:** Fwd: Emails

Here is the email from Bebe Johnson.

Sent from my iPhone.

Begin forwarded message:

**From:** B Johnson <bpbj2221@gmail.com>  
**Date:** July 7, 2020 at 6:48:43 PM EDT  
**To:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Cc:** Bill Johnson <turpin83013@gmail.com>, Bill Johnson <bpbj@aol.com>, Kory Johnson <thorajean@gmail.com>, Alexa Johnson <lexijohnson@gmail.com>, Kathy Johnson <ksonjohn@northstate.net>, Tom Johnson <tjohnsonr@gmail.com>, Ted Johnson <tedjohnson@atmc.net>  
**Subject:** Re: Emails

[EXTERNAL]

Yes. It is still fine with us.

Bebe & Bill

**Brian McMillan**



t: 336.271.3168

f: 336.232.9168

2000 Renaissance Plaza  
230 North Elm Street  
Greensboro, NC 27401  
P.O. Box 26000 (27420)

On Jul 7, 2020, at 4:11 PM, Brian McMillan  
<[BMCMILLAN@brookspierce.com](mailto:BMCMILLAN@brookspierce.com)> wrote:

Sorry, as Ted noted and I confirmed with the buyer, Bill signed the zoning app, not Ted. Please send me an email confirming that Bill has the authority to sign on your behalf.

BJM

Sent from my iPhone.

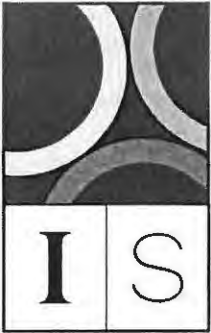
**Confidentiality Notice:**

The information contained in this e-mail transmittal is privileged and confidential intended for the addressee only. If you are neither the intended recipient nor the employee or agent responsible for delivering this e-mail to the intended recipient, any disclosure of this information in any way or taking of any action in reliance on this information is strictly prohibited. If you have received this e-mail in error, please notify the person transmitting the information immediately.

This email has been scanned for viruses and malware by Mimecast Ltd.

**Amanda Hoderne**

---



Jennifer Fountain  
Wednesday, July 8, 2020 10:19 AM  
Amanda Hoderne  
FW: Emails

JENNIFER N. FOUNTAIN, Esq.  
ISAACSON SHERIDAN

804 Green Valley Road, Suite 200  
Greensboro, NC 27408  
336.609.5136 (direct)  
336.275.7626 (main)  
336.273.7293 (fax)  
[jennifer@isaacsonsheridan.com](mailto:jennifer@isaacsonsheridan.com)

**From:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Sent:** Wednesday, July 8, 2020 10:17 AM  
**To:** Jennifer Fountain <jennifer@isaacsonsheridan.com>  
**Subject:** Fwd: Emails

Jennifer, I'm going to forward to you the emails from the family members indicating that Bill Johnson has authority to sign the rezoning application on their behalves. Here is the email from Ted Johnson.

Sent from my iPhone.

Begin forwarded message:

**From:** Ted Johnson <tedjohnson@atmc.net>  
**Date:** July 7, 2020 at 4:20:05 PM EDT  
**To:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Subject:** Re: Emails

\* Ted is the  
nickname of  
Edward Johnson

[EXTERNAL]

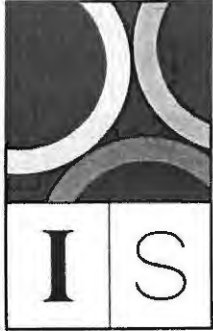
Yes, Bill Johnson has my permission to sign the zoning application on my behalf.

Thank you!

Ted Johnson  
JOHNSON & MOORE P.A.  
8505 E. Oak Island Dr., Suite #2  
Oak Island, NC 28465  
(910) 278-6165

**Amanda Hodierne**

---



Jennifer Fountain  
Thursday, July 9, 2020 10:06 AM  
Amanda Hodierne  
FW: Email authorizing Bill to sign the rezoning application

JENNIFER N. FOUNTAIN, Esq.  
ISAACSON SHERIDAN

804 Green Valley Road, Suite 200  
Greensboro, NC 27408  
336.609.5136 (direct)  
336.275.7626 (main)  
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[jennifer@isaacsonsheridan.com](mailto:jennifer@isaacsonsheridan.com)

**From:** Brian McMillan <[BMCMILLAN@brookspierce.com](mailto:BMCMILLAN@brookspierce.com)>  
**Sent:** Thursday, July 9, 2020 9:58 AM  
**To:** Jennifer Fountain <[jennifer@isaacsonsheridan.com](mailto:jennifer@isaacsonsheridan.com)>  
**Subject:** Fwd: Email authorizing Bill to sign the rezoning application

Here is Alexa Johnson's email.

Sent from my iPhone.

Begin forwarded message:

**From:** Alexa Johnson <[lexijohnson@gmail.com](mailto:lexijohnson@gmail.com)>  
**Date:** July 9, 2020 at 9:37:04 AM EDT  
**To:** Brian McMillan <[BMCMILLAN@brookspierce.com](mailto:BMCMILLAN@brookspierce.com)>  
**Cc:** Kathy Johnson <[ksonjohn@northstate.net](mailto:ksonjohn@northstate.net)>  
**Subject:** Re: Email authorizing Bill to sign the rezoning application

[EXTERNAL]

Brian - I did respond but again, Bill does have my authorization

Thanks!

On Thu, Jul 9, 2020 at 8:59 AM Brian McMillan <[BMCMILLAN@brookspierce.com](mailto:BMCMILLAN@brookspierce.com)> wrote:  
Good morning, Kathy and Alexa. I don't think I have yet received from either of you the email stating that Bill Johnson is authorized to sign the rezoning application on your behalf. Please send that email to me at your earliest convenience. Let me know if you have any questions.

**Amanda Hodierne**

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Jennifer Fountain  
Wednesday, July 8, 2020 10:20 AM  
Amanda Hodierne  
FW: Emails

JENNIFER N. FOUNTAIN, Esq.  
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**From:** Brian McMillan <[BMCMILLAN@brookspierce.com](mailto:BMCMILLAN@brookspierce.com)>  
**Sent:** Wednesday, July 8, 2020 10:19 AM  
**To:** Jennifer Fountain <[jennifer@isaacsonsheridan.com](mailto:jennifer@isaacsonsheridan.com)>  
**Subject:** Fwd: Emails

Here is the email from Kory Johnson.

Sent from my iPhone.

Begin forwarded message:

**From:** Thorajean <[thorajean@gmail.com](mailto:thorajean@gmail.com)>  
**Date:** July 7, 2020 at 8:06:30 PM EDT  
**To:** Brian McMillan <[BMCMILLAN@brookspierce.com](mailto:BMCMILLAN@brookspierce.com)>  
**Subject:** Fwd: Emails

[EXTERNAL.]

Begin forwarded message:

**From:** Thorajean <[thorajean@gmail.com](mailto:thorajean@gmail.com)>  
**Date:** July 7, 2020 at 6:54:41 PM EDT  
**To:** B Johnson <[bpbj2221@gmail.com](mailto:bpbj2221@gmail.com)>  
**Subject:** Re: Emails

Bill Johnson has authority to sign the rezoning application for me.

Kory Johnson

On Jul 7, 2020, at 6:48 PM, B Johnson <[bpbj2221@gmail.com](mailto:bpbj2221@gmail.com)> wrote:

Yes. It is still fine with us.

Bebe & Bill

**Brian McMillan**



t: 336.271.3168

f: 336.232.9168

2000 Renaissance Plaza  
230 North Elm Street  
Greensboro, NC 27401  
P.O. Box 26000 (27420)

On Jul 7, 2020, at 4:11 PM, Brian McMillan <[BMCMILLAN@brookspierce.com](mailto:BMCMILLAN@brookspierce.com)> wrote:

Sorry, as Ted noted and I confirmed with the buyer, Bill signed the zoning app, not Ted. Please send me an email confirming that Bill has the authority to sign on your behalf.

BJM

Sent from my iPhone.

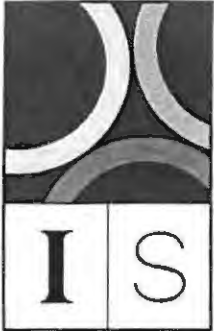
**Confidentiality Notice:**

The information contained in this e-mail transmittal is privileged and confidential intended for the addressee only. If you are neither the intended recipient nor the employee or agent responsible for delivering this e-mail to the intended recipient, any disclosure of this information in any way or taking of any action in reliance on this information is strictly prohibited. If you have received this e-mail in error, please notify the person transmitting the information immediately.

This email has been scanned for viruses and malware by Mimecast Ltd.

**Amanda Hodierne**

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Jennifer Fountain  
Thursday, July 9, 2020 9:04 AM  
Amanda Hodierne  
FW: Diamondback

JENNIFER N. FOUNTAIN, Esq.  
ISAACSON SHERIDAN

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[jennifer@isaacsonsheridan.com](mailto:jennifer@isaacsonsheridan.com)

**From:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Sent:** Thursday, July 9, 2020 8:54 AM  
**To:** Jennifer Fountain <jennifer@isaacsonsheridan.com>  
**Subject:** Fwd: Diamondback

Matt Johnson's email, below.

Sent from my iPhone.

Begin forwarded message:

**From:** Matt Johnson <[mjohnson@triad-designgroup.com](mailto:mjohnson@triad-designgroup.com)>  
**Date:** July 8, 2020 at 10:32:04 AM EDT  
**To:** Brian McMillan <BMCMILLAN@brookspierce.com>  
**Subject:** RE: Diamondback

[EXTERNAL]

Hey Brian-  
Bill Johnson and/or Ted Johnson both have the authority to sign the rezoning application.  
Let me know if you need anything else.  
Thanks

**Matt Johnson, P.E.**  
Civil Engineer

triaddesigngroup

Office: 336-218-8282 | Fax: 336-218-8010 | Cell: 336-681-0691





Planning Board Hearing Date: August 10, 2020

**GENERAL INFORMATION**

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

**SITE DATA.**

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

**Adjacent Uses:**

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

**Zoning History:**

Case #	Date	Summary
N/A		

**SPECIAL INFORMATION**

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

**Environmental:**

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

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

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

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

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

**Transportation:**

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

**IMPACT ANALYSIS**

**Land Use Compatibility and 2020 Land Development Plan (LDP)**

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

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

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

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

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

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

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

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

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

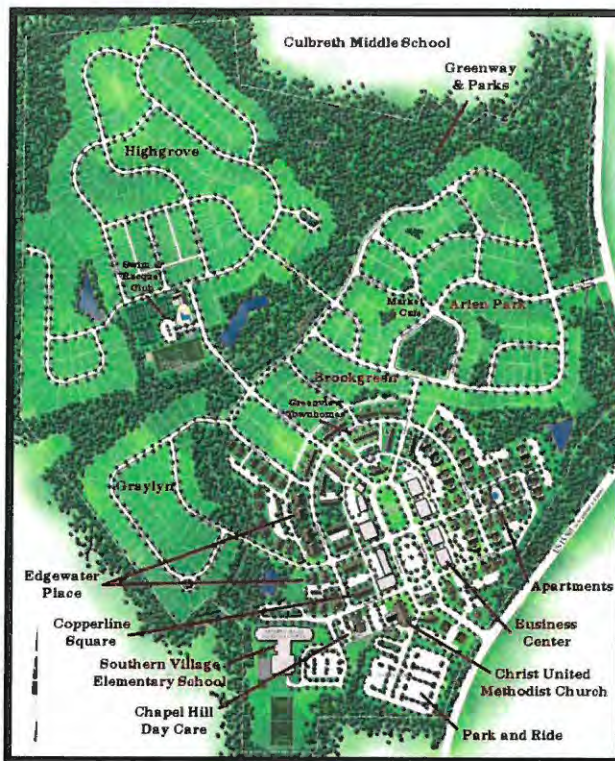
The Traditional Neighborhood Development overlay district seeks to incorporate a mix of land uses connected by a network of roadways. The definition in the Comp Plan is as follows:

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

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

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

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



Courtesy of Southern Village, Chapel Hill, NC



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



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

## 2020 LDP Goals and Policies Applying To This Proposal

### GROWTH MANAGEMENT

#### GOALS:

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

#### POLICIES:

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

## PLANNING COORDINATION

### GOALS:

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

### POLICIES:

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

## COMMUNITY APPEARANCE

### GOALS:

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

### POLICIES:

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

## QUALITY OF LIFE

### GOALS:

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

### POLICIES:

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

## PUBLIC SERVICES AND FACILITIES

### GOALS:

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

### POLICIES:

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

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

**CONFORMITY WITH OTHER PLANS**

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

**STAFF COMMENTARY:**

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

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

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

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



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

**Suggested timeline for consideration:**

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

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

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

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

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

**Planning Board Public Hearing:**

1<sup>st</sup> meeting – August 10, 2020

2<sup>nd</sup> meeting – August 24, 2020 (special called meeting)

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

**Town Council Public Hearing:**

1<sup>st</sup> meeting – October 20, 2020

2<sup>nd</sup> meeting – November 3, 2020 (special called meeting)

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

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

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

**WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:**

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

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

All amendments must now follow this approach:

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

A sample format is provided on the following pages.

MOTION

FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

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

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

AND

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

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

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

AND

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

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

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

[Call for second etc.]

MOTION

FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

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

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

AND/OR

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

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

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

AND/OR

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

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

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

[Call for second etc.]

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

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

1. *Even though the proposed zoning 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.]

**Planning Board Decision: Johnson Farm Rezoning Request**

**Public Hearing for Rezoning Request for the following parcels: 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road from Ag (Agricultural) to PUD (Planned Unit Development)-**

Sholl made a motion to recommend the denial of the rezoning request to the Town Council. Richmond made a second to the motion.

McBride took a roll call vote as follows:

- Steve Monroe- Nay
- Dennis Sholl- Aye
- Russ Walker- Aye
- Eddie Oakley- Aye
- Ed Stafford- Aye
- Richard Newbill- Aye
- Sherrie Richmond- Aye

The motion passed with a 6 to 1 vote with Monroe voting in opposition.

Stafford made the following motion:

"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 further finds that the proposed zoning amendment is not consistent with the comprehensive plan because it is not in accord with the stated mission of preserving Jamestown's small-town character and historic resources, enhancing our quality of life, and maintaining our ability to provide adequate public services and infrastructure. Nor is it in line with the comprehensive land development plan growth management goal of building a balanced mixture of housing types to match a range of lifestyles and income levels or the community appearance goal of maintaining a strong sense of place by adding quality and value to our community character.

AND

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 Planning Board further finds that the proposed zoning amendment is unreasonable because the current proposal for the Planned Unit Development (PUD) zoning designation does not adequately address concerns and recommendations regarding unit density, population growth, infrastructural burden, and aesthetics do not contain a vibrant mixture of compatible uses and housing types.

AND

3. The proposed zoning amendment is not in the public interest. The Planning Board considers the proposed zoning amendment to be against the public interest because:
  - a. The report of the Town staff finding the proposed 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 it does not enhance Jamestown's small-town character and heritage, add value to existing neighborhoods, or specifically mitigate the impact of large population growth."

Walker made a second to the motion. The motion passed with a 6 to 1 vote with Monroe voting in opposition.

# CASTLETON VILLAGE

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

NOVEMBER 2020



# CASTLETON VILLAGE

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SITE SPECIFIC MASTER PLAN & DEVELOPMENT GUIDELINES  
JAMESTOWN, NORTH CAROLINA  
NOVEMBER 2020

DEVELOPER  
Diamondback Investment Group, LLC

SITE SPECIFIC MASTER PLAN  
Timmons Group

DEVELOPMENT APPROACH  
Timmons Group

CIVIL ENGINEERING & SURVEYING  
Timmons Group

ARCHITECTURAL CONSULTANT  
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Greensboro, NC 27408  
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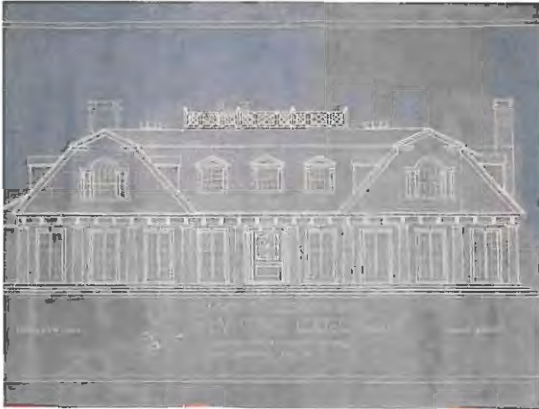
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# Purpose and Intent

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## PURPOSE OF MASTER PLAN & DESIGN GUIDELINES

The Master Plan and Development Guidelines are used to delineate and regulate the design and construction of the development of Castleton Village. The intent of this document is to facilitate the implementation of the plan and vision as depicted with the Conceptual Development Plan, dated October 26, 2020, by Diamondback Investment Group, LLC. The Development Guidelines will assist in ensuring the consistency and quality of the development. Development for Castleton Village shall be substantially in accordance with the guidelines and requirements within this document.



# Summary Narrative

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

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

1. Total Acreage in PUD: 466.6 acres
2. Total Open Space: 116.3 acres
3. Total Density: 1,269 units (2.72 units per gross acre).
4. Amenity Package:
  - Clubhouse
  - Junior Olympic pool
  - Playground/"Tot" Lot
  - Bark Park
  - Pickle Ball Courts
  - Trails
  - Lawn Areas
  - Gazebos
  - Pocket Parks
  - Appropriate Parking

5. Housing Types: Special care was taken to design Castleton Village to accommodate an array of homebuyers – from first-time, move-up, and age-targeted homes and including both ranch homes and two-story homes.

6. Setbacks: Lot setbacks shall be as follows:

- SI Product: minimum 20-25' front, 8' side, 15' rear & 15' corner
- T1 Product: minimum 20' front, 10' side, 15' rear & 15' corner.
- T2 Product: minimum 20' front, 10' side, 15' rear & 15' corner.



# Project Location

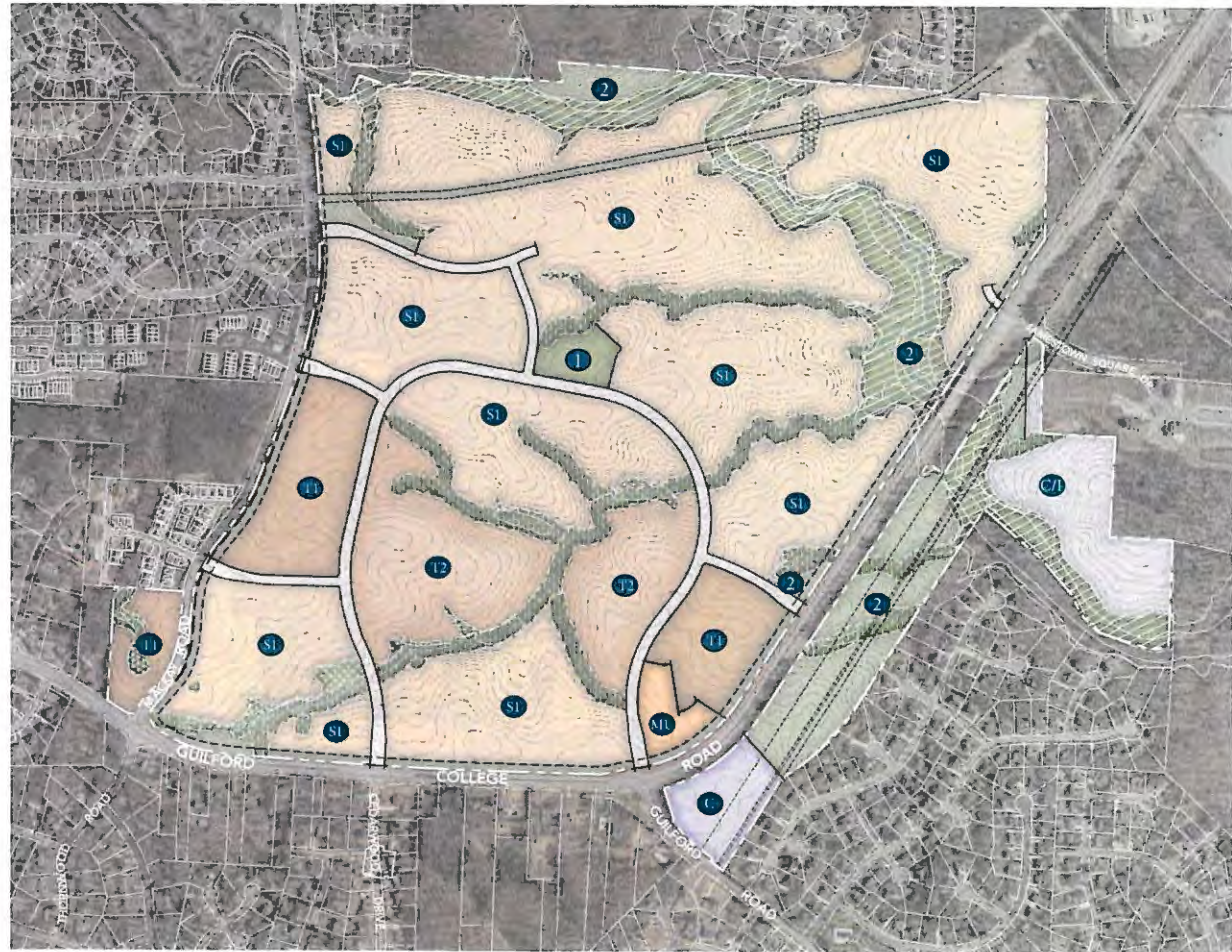
## VICINITY

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



# Conceptual Development Plan

- C** CHURCH
- MU** MIXED-USE
- C/I** CIVIC/INSTITUTIONAL
- T1** TOWNHOUSE 1, 20' X 100' LOTS
- T2** TOWNHOUSE 2, 22' X 100' LOTS
- S1** SINGLE FAMILY 1, 60' X 135' LOTS
  
- 1** MAIN AMENITY AREA
- 2** OPEN SPACE/NATURAL AREA



# Proposed Development Summary

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

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

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

All relevant site statistics and information is as follows:



## PARCEL USE SUMMARY (CASTLETON VILLAGE)

<u>USE</u>	<u>TOTAL AREA</u>
<b>C</b> CHURCH	7.3 +/- AC
<b>MU</b> MIXED-USE	3.8 +/- AC
<b>C/I</b> CIVIC/INSTITUTIONAL	16.1 +/- AC
<b>T1</b> TOWNHOUSE 20' X 100' LOTS	31.7 +/- AC
<b>T2</b> TOWNHOUSE 22' X 100' LOTS	38.2 +/- AC
<b>S1</b> SINGLE FAMILY 60' X 135' LOTS	223.1 +/- AC

## RESIDENTIAL SUMMARY

<u>USE</u>	<u>DENSITY</u>	<u>YIELD</u>
MU - MIXED-USE	9 U/A	34
T1 - TOWNHOUSE	8 U/A	254
T2 - TOWNHOUSE	7 U/A	267
SI - SINGLE FAMILY	3.2 U/A	714
<b><u>TOTAL</u></b>		<b><u>1,269</u></b>

**Overall Project Density: 2.72 Units/Acre**  
1,269 Units/466.6 Gross Acres

# Schematic Site Layout

- C CHURCH
- MU MIXED-USE
- C/I CIVIC/INSTITUTIONAL
- T1 TOWNHOUSE 1, 20' X 100' LOTS
- T2 TOWNHOUSE 2, 22' X 100' LOTS
- S1 SINGLE FAMILY I, 60' X 135' LOTS
  
- 1 MAIN AMENITY AREA
- 2 OPEN SPACE/NATURAL AREA



\*This site plan is for illustrative purposes only.





# Conceptual Mixed-Use Layout

## Building Setbacks (From Property Lines)

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

Maximum Height 50 Feet

## Parking Requirements

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

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



\*This site plan is for illustrative purposes only.

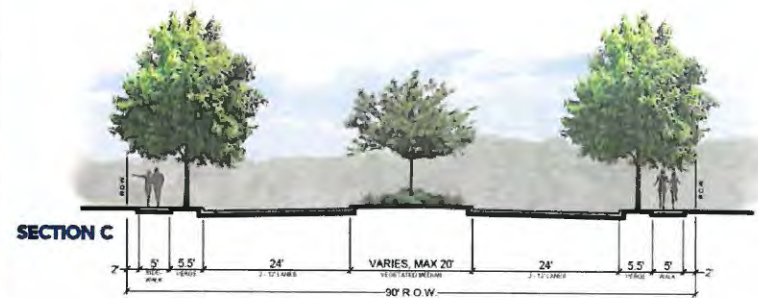
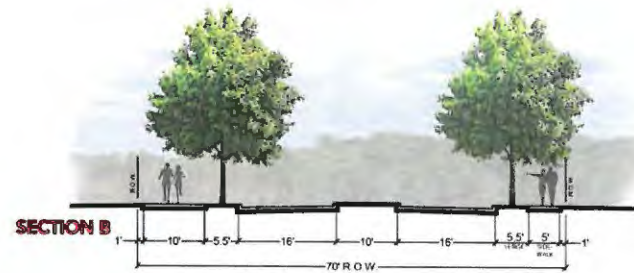
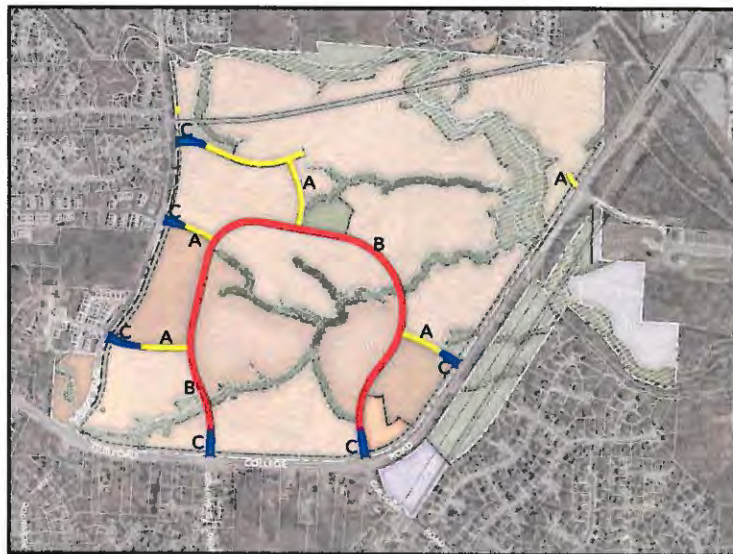
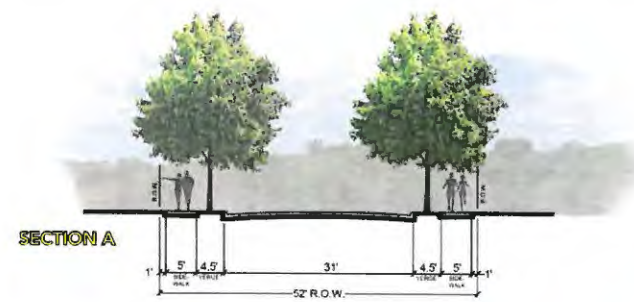
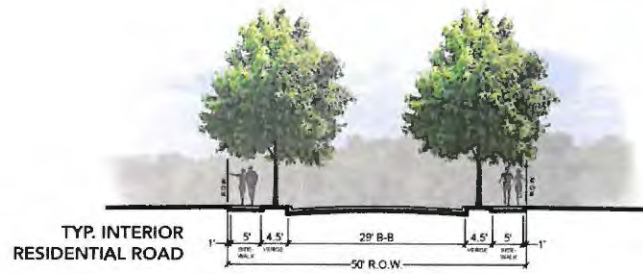
# Conceptual Mixed-Use Perspective I



Conceptual Mixed-Use Perspective 2



# Internal Circulation System



# Recreation/Open Space Plan

## Open Space Data:

Total Site (Castleton Village):	466.6 +/- AC.
Open Space Required:	17.2 +/- AC
- 5% of Residential Area	14.7 +/- AC.
- 10% of Commercial Area	2.5 +/- AC.
Open Space Provided:	116.3 +/- AC.
Wetlands/Stream Buffers (Outside Floodplain)	42.4 +/- AC.
Floodplain (50% of Total Floodplain Area)	21.5 +/- AC.
Recreational/Natural Areas	52.4 +/- AC.

- 1 MULTI-USE PATH
- 2 PUBLIC NATURE TRAIL
- 3 PRIVATE TRAIL
- 4 CONNECTING INTERNAL SIDEWALKS
- 5 TRAIL HEAD
- A MAIN DEVELOPMENT AMENITY
  - JR. OLYMPIC SIZE SWIMMING POOL
  - SPLASH PAD
  - BASKETBALL COURTS
  - LARGE PLAYGROUND
- B POCKET/COMMUNITY PARKS
  - GAZEBO'S
  - TOT LOTS
  - OTHER SMALL REC. FEATURES

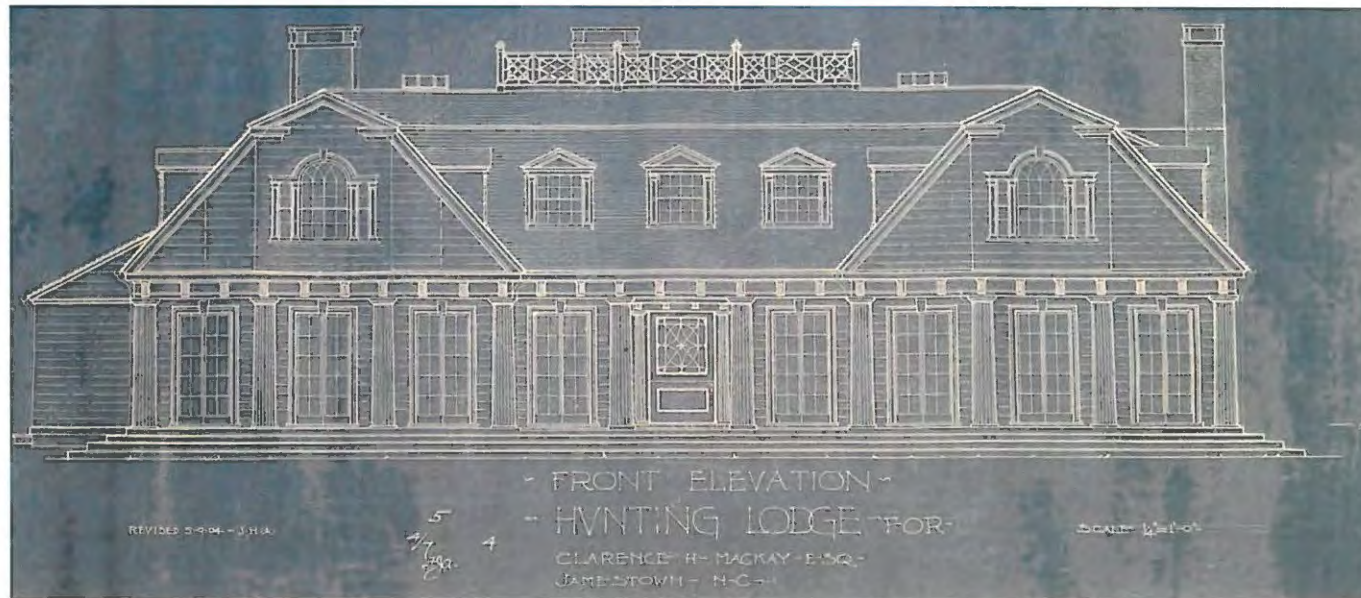


# Cultural Resource Treatment

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## EXISTING & HISTORICAL BUILDINGS

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



# Landscape Treatment

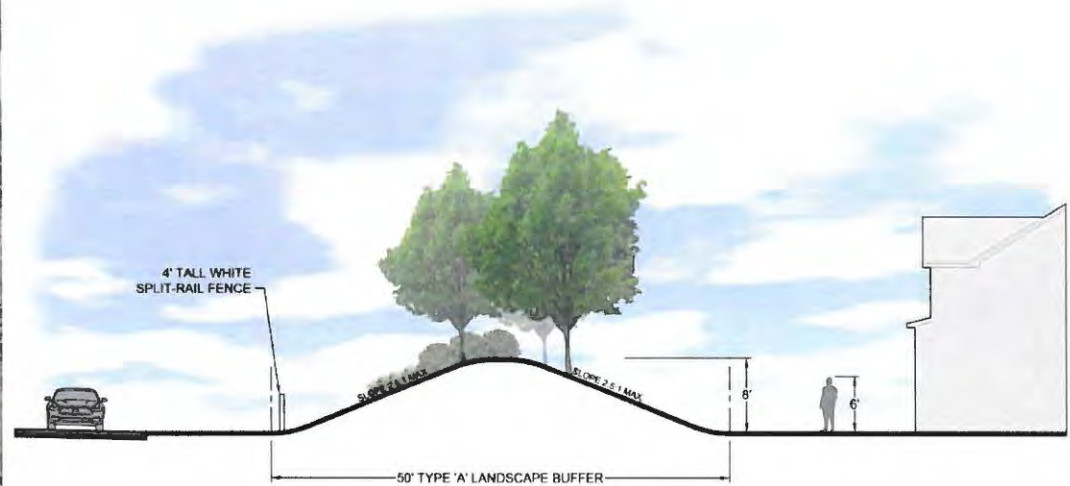
## TREE CONSERVATION

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

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

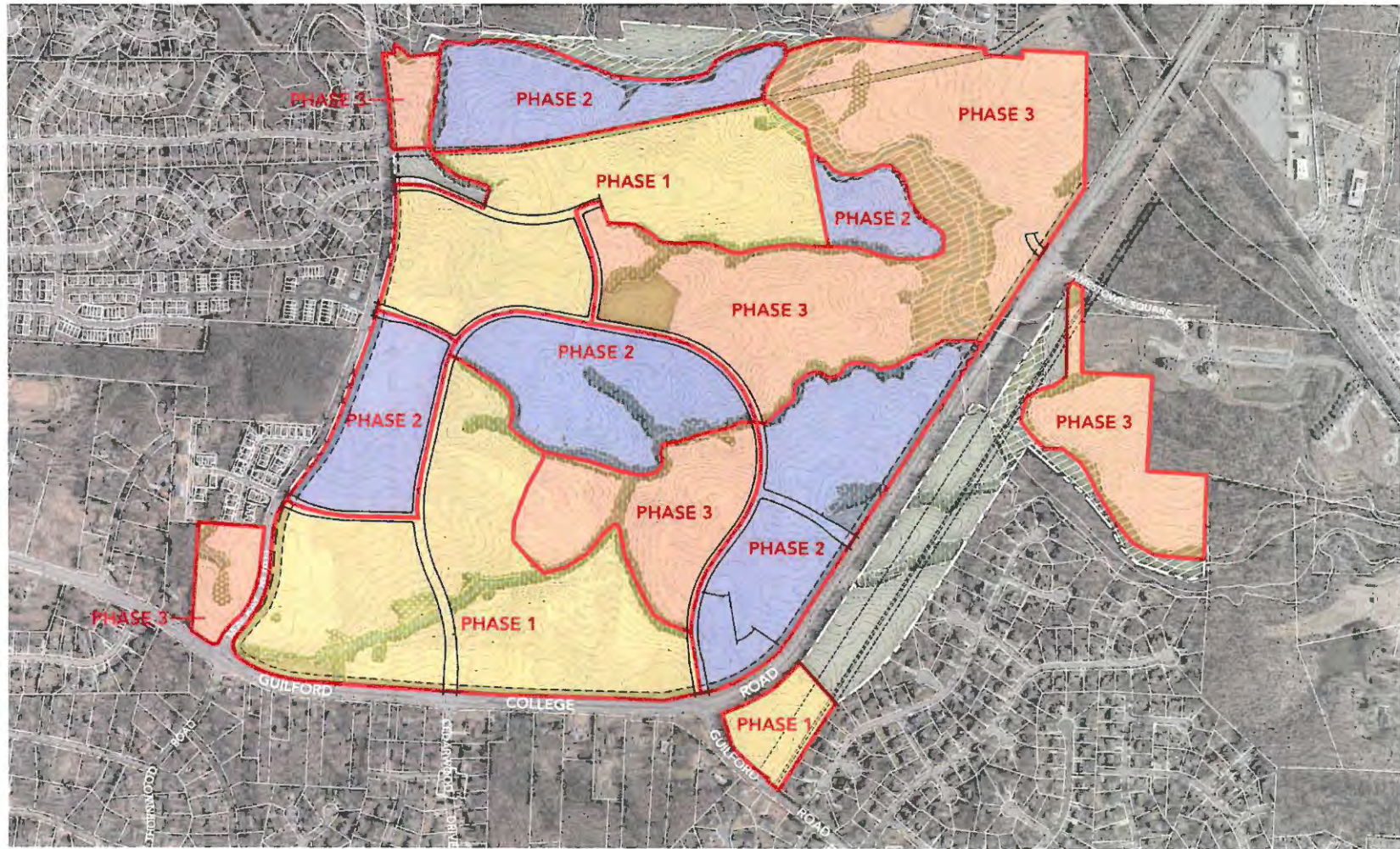
## LANDSCAPE BUFFERING

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



NOTE: All plants materials and quantities shall be approved by the Jamestown Planning Director.

# Phasing Plan



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# Schematic Lot Diagrams - Attached Dwelling

## TI - ATTACHED DWELLING

Lot Size	2,000 SF
Frontyard Setback	20'
Side Corner Setback	15'
Side Yard Setback	10'
Rear Yard Setback	15'
Maximum Height	36'



## T2 - ATTACHED DWELLING

Lot Size	2,200 SF
Frontyard Setback	20'
Side Corner Setback	15'
Side Yard Setback	10'
Rear Yard Setback	15'
Maximum Height	36'

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# Illustrative Attached Dwelling Streetscape



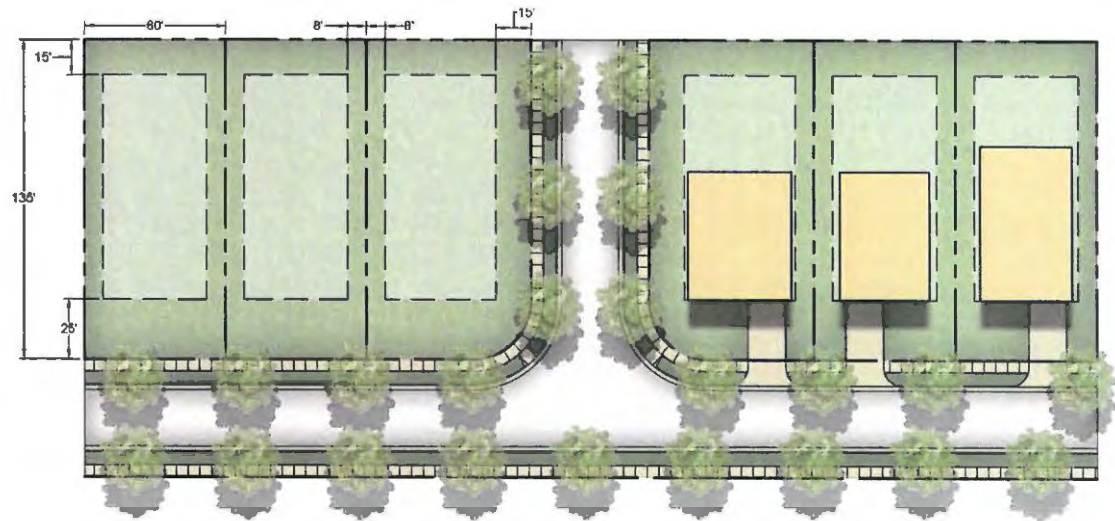
DESIGN CRITERIA

CASTLETON VILLAGE DEVELOPMENT GUIDELINES 19

# Schematic Lot Diagrams - Single Family

## SI - SINGLE FAMILY PRODUCT

Lot Size	8,100 SF
Frontyard Setback	20' - 25'
Side Corner Setback	15'
Side Yard Setback	8'
Rear Yard Setback	15'
Maximum Height	36'
Lot Width	60'
House Box Width	40'-44'



- All house footprints shown are 40'-44' wide.
- All dimensions shown are minimums.

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# Illustrative Single Family Elevations

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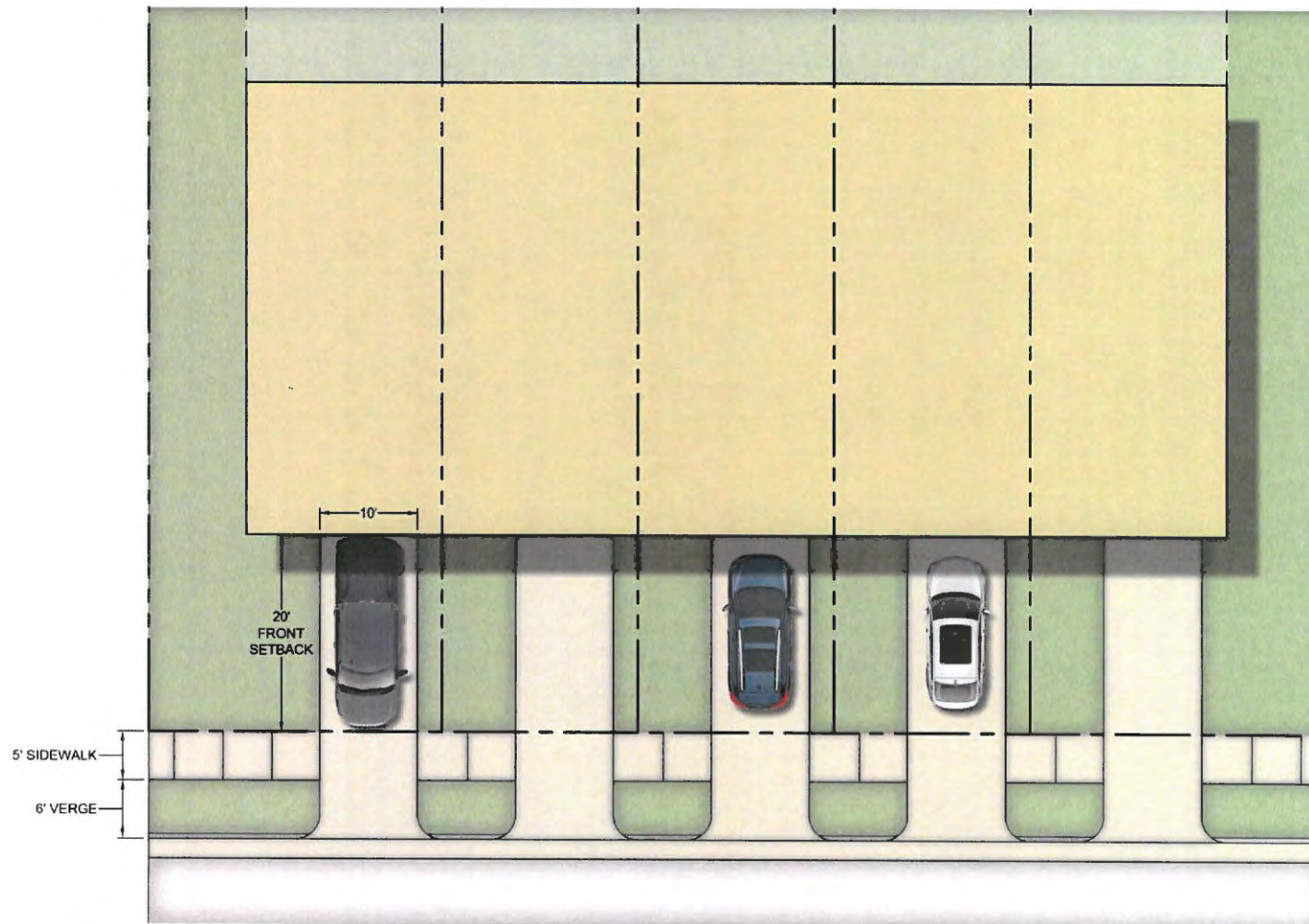


# Illustrative Single Family Streetscape



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# Driveway Parking Exhibit



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# Compatibility and Architectural Requirements

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## GENERAL COMPATIBILITY

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

## UNITY OF DEVELOPMENT & MASTER SIGN PLAN

All development in Castleton Village, regardless of use, will be required to adhere to the development scheme and aesthetic, as evidenced in this booklet. Elements indicated below are in addition to that guiding principle. All ground signage and internal monumentation shall adhere to the design template provided at page 27 of this booklet.

## STANDARDS FOR COMMERCIAL BUILDINGS

- Maximum building height shall be limited to fifty (50) feet with no more than three stories.
- Maximum building size shall be limited to 15,000 square feet.
- All rooftop equipment and apparatus shall be screened.
- Dumpsters shall be located at the rear of any commercial building and screened.
- Front building facades will feature articulation materials such as awnings, blade signs, and other raised wall signage.
- Building fronts shall have the ability to feature outdoor dining areas.
- Hardscaped areas in front of the buildings shall feature decorative features such as brick inlays or stamped decorative concrete.
- Foundation plantings and/or decorative planters shall be required along the front of each building.
- Flat roofs are prohibited.

## STANDARDS FOR ALL RESIDENTIAL HOMES

- All homes will have a minimum of 1,400 square feet of conditioned space.
- All homes will have covered front entryways.
- All homes will provide projected eaves.
- Homes may be slab on grade, crawl space or may have a basement floor depending on topographic conditions or program.
- All homes will have main roof line with minimum 6:12 pitch.
- All homes will have garages.
- A minimum of 30% of all single family homes shall be on crawlspace or raised slab foundation.
- At least 50% of all homes shall utilize brick and/or stone on the front facade at a minimum of 25% of such facade.
- The use of brick or stone materials on a front facade will continue from the ground level up to and including at least the first level or story of the structure.
- All homes will utilize architectural shingles.
- All garage doors will feature some form(s) of articulation such as windows, seperated entry bays, raised/decorative paneling, decorative straps, and/or decorative sconce lights affixed at sides of garage.
- Each facade of all homes will feature at least two windows on each vertical level.
- Any vinyl used as a primary material will have a minimum thickness of 44-46 millimeters and will be a decorative, texturized vinyl.
- All homes shall have foundation plantings installed at the time of issuance of certificate of occupancy or during the following growing season for homes that are completed in a time of year not conducive to new plant material.

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# Recreation/Amenities

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



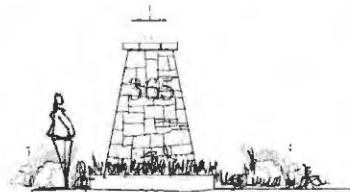
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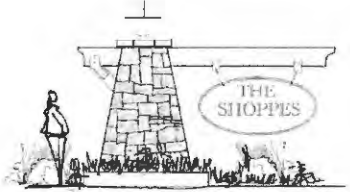
# Clubhouse Perspective



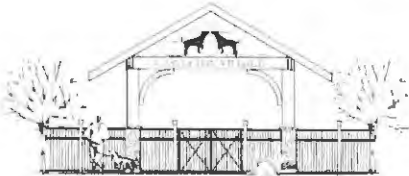
# Signage & Site Features



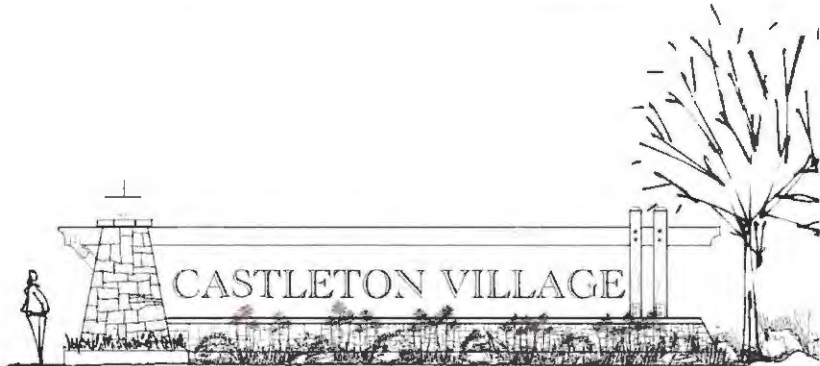
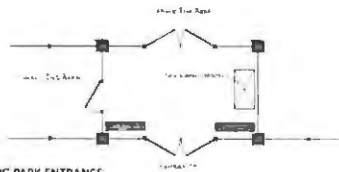
SPECIFIC COMMUNITY MONUMENT



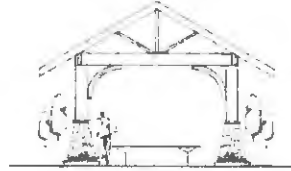
PLACE MARKER - AMENITY DEMARK SIGNAGE



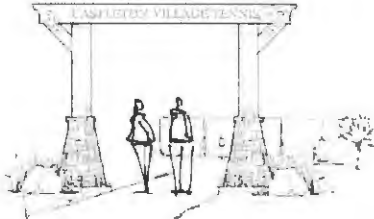
DOG PARK ENTRANCE



MAIN ENTRY MONUMENT SIGNAGE



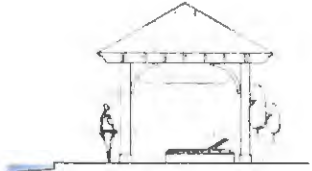
COMMUNITY GAZEBO



TENNIS COURT ENTRY MONUMENT

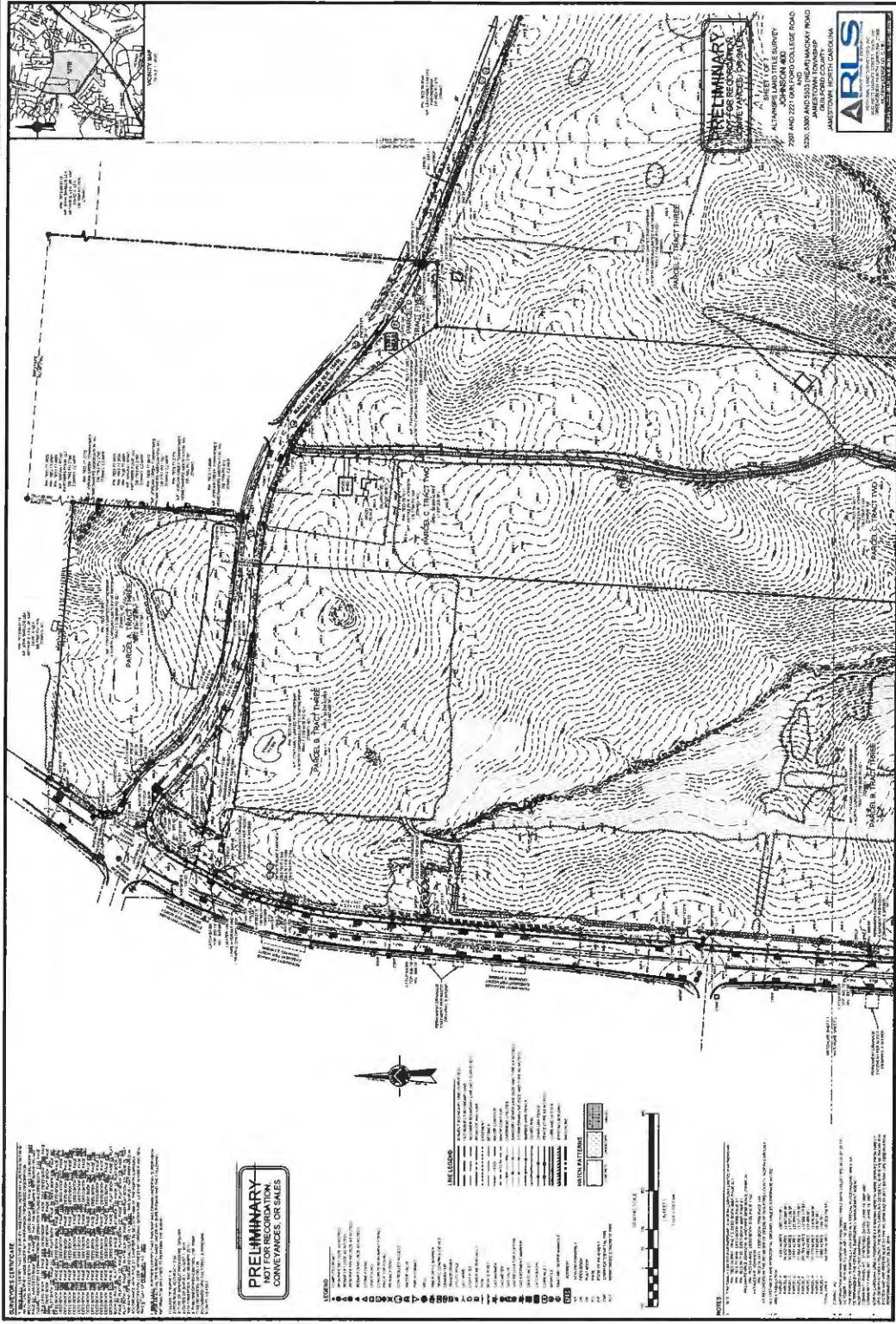


PLAYGROUND ENTRANCE



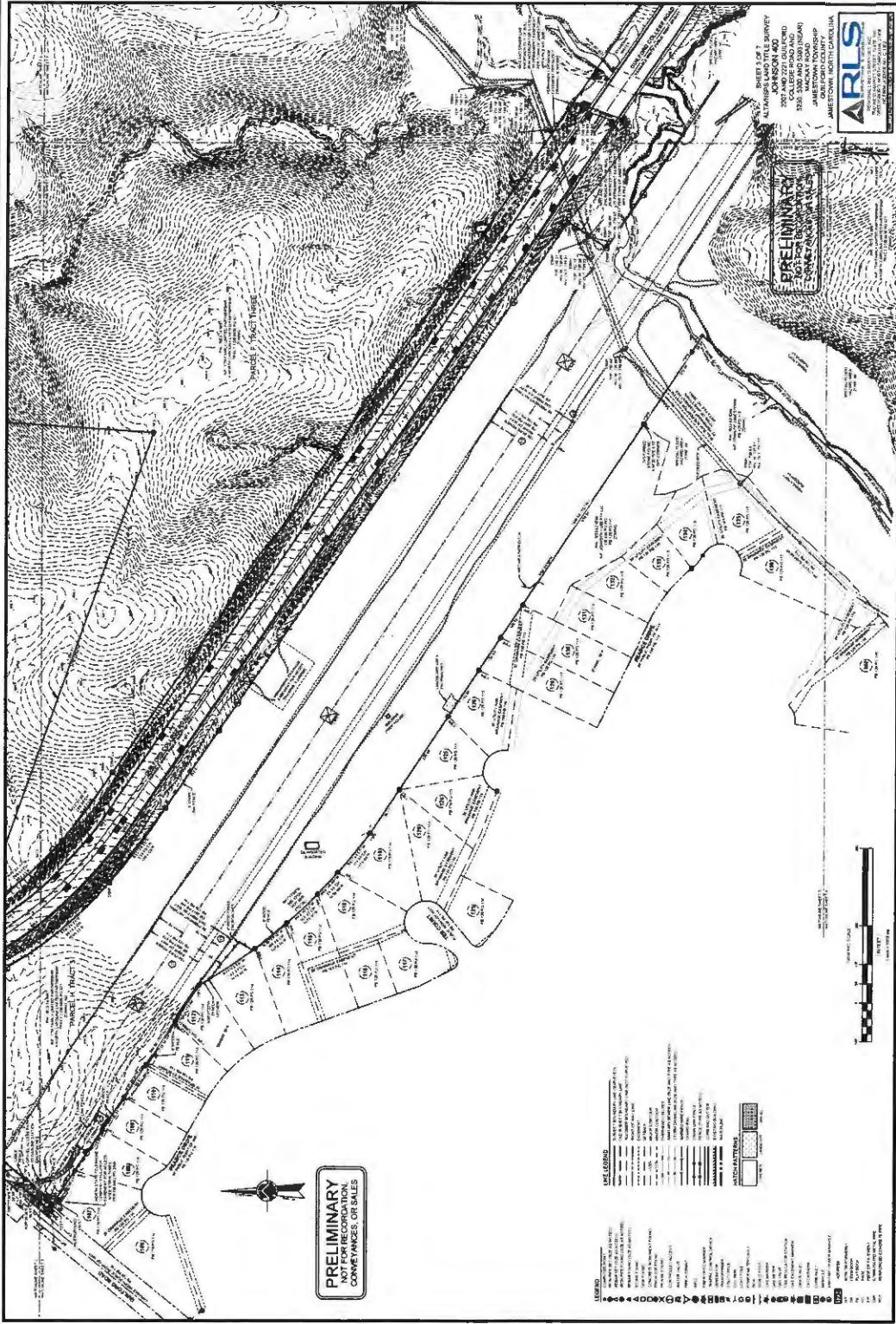
POOL CABANA

# Boundary Exhibit/ALTA Survey

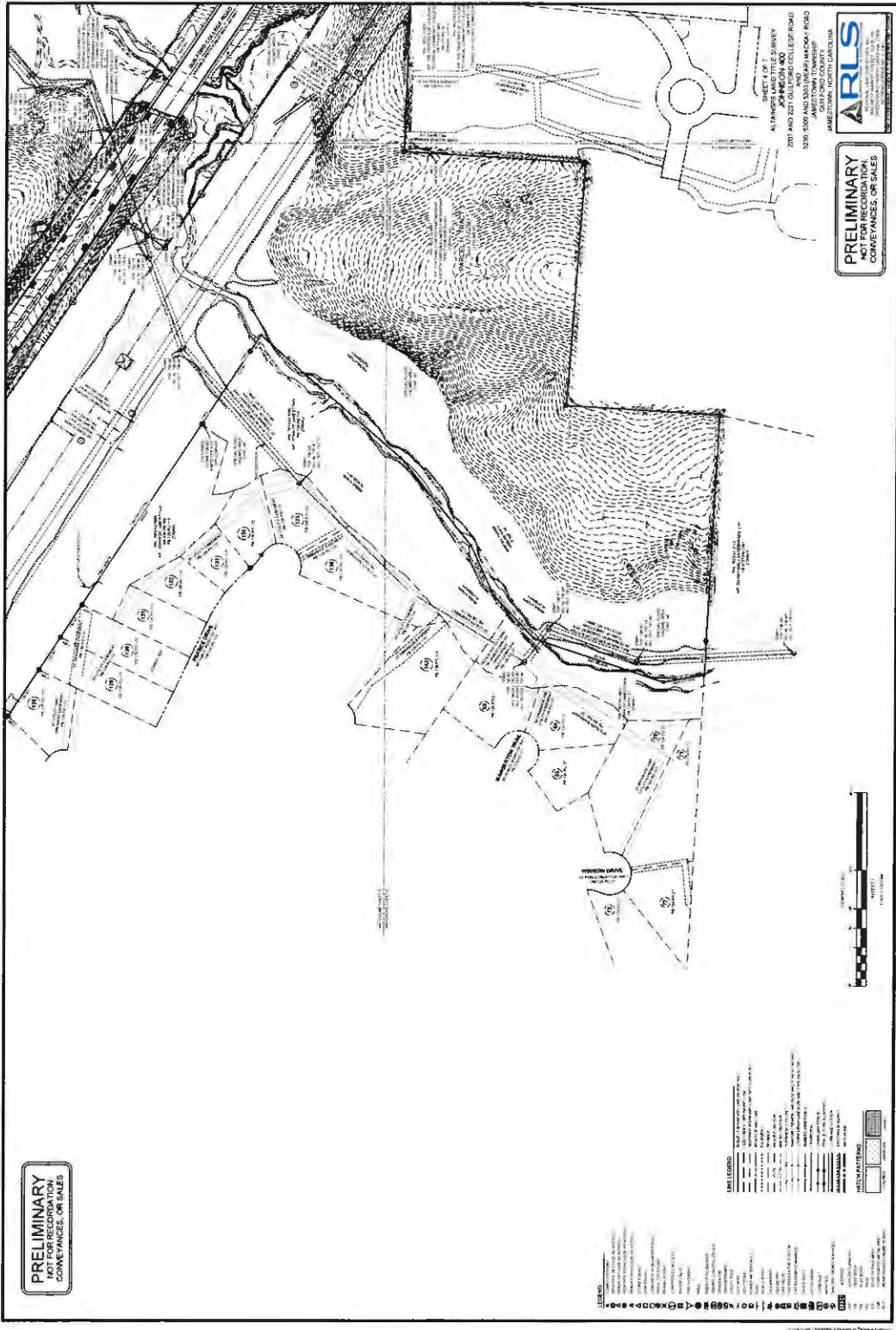




# Boundary Exhibit/ALTA Survey



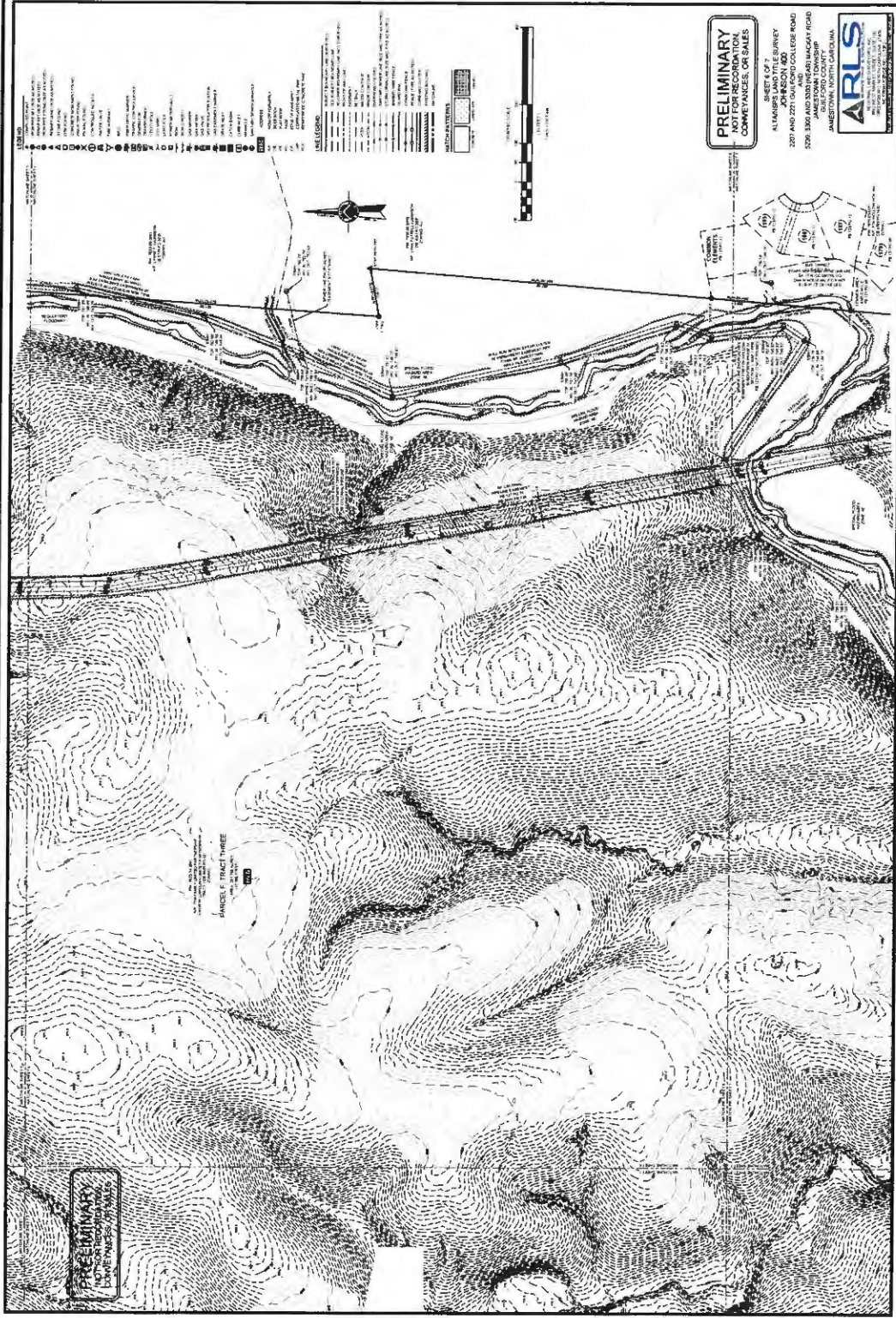
# Boundary Exhibit/ALTA Survey



# Boundary Exhibit/ALTA Survey



# Boundary Exhibit/ALTA Survey





# Boundary Exhibit/ALTA Survey





# CASTLETON VILLAGE

November 9<sup>th</sup>, 2020

# DISCUSSION POINTS

- ▶ Importance and Role of the Comprehensive Plan
- ▶ Specifics of the “Town of Jamestown 2020 Land Development Plan”
- ▶ Changes to the Castleton Village proposed Master Plan
- ▶ What Did Not Change and Why
- ▶ Proposed Plan’s Consistency with the Comprehensive Plan
- ▶ Additional Information from Specialized Experts

# WHY IS THE COMPREHENSIVE PLAN CRITICAL TO YOUR ANALYSIS?

## PRACTICAL IMPORTANCE

- ▶ A comprehensive plan is intended to guide coordinated, efficient and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs. (NCGS § 160D-501A)
- ▶ Regulation and controls should embrace and further the plan, not the other way around (Land Use Controls In the United States (1962); *History of Zoning (1931)*; N.C. *General Assembly Report of the Municipal Government Study Commission, 1958*)
- ▶ Comprehensive Plans are created and adopted pursuant to a public and transparent process; they solicit and require public input to produce the true vision and mission of a community
- ▶ Adopted Comprehensive Plans then act as a guidepost for future difficult decision making; they are tool used for evaluating developing requests

# WHY IS THE COMPREHENSIVE PLAN CRITICAL TO YOUR ANALYSIS?

## LEGAL IMPORTANCE

- ▶ In North Carolina, both City and County zoning-enabling statutes provide that zoning be “in accordance with a comprehensive plan.” (NCGS § 160A-383)
- ▶ In keeping with that principal, our state has a rich and evolved history here:
  - ▶ 1938, early zoning case of *Shuford v. Town of Waynesville* confirmed the importance of comprehensive planning as the foundation of zoning
  - ▶ Court cases like *Allred v. City of Raleigh* throughout the 20<sup>th</sup> century continued to flesh out exactly what types of planning studies and plan constituted a comprehensive plan under the statute to meet the consistency requirement
  - ▶ Zoning statutes were amended in 2005 to strengthen the role of the adopted comprehensive plans by requiring the planning board’s review of proposed zoning changes to include written comments on the consistency of the proposed amendment with the adopted comprehensive plan and board is required to adopt a consistency statement before approving or rejecting any zoning proposal; this ensures that plan consistency is a factor in zoning decisions
  - ▶ 2017 amendment directed to governing boards to adopt a plan-consistency statement in one of three forms: Approval of amendment + description of consistency; Rejection of amendment + description of inconsistency; Approval of amendment + declaration of plan amendment to cure any inconsistencies.
  - ▶ Newly adopted NCGS § 160D requires the preparation of a comprehensive plan for all counties and municipalities; a city or county cannot exercise its zoning authority unless it has adopted and reasonably maintained a comprehensive plan

# SO WHAT DOES JAMESTOWN'S PLAN SAY?

## Regarding Use and Implementation

- ▶ 1.3, page 4: "The current plan will serve as a guide to local government decisions": "The plan is intended to serve as a guide to the property owners and developers who propose site improvements, the staff who review and comment on these proposals and the elected and appointed officials who consider these requests."
- ▶ 1.4, page 4: "Extensive input from the Town staff, a community task force and the public was used to identify core community values, and to build support for the plan. This framework of community values was applied to the detailed analysis of existing conditions and growth factors to draw conclusions and make recommendations about future development in th 2.98 square miles that comprises the Town of Jamestown. Recommended land use designations were developed to provide a strategic, proactive vision of where and how the Town of Jamestown wishes to grow in the future."
- ▶ 3.1, page 62: a key theme that emerged from the community meeting process is to "Make Daily Decisions with our future "road map" in mind."
- ▶ 3.1, page 63: **Mission for the Land Development Plan: Establish a plan to help guide land development decisions that will build on our Town's historic heritage, diversity our local economy, fit our community's small town character, preserve our cherished natural, cultural, and historic resources, enhance our quality of life, and be consistent with our ability to provide adequate public services and infrastructure.**
- ▶ 5.1, page 88: Successful implementation of a land use plan requires cooperative action on the part of elected officials, property owners and the development community. **The primary implementers of this plan will be the elected officials of Jamestown who will be responsible for interpreting and acting on the recommendation of the plan when considering development proposals...**

# SO WHAT DOES JAMESTOWN'S PLAN SAY?

## Regarding Specific Recommendations and Conclusions

- ▶ Enhance the Town's Sidewalk System and Greenway network (p. 32)

“The relationship between the Town's transportation system and land use patterns cannot be emphasized enough. As new roads are proposed and new developments are built, close attention needs to be paid to developing an interconnected, multi-modal transportation system that creates a pedestrian friendly environment...” (p. 33)

“The Town should also pay close attention to the acquisition of land or easements for future greenway and recreation trail system development” (p. 33)

“To meet the Town's goals for creating a more inter-connected, pedestrian friendly community, the Town should pay special attention to the planning, design and installation of linear greenway parks, especially within designated conservation corridors along streams and rivers.” (p. 35)

# SO WHAT DOES JAMESTOWN'S PLAN SAY?

## Regarding Specific Recommendations and Conclusions

- ▶ Existing Land Use Analysis: land uses were mapped and analyzed to determine patterns, vacancies and underutilizations (p. 45) and existing regulatory documents (p. 51) concluded that Jamestown's conventional zoning ordinance in place at the time of the Comp. Plan is limiting in two ways:

***“First, it works on the basis of separation, not on compatibility, which undermines the function of a traditional neighborhood and leads to sprawl. Secondly, a conventional ordinance applies blanket regulations to all parcels within a district, often ignoring the individual natural characteristics of each parcel and thereby reducing the opportunities for creative site design solutions.” (p. 52)***

Conclusions: Some of the key issues the Town may wish to address as an outgrowth of this Land Development Plan include new types of development and greater creativity in meeting community needs, open space, parks, greenways, trails and sidewalks integrated into the existing community and new developments, a network of interconnected streets and greater flexibility in street design, missed use and traditional neighborhood development options. (pp. 59-60)

- ▶ Move to Activity Center style development over Strip Development, Use a Road Network instead of Unconnected Roads, move away from separation of uses toward Mixed Use Development, move from Conventional Development to Cluster Development



# SUBJECT PROPERTY DESIGNATIONS

- ▶ **Future Land Use Recommendations:** The Future Land Use Map provides specific land use recommendations to assist the community in making decisions about future land development proposals. (4.5, p. 86)
- ▶ **Suburban Residential:** New neighborhoods are required to provide paved streets connecting existing and future adjacent neighborhoods and are to be designed to be more pedestrian friendly, with ample sidewalks, street trees, greenway trails and neighborhood parks. (p. 81)
- ▶ **Traditional Neighborhood Development Overlay:** Medium to high density single and 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 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. 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.

# REVISIONS TO THE MASTER PLAN

- ▶ Lot Count: Reduced from 1,517 proposed total lots to 1,269 (248 less lots or a 20% reduction)
- ▶ Density: Reduced from 3.25 units/acre to 2.72 units/acre
- ▶ Lot Size: Single family lots changed from range of lots sizes ranging from 50 to 55 feet in width and 6,360 to 7,150 square feet to all single family lots being 60 x 135 feet/ 8,100 square feet
- ▶ Setbacks: Single family lots increased from 18-22 feet to 20-25 feet
- ▶ Residential Building Height: Decreased from 50 feet to 36 feet for all housing types
- ▶ Commitment for full screening, 50 foot wide buffer along entire Guilford College Road frontage and Jamestown jurisdiction of Mackay Road frontage
- ▶ Relocation of main amenity area for development to center of the community, away from perimeter
- ▶ Replacement of Townhomes along Guilford College Road across from Cedarwood with Single Family homes
- ▶ Ability for age targeted homes to be at the “front” of the development
- ▶ Elimination of as many cul-de-sacs as possible
- ▶ Elimination of undesirable Farmer’s Market and town recreation facility area
- ▶ Clear commitment for “church” land use at southwest quadrant of Guilford College Road and Guilford Road intersection
- ▶ Increased architectural standards and commitments for residential and commercial buildings

# WHAT DID NOT CHANGE AND WHY

- ▶ Location of commercial mixed use area.
  - ▶ There is simply no viability for a mixed use center of this small size if it is hidden from the major road network
  - ▶ By placing this visually high-impact use at the corner of the major entrance, it creates a sense of place for the development
  - ▶ On the perimeter, this mixed use center is more engaging and inviting to the entire citizenry of Jamestown and the area at large instead of functioning as an exclusive amenity for just the residents of Castleton Village
- ▶ Affirmative List of Permitted Tenant users for commercial area.
  - ▶ NC law requires use prohibitions to track the subject jurisdiction's permitted use table. Vape shops and CBD stores are not uses listed in the Permitted Use Table so we are not able to expressly prohibit those uses. We are effectively prohibiting "large retail chains" via the 15,000 square foot size limitation. Encouragement of small neighborhood uses as directed by the Board is achieved through this standard as well.
- ▶ Methodology of Density Calculation.
  - ▶ In order to stay consistent with both the Town's density calculation practice and basic planning practice we are continuing to utilize the definition for density that is provided in the Town's Land Development Ordinance. See Article 3, Definitions, "Development, Density of: the density of development shall be determined using a gross acreage system. The total area of the tract, including areas to be used for new streets, rights-of-ways, drives, parking, structures, recreation areas, dedicated areas, and required setback shall be used for density calculations." Doing so ensures apples to apples comparisons and fairness of administration.
- ▶ Single Family Lot Size of At Least 10,000 square feet
  - ▶ This size requirement is exactly what is already allowed in the Town's SFR district and therefore does not achieve the flexible give and take design mentality of the requested PUD District. Further, the Town's basic Cluster Overlay option allows for 5,000 square foot lots. The increased architectural commitments and amenity/open space offerings of a PUD should correlate to some design flexibility which allows the developer to achieve them.
- ▶ Townhome Lot Size
  - ▶ The ability to offer the Townhome Lots at their current sizes is imperative to offering quality, measurable housing choice within Castleton Village. Mandating large square footages and lot sizes equates to a higher sales price for each townhome, thereby foreclosing the entire concept that the townhomes offer something different to potential homeowners and that Castleton Village provide various options that will appeal to buyers with different needs and price points

# COMPREHENSIVE PLAN CONSISTENCY

## ACHIEVES FUTURE LAND USE PLAN DESIGNATIONS (p. 77-85)

- ▶ Traditional Neighborhood Development
  - ▶ Smaller lots
  - ▶ Street design using planting strips and sidewalks on both sides
  - ▶ Internal and External Connectivity
  - ▶ Neighborhood Parks and amenities
  - ▶ Mixture of Uses with Single Family Homes, Townhomes, civic uses and Commerical Mixed Use which will allow for small scale retail and professional services
- ▶ Suburban Residential
  - ▶ Pedestrian friendly
  - ▶ Ample sidewalks
  - ▶ Street trees
  - ▶ Provision of both a public and private greenway
  - ▶ Neighborhood parks
- ▶ Gateway Corridor Overlay
  - ▶ Provision of full 50 foot wide buffer along entire Jamestown perimeter to be planted, bermed or maintainted with existing vegetation such that it fully screens the development from Guilford College and Mackay Roads

# COMPREHENSIVE PLAN CONSISTENCY

## ACHIEVES COMMUNITY BUILDING PRINCIPLES (p. 71)

- ▶ Embraces Mixing of Uses instead of Separation of Uses
- ▶ Embraces concepts of clustering rather than conventional development; achieves over 116 acres of open space
- ▶ Uses small Activity Center design for mixed use component instead of strip mall development

## ACHIEVES GROWTH MANAGEMENT POLICIES (p. 65)

- ▶ 1.5 Carefully manages land development pattern along major road (Guilford College Rd.)
- ▶ 1.6 Implements new activity center design with a wider mix of uses and pedestrian friendly gathering areas and community destinations
- ▶ 1.7 Places new commercial uses in activity center node in an aesthetically pleasing, pedestrian friendly manner
- ▶ 1.9 Provides space for office use above shop scale retail in pedestrian friendly manner
- ▶ 1.11 Values existing residential neighborhoods via like to like placement of uses and significant buffering
- ▶ 1.12 Provides a high quality community with multiple housing options and price points in a mixed use, pedestrian friendly environment
- ▶ 1.12 Provides ample opportunity for adequate, affordable, attractive, quality housing
- ▶ 1.14 Provides ample open space in various fashions like protected corridors, parks and squares; all connected by trail system and sidewalks
- ▶ 1.15 Achieves balance of private property rights with good of community by exercising best design practices and providing ample buffering
- ▶ 1.16 Provides alternative type and pattern of development in the form of a TND and PUD
- ▶ 1.17 Proposal represents a request that fully utilizes and follows the guidance of your adopted comprehensive plan

# COMPREHENSIVE PLAN CONSISTENCY

## ACHIEVES PLANNING COORDINATION POLICIES (p. 67)

- ▶ 2.1 Acknowledges future growth plans of surrounding jurisdictions by seeking annexation in the City Limits of Jamestown
- ▶ 2.6 Follows the annexation agreement lines as documented by the Town of Jamestown

## ACHIEVES COMMUNITY APPEARANCE POLICIES (p. 68)

- ▶ 3.3 Creates and maintains strong sense of place and adds quality to existing community character
- ▶ 3.4 Carefully designed new buildings and site development with architectural standards and design inspiration from cultural and historic heritage of the site
- ▶ 3.5 Provides highly aesthetic streetscapes with planted medians, street tree plantings and unified signage
- ▶ 3.6 Entrance Roads provide full landscaping and unified signage
- ▶ 3.7 All signage will conform to the design specifications to ensure unified and intentional appearance

# COMPREHENSIVE PLAN CONSISTENCY

## ACHIEVES QUALITY OF LIFE POLICIES (p. 69)

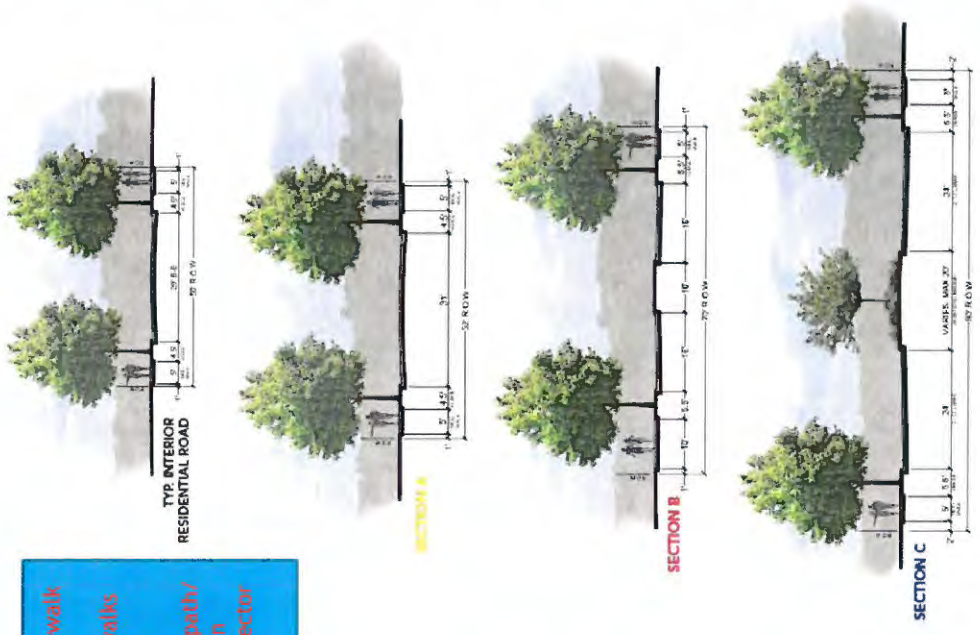
- ▶ 4.3 Provides pedestrian friendly development, mixed use land pattern with more sidewalks and greenway and more open space (116+ acres) for greater preservation of air quality
- ▶ 4.4 Maintains water quality by fully protecting stream corridors with riparian buffers, smaller lot, non-sprawl development pattern, provision of open space and full compliance with stormwater regulations
- ▶ 4.5 Provides a diverse open space and recreation system with over 116 acres of open space public greenway trail and trailhead and multi-use path, private trail system, pocket parks, town square and fully amenity centers throughout development
- ▶ 4.8 Attempting to protect and preserve historic resources by looking for partnering opportunity with an appropriate organization to acquire and maintain the Armstrong House; designing Amenity Center clubhouse and commercial building after the old hunting lodge that previously existed on the site

## ACHIEVES PUBLIC SERVICES AND FACILITIES POLICIES (p. 70)

- ▶ 5.9 Adds to townwide park, recreation and open space system through dedicated greenway trail for public use which will increase Town's greenway system significantly and offer future connection points not previously available
- ▶ \*\* Possibility for additional civic and public opportunities as Town more fully determines its ideal uses for this project

**Comprehensive Sidewalk Network:**

- 5 foot wide sidewalks on both sides, all streets;
- 10 foot multi-use paths/ 5 foot sidewalks on main internal collector



Public Trail with Trail Head

Private Internal Trail System



	FEBRUARY 2020 (less data since this was not a full submittal)	JULY 10, 2020 SUBMITTAL	NOVEMBER 6, 2020 SUBMITTAL
<b>LOT COUNT</b>	1664	1517	1269
<b>DENSITY</b>	3.57 units/acres	3.25 units/acre	2.72 units/acre
<b>SF LOT SIZE</b>	-----	6,360 – 7,150 sq. ft.	8,100 sq. ft.
<b>SF FRONT SETBACKS</b>	15 ft.	18 - 22 ft.	20 – 25 ft.
<b>MULTIFAMILY</b>	249 units	None	none
<b>COMMERCIAL</b>	255,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
<b>OPEN SPACE</b>	-----	136.1 acres	116.3 acres
<b>CIVIC AREA</b>	Full Greenway Trail	Farmer's Market, 30 Acre Recreation Fields, Full Greenway Trail and Trailhead; Town Square	Full Greenway Trail and Trailhead; Town Square
<b>BUILDING HEIGHT</b>	-----	50 ft. (all)	50 ft. comm. / 36 ft. res.
<b>LAYOUT</b>	-Commercial front and center facing Guilford College Road, across from Cedarwood - Multifamily also along Guilford College Road semi-across from Cedarwood -Office/Institutional designated on tract across Mackey Road adjacent to Jordan Creek -Main Amenity Center on perimeter at Mackey Road entrance	- Commercial relocated further "up" Guilford College Road to not be across from Cedarwood and reoriented more internal to site around a Town Square instead of facing out to main thoroughfare - Remove O&I next to Jordan Creek and replace with THs - Move Main Amenity Center away from Jordan Creek -Elimination of MF - Residential THs placed across from Cedarwood -Addition of Farmer's Market and Town dedicated recreation space	-THs across from Cedarwood removed and replaced with SF - Main Amenity Center removed from perimeter and tucked into interior of site -Elimination of as many cul-de-sacs as possible -Elimination of Farmer's Market and Town Dedicated Recreation Space -Specify Church use for Tract in triangle of Guilford Road and Guilford College Road
<b>MISCELLANEOUS</b>	-----	Arch. Standards included	Additional Arch. Standards

## Planning Board Recommendations for PUD Development

Comments in red show whether the recommendation was adopted, partially adopted, or not adopted.

Note: A designation of "not adopted" does not necessarily mean "unacceptable." The rationale for not accommodating the recommendation may lead to reconsideration.

### Must Haves:

- Significantly fewer housing units – **Partially Adopted**: Diamondback reduced by about 15%
- High quality buffering – **Adopted**: This appears to be the plan.
  - Keep existing trees where can – This is the plan.
  - Hide the development from sightlines on Guilford College Rd. and Mackay Rd. – It's still not entirely clear that sightlines will be totally obscured or how long growth will take until the buffer completely obscures the development.
  - Backs of homes should not be seen at all from Guilford College Rd. and Mackay Rd. – See bullet point above, still not entirely clear
- Mitigation of impact on school population – **Not Adopted**: No concrete plan but has voiced a willingness to work with Guilford County Schools; has been no outreach by developer to date
- Move age targeted homes for easier access to amenities – **Not Adopted**: Mention of age-targeted homes was removed in the revised master plan.
- Move baseball fields and pool to reduce visual and traffic impact at corner of Guilford College Rd. and Mackay Rd. – **Adopted**: Pool was moved to the interior and baseball fields were removed entirely
- Commercial usages on interior of property – **Not Adopted**: Commercial remained where it was proposed in the first master plan. Per the developer, the current location makes it more accessible for the entire Jamestown community.
  - Commercial usage should be professional offices, small retail (ex: boutiques/specialty shops, ice cream shop, wine bar, small brewery or bottle shop, fitness studio, small restaurants, small spa, etc.) – This appears to be the plan.
  - Do not want commercial usages such as vape shops, CBD shops, large retail chains – We were told by the developer during the meeting on 11/9/2020 that we cannot limit usage under the permitted use table; however, the Board asked about this in two separate meetings and was told by the Town in a PUD we can limit types of use. This needs more clarification.
- Variety of lot sizes to accommodate various sized homes to appeal to buyers with different needs and price points – **Not Adopted**: There is no plan to have a variety of lot sizes or a variety of home sizes. All lot sizes for single-family homes are planned to be identical. All lot sizes for townhomes are planned to be identical.
  - Most single-family detached lots should be 10,000 sq ft or greater – There is no plan to have even a single lot at 10,000 sq ft or greater. All lots have a planned square footage of 8,100 sq ft. (0.19 acres)

- No more than 6 attached townhomes and ideally no more than 4 attached – **Adopted:** This appears to be the plan
- Variety of townhome sizes and architectural/design finishes to appeal to different buyers – **Not Adopted:** There is no plan to have a variety of townhome sizes and styles. Renderings portray all townhomes as identical.
- Variety of architectural styles and finishes to appeal to different buyers – **Partially Adopted:** Developer has agreed to utilize the higher end of affordable building options; however, renderings show generic looking homes with little visual variety and no homes constructed entirely of high-end materials.
  - Brick, stone, or high-quality siding (ex: fiber-cement siding) where possible – Developer has agreed to masonry on 25% of the façade for 50% of the units.
  - Mixed use of materials to create attractive façades when a uniform high-quality material is not realistic – Developer has agreed to masonry on a percentage of façades but renderings do not instill confidence in the visual appeal of this mix of masonry work and vinyl.
  - Use of attractive affordable materials for homes at lower price points – Renderings indicate this is the level of housing that will comprise the entire community.
  - No expansive walls of vinyl siding with no visual interest – This appears to be the plan, but renderings do not show examples of sides or backs of homes.
- Garage setbacks long enough so cars do not block sidewalks when a car is parked – **Adopted:** Developer extended driveways to 20' between sidewalk and garage door
- Overflow parking/visitor parking for townhomes – **Not Adopted:** There is no plan for supplemental parking anywhere in the development.
- Easy walkability/access for community members not living in the development – **Adopted:** There will be sidewalks along both Mackay Rd. and Guilford College Rd.
  - Sidewalks along Mackay Rd. and Guilford College Rd. – This is the plan.
- Increased clarity on the plan for the corner of Guilford Rd. and Guilford College Rd. – **Partially Adopted:** Developer plans to donate the land to Vertical Church for the construction of a new church.
  - Ensure use is a value-add for the community – Needs more study: A church will be a value-add for any in the community who attend, plan to attend, or use the services of Vertical Church, but there is no information regarding how much of the community this will impact.
  - Ensure traffic impact is minimal at this highly traveled intersection – Needs more study: The traffic at this intersection was not discussed specifically in context to Vertical Church and the traffic impact to be expected from such usage.
  - Ensure any usage that does not conform to the surrounding residential usage has concrete, enforceable plans to reduce impact on the current homes in the area – There is no reference in the plan as to how a church will impact the residents adjacent to this property.

- Porches/porticos for age-targeted homes – **Adopted**: Plan indicates homes will have front-door coverage for all homes. Again, however, there is no reference to age-targeted homes in the new master plan.
- Keep all community value-add features like walking trails, playgrounds, age-targeted activities (ex: pickleball court), bark park, etc. – **Adopted**: This appears to be the plan.

#### Should Haves:

- Crawl spaces for single-family detached units where topography allows – **Partially Adopted**: The revised master plan did not change from the original master plan stating, “Homes may be slab on grade, crawl space, or may have a basement floor depending on topographic conditions or program.” There was no further clarification on specific goals for crawl spaces or basements.
- Porches/porticos for all homes – **Adopted**: Plan indicates homes will have front-door coverage for all homes.
- Various setbacks of homes to break up visual line of uniformity – **Not Adopted**: No plan to have homes staggered to reduce uniformity of the sightlines
- Attractive use of proportions so garages are not the focus of homes – **Not Adopted**: Garages remain the focal point of townhome frontage, and renderings show garages are about 50% of the frontage on single-family homes.
- Fewer cul-de-sacs to promote walkability and better traffic flow – **Adopted**: Several cul-de-sacs were removed and more roads with through access added.
- Connectivity to adjacent neighborhoods to promote better traffic flow and walkability – **Not Adopted**: There is no apparent plan to connect roads or walkways from adjacent Adam’s Farm neighborhoods to promote easier traffic flow and walkability between the two developments.

#### Want-to Haves:

- Donation of land for new school – **Not Adopted**: The revised master plan makes no mention of a donation; however, the developer indicated during the meeting on 11/9/2020 that it is willing to have this conversation with the school.
- Buffers around mechanical/utility features outside of each home – **Not Adopted**: This is not addressed in the plan.
- Inside/garage storage for trash/recycling bins – **Not Adopted**: This is not addressed in the plan.
- Basements where possible – **Partially Adopted**: The revised master plan did not change from the original master plan stating, “Homes may be slab on grade, crawl space, or may have a basement floor depending on topographic conditions or program.” There was no further clarification on specific goals for crawl spaces or basements.

#### Outstanding Issues:

- Clarification from the traffic study – A presentation was given by the traffic study expert at the 11/9/2020 meeting.

- What is the projected impact on high-traffic intersections, i.e. Guilford College Rd./Mackay Rd. and Guilford College Rd./Guilford Rd.?
- What is the summary plan for additional traffic lights, lanes, etc.?
- What is the summary report of projected increase in traffic due to the development?
- Professional estimates of increase in population to town and to school population – This has not been addressed.
- Professional response to the concern that some homes do not have a point of egress that does not require crossing of the pipeline population – This has not been addressed, though there was contact with the chair and the fire department. The fire department consulted with the gas company and does not believe this should be of particular concern.
- Impact on current town services as a result of this development – This has not been addressed.
- Professional presentation of market research supporting the probable success of the current development proposal – A presentation by a local real estate expert was given at the 11/9/2020 meeting.
- More information on how much of existing vegetation is to be maintained – A presentation by an arborist was given at the 11/9/2020 meeting.



**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Golf Operations Quarterly Report

**AGENDA ITEM #:** VIII-A

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** 1-19-2021

**ESTIMATED TIME FOR DISCUSSION:** 10 Minutes

**DEPARTMENT:** Golf Course

**CONTACT PERSON:** Ross Sanderlin

**SUMMARY:**

Golf rounds for second quarter were up approximately 37% compared to second quarter last year. 6,559 paid rounds this year compared to 4,777 paid rounds last year.

As a result of increased players, Green Fee, Cart Fee and driving range revenue was up approximately 50% this year compared to last.

Merchandise sales were up 35%.

Food and Beverage sales were up approximately 17% and the grill continues to be closed due to covid restrictions. There were no clubhouse rentals for second quarter due to covid restrictions.

**ATTACHMENTS:**

**RECOMMENDATION/ACTION NEEDED:**

**BUDGETARY IMPACT:**

**SUGGESTED MOTION:**

**FOLLOW UP ACTION NEEDED:**

Mayor  
Lynn Montgomery

Interim Town Manager  
Dave Treme

Town Attorney  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Consideration of Guilford County Hazard Mitigation Plan

**AGENDA ITEM #:** VIII-B

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 10 min.

**DEPARTMENT:** Administration

**CONTACT PERSON:** Matthew Johnson, Asst. Town Mgr.

**SUMMARY:**

Guilford County is in the process of updating their Hazard Mitigation Plan, which is a multi-jurisdictional plan which seeks to comply with the Disaster Mitigation Action of 2000 (DMA 2000). DMA 2000 emphasizes the need for state, local and tribal government entities to closely coordinate on disaster mitigation planning activities and makes the development of this mitigation plan a requirement for any jurisdiction applying for federal mitigation grant funding. North Carolina also requires this plan be in place to qualify for state funding following a state-declared disaster.

**ATTACHMENTS:** Draft of the 2020 Hazard Mitigation Plan; Resolution adopting the Hazard Mitigation Plan

**RECOMMENDATION/ACTION NEEDED:** Adopt the plan by resolution, attached.

**BUDGETARY IMPACT:** N/A

**SUGGESTED MOTION:** Move to adopt the Resolution Adopting the Hazard Mitigation Plan as proposed.

**FOLLOW UP ACTION NEEDED:** Town Clerk to provide copies of the adopted Resolution to Guilford County





Settled 1752  
**JAMESTOWN**  
NORTH CAROLINA

RESOLUTION  
ADOPTING GUILFORD COUNTY MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the Town of Jamestown are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to hazards such as drought, extreme temperatures, hurricanes and tropical storms, thunderstorms, tornadoes, winter storms, floods, wildfires, and numerous other hazards; and

WHEREAS, the County desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Parts 3, 5, and 8 of Article 19 of Chapter 160A; and Article 8 of Chapter 160A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Town of Jamestown has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated this plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Town Council of the Town of Jamestown to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, be it resolved that the Town Council of the Town of Jamestown hereby:

1. Adopts the Guilford County Multi-Jurisdictional Hazard Mitigation Plan.

2. Vests Guilford County Emergency Management with the responsibility, authority, and the means to:

- (a) Inform all concerned parties of this action.
- (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.

3. Appoints Guilford County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Town Council of the Town of Jamestown for consideration.

4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the 19<sup>th</sup> day of January, 2021.

\_\_\_\_\_  
S. Lynn Montgomery, Mayor

Attest:

\_\_\_\_\_  
Katie M. Weiner, MPA, CMC  
Town Clerk

Certified by: \_\_\_\_\_ (SEAL)

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

**Mayor**  
Lynn Montgomery

**Interim Town Manager**  
Dave Treme

**Town Attorney**  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

**ITEM ABSTRACT:** Approval of Bonus & Budget Amendment #15

**AGENDA ITEM #:** VIII-C

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

**MEETING DATE:** January 19, 2021

**ESTIMATED TIME FOR DISCUSSION:** 5 Minutes

**DEPARTMENT:** Finance

**CONTACT PERSON:** Judy Gallman

**SUMMARY:**

The Town Council wishes to pay out a one-time bonus of \$1,000 to Matthew Johnson, Assistant Town Manager, for his service during the time period when the Town Manager position was vacant. Official approval is needed from the Town Council to approve the bonus to be paid, and also to approve budget amendment #15 which will increase the budget as needed to be able to pay out the bonus. The budget amendment will increase salaries, FICA and retirement to accommodate the bonus payment.

**ATTACHMENTS:** Budget Amendment #15

**RECOMMENDATION/ACTION NEEDED:** Approve bonus to be paid out & budget amendment #15

**BUDGETARY IMPACT:** \$1,175 expenditures and appropriated fund balance

**SUGGESTED MOTION:** Approve bonus to be paid out and budget amendment #15

**FOLLOW UP ACTION NEEDED:**

**FYE 6/30/21  
BUDGET AMENDMENT #15**

		<u>Debit</u>	<u>Credit</u>
<b>Fund 10:</b>			
Salaries	10-4900-1000	1,000.00	
FICA	10-4900-1009	75.00	
Retirement	10-4900-1010	100.00	
Appropriated Fund Balance	10-3991		1,175.00
Increase budget to pay out bonus			

Mayor  
Lynn Montgomery

Interim Town Manager  
Dave Treme

Town Attorney  
Beth Koonce



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

## TOWN OF JAMESTOWN AGENDA ITEM

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ITEM ABSTRACT: Manager's Report

AGENDA ITEM #: IX-A

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

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MEETING DATE: January 19, 2021

ESTIMATED TIME FOR DISCUSSION: 5 min.

DEPARTMENT: Administration

CONTACT PERSON: Matthew Johnson, Asst. Town Mgr.

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SUMMARY:

Please find attached a brief list of updates from the Town Manager's office.

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ATTACHMENTS: Manager's Report

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: N/A

FOLLOW UP ACTION NEEDED: N/A

### Manager's Report for the 1-19-2021 Packet

- We would like to extend a warm welcome to Dave Treme who will be serving as the Interim Town Manager until the Council names a permanent Manager. Dave has quite a bit of experience as a Town Manager and we look forward to working with him.
- Town offices will be closed Jan. 18, 2021, in observance of the MLK Jr. Holiday.
- January, 22, 2021—9AM—until—Budget Retreat at the Golf Course Pro Shop.
- 301 Lee St. - I have been working with Beth and DH Griffin to schedule demolition of the structures on this property. Asbestos tests have been completed and we are awaiting the final results and the scheduling of demolition.
- Oakdale Cotton Mill—I am working with Preservation NC to (hopefully) secure a private deal between the owners of the mill and a mill renovation developer. Conversations are ongoing. Preservation NC has suggested that the Town fund an appraisal of the property and quotes are being obtained from a company which specializes in such work.
- Golf Maintenance Building— Paul will be working with Dave Treme, Interim Manager, to determine the best course of action for the immediate future.
- Sidewalk along E. Main— Feb. 2021 is anticipated date for completion. Paul is still awaiting a determination on some issues with NCRR.
- Sidewalk along E. Fork Rd. – Paul has been working with the contractor to finish up a few remaining “punch list” items.