



Settled 1752
JAMESTOWN
NORTH CAROLINA

Regular Meeting of the Town Council
February 16, 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 January 19, 2021 Regular Meeting
 - B. Approval of minutes from the January 28, 2021 Special Meeting Minutes
 - C. Approval & Sealing of Closed Session minutes from the January 28, 2021 Special Meeting
 - D. Resolution to support the naming of Jamestown Bypass
 - E. Appointment of Tom Tervo and John Firesheets to the AARP Livable Communities Committee
 - F. Approval of Budget Calendar for fiscal year 2021/2022
 - G. Financial Position of the Town of Jamestown
 - H. Financial Position of the Jamestown Park & Golf Course
 - I. Notification of Advances
 - J. Budget Amendment #17
- III. **Public Comment**
- IV. **Old Business-**
 - A. Discussion regarding nonprofit contracts- Judy Gallman, Finance Director
 - B. Consideration of approval of rate change at Jamestown Park & Golf Course- Ross Sanderlin, Golf Course Manager
 - 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
- V. **New Business-**
 - A. Consideration of approval of Budget Amendment #16- Judy Gallman, Finance Director
- VI. **Manager/Committee Reports-**
 - A. Manager Report
 - B. Council Member Committee Reports
 - C. High School Representative Report
- VII. **Public Comment**
- VIII. **Other Business**
- IX. **Closed Session per General Statutes 143-318 to discuss matters related to Attorney-Client Privilege and Personnel**
- X. **Adjournment**

Working Agenda for the February 16th Regular Town Council Meeting

Tentative Time Line	Agenda Item	Responsible Party	Action required by the Town Council
6:00 pm	I. Call to Order	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	II. Consent Agenda		
6:05 pm	A. Approval of minutes from 1-19-21 Regular Meeting B. Approval of minutes from the 1-28-21 Special Meeting Minutes C. Approval & Sealing of Closed Minutes from 1-28-21 Meeting D. Resolution supporting the naming of Jamestown Bypass E. Appointment of Tom Tervo to AARP Committee F. Approval of Budget Calendar for FY 2021/2022 G. Financial Position of the Town H. Financial Position of Jamestown Park & Golf Course I. Notification of Advances J. Budget Amendment #17		Council Member makes a motion to approve the consent agenda. Council Member makes a second to the motion. Then vote.
6:05 pm	III. Public Comment		Please state your name and address and adhere to the 3 minute time limit
6:20 pm	IV. Old Business		
6:20 pm	A. Discussion regarding nonprofit contracts	Call on J. Gallman	Gallman to present an overview of the nonprofit funding request for services. Gallman to request that Council specify funding amount and services to be provided by the YMCA and JYL. Council Member makes a motion to provide \$_____ to the YMCA for _____ services & \$_____ to JYL for _____ services and allow the Finance Director to create and enter into the contracts for the services specified. Council Member makes a second to the motion. Then vote.
6:30 pm	B. Consideration of approval of rate change at Jamestown Park & GC	Call on R. Sanderlin	Sanderlin to present an overview of the proposed rate increases for the Jamestown Park & Golf Course. Sanderlin to request that Council approve the increased rates. Council Member makes a motion to approve the rate changes for the Jamestown Park & Golf Course OR Council Member makes a motion to table the discussion until the March 16 th Regular Town Council meeting at 6:00 pm in the Civic Center. Council Member makes a second to the motion. Then vote.
6:40 pm	C. Public Hearings		
6:40 pm	I. PH on Annexation of Johnson Property	Call on M. Johnson	Johnson to request that Council continue the public hearing on the annexation of 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road to the March 16 th meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a motion to continue the public hearing on the annexation of 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road to the March 16 th meeting at 6:00 pm in the Civic Center without further advertisement. Council Member makes a second to the motion. Then vote.
6:45 pm	II. PH for rezoning of Johnson property from AG to PUD	Call on M. Johnson	Johnson to present a brief overview of the rezoning request. Mayor Montgomery to call the applicant forward to speak. Mayor Montgomery to open the public hearing to anyone that would like to speak regarding the rezoning request. Council Member makes a motion to close the public hearing. Council Member makes a second to the motion. Then vote. Council Member makes a motion to continue the public hearing OR approve/deny the rezoning request for the rezoning of 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road from Agricultural to Planned Unit Development. Council Member makes a second to the motion. Roll call vote. Council Member makes a motion to approve consistency/inconsistency statement. Council Member makes a second to the motion. Then vote.
7:15 pm	V. New Business		
7:15 pm	A. Consideration of approval of Budget Amendment #16		Gallman to request that Council approve budget amendment #16. Council Member makes a motion to approve/deny budget amendment #16. Council Member makes a second to the motion. Then vote.
7:20 pm	VI. Manager/Committee Reports		
7:20 pm	A. Manager Report	Call on D. Treme	Treme to present the monthly Manager's Report to Town Council.

7:30 pm	B. Council Member Committee Reports	Mayor Montgomery	Mayor Montgomery to request that Council Members give reports for any Committees that they serve on.
7:35 pm	C. High School Rep. Report	Call on W. Scott	Scott to present his monthly High School Representative report to Council.
8:00 pm	VII. Public Comment		Please state your name and address and adhere to the 3 minute time limit
8:15 pm	VIII. Other Business		
8:20 pm	IX. Closed Session per G.S. 143-318 to discuss matters related to Attorney-Client Privilege and Personnel		Council Member makes a motion to go into closed session per General Statutes 143-318 to discuss matters related to Attorney-Client Privilege and Personnel. Council Member makes a second to the motion. Then vote. Council Member makes a motion to resume open session. Council Member makes a second to the motion. Then vote.
8:40 pm	X. Adjournment		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 January 19th Regular Meeting

AGENDA ITEM #: II-A

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie Weiner, Town Clerk

SUMMARY:

Minutes from the January 19th Regular Town Council Meeting

ATTACHMENTS: Minutes from the January 19, 2021 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

**Regular Meeting of the Town Council
January 19, 2021
6:00 pm in the Civic Center
Minutes & General Account**

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

Staff Present: Dave Treme, Matthew Johnson, Katie Weiner, Judy Gallman, Paul Blanchard, Ross Sanderlin, & Beth Koonce, Town Attorney

Visitors Present: John Frank, Derek Carson, Captain Holder, Lieutenant Wiseman, Tom Tervo, Laura Kathryn Fuqua

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. There were no changes requested.

Council Member Wolfe made a motion to approve the agenda for the Regular January 19th meeting as presented. Council Member Rayborn 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 30, 2020 Special Meeting
- Approval & Sealing of Closed Session minutes from the November 30, 2020 Special Meeting
- Approval of minutes from the December 10, 2020 Special Meeting
- Approval & Sealing of Closed Session minutes from the December 10, 2020 Special Meeting
- Approval of minutes from the December 15, 2020 Regular Meeting
- Approval of Annual Regular Town Council meeting schedule
- Financial Position of the Town of Jamestown
- Financial Position of the Jamestown Park & Golf Course
- Notification of Advances
- Budget Amendment #14

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.

(Annual Regular Town Council Meeting Schedule & Budget Amendment #14)

Public Comment- Nobody signed up.

Presentation of CAFR and Audit Results- John Frank, Dixon Hughes Goodman LLP Representative, presented the CAFR and audit results for fiscal year 2019/2020. Frank stated that the Town had received an unmodified audit opinion. He added that the Town had also received a Certificate of Achievement for excellence in financial reporting. Frank noted that they had also completed a single audit of federal

grant money related to the sidewalk funding that had been received from NCDOT. He stated that they had not identified any deficiencies to report.

Frank presented an overview of the one page financial summary. He said that the overall cash was down in the general fund because of the advances that had to be made for the sidewalk projects. He stated that this was a temporary decrease. He noted that the advances had also impacted the Town's fund balance. However, he reiterated that it was not something to be concerned about because it was temporary. Frank said that the general fund revenues were virtually unchanged from the previous fiscal year. He noted that the general fund expenditures had increased by about \$171,000. He added that the increase was primarily due to contracted services related to the update to the Town's Comprehensive Plan. He also stated that close to 100% of the property taxes had been collected. Frank said that there were no negative items to report to Council. He praised Gallman and her staff for doing an exceptional job.

Annual Fire Department Report- Derek Carson, Interim Chief, presented the annual report on behalf of the Pinecroft Sedgefield Fire Department (PSFD). He stated that PSFD had been providing services to the Town of Jamestown since 2003. He briefly gave an overview of the fire department's organizational chart and district map. He added that there were always three firefighters on location at Station 46. Carson stated that a lot of their numbers were down as a result of the COVID pandemic. He added that it had primarily affected their fire prevention statistics because they could not teach children in schools about fire safety. Carson presented a summary of the types of calls the fire department had responded to over the past year. He added that the majority of calls that they had responded to were related to medical issues. Carson said that Station 46 had improved their response time by about 30 seconds that year.

Council thanked Carson and the firemen for their service to the citizens of the Town of Jamestown.

Annual Law Enforcement Report- Captain Holder presented the annual law enforcement report on behalf of the Guilford County Sheriff's Department. He gave an overview of the area that District III served and the staffing that worked within the district. Captain Holder presented statistics on part one offenses, victim related crimes, in Jamestown. He noted that there were 62 total part one crimes that occurred that year. He added that there had been an increase in aggravated assaults which could be related to people spending more time at home during the pandemic. He stated that they had seen more motor vehicle thefts in the area. Captain Holder encouraged everyone to lock their car doors. He added that they had created a street crimes unit and special enforcement team that year. He explained the multiple ways that the Sheriff's Department was addressing specific problems throughout the area. Captain Holder stated that their response time was between 8.5 and 9 minutes.

Council thanked Captain Holder and all of the police officers for keeping everyone safe.

Old Business-

- Discussion regarding nonprofit contracts- Gallman stated that staff had received a request from the YMCA in December to provide services to the residents of the Town of Jamestown in exchange for funding. She added that they had provided a cost breakdown of funding requests to provide certain sports, yoga in the park, an adult wellness machine, etc. She noted that the total of the request was \$27,750. Gallman said that the Town had funded about \$20,000 to the YMCA the previous year.

She added that the JYL had also submitted a funding request for a total of \$15,000. She noted that they had not provided a cost breakdown for specific services or the number of Jamestown residents that would be served. Gallman requested that they provide her that information, but she had not received it yet.

Gallman requested that Council give her direction on whether or not they would like to contract with the YMCA to provide services.

Council Member Wolfe stated that Yoga in the Park had been well-received in the past. She added that the youth swim lessons would be beneficial to citizens. She noted that she thought the YMCA requests should be funded because they had followed the proper contracting and funding request procedures. However, she would prefer to provide funding for an older adult program instead of the wellness machine.

Council Member Straughn said that he would like to see more specific numbers about the participants that would be Jamestown residents.

Council Members discussed the details of the funding requests that had been submitted by the YMCA and the JYL with Gallman.

Council Member Wolfe said that it may be a good idea to reconsider the requests in February when Council had more specific information about the number of Jamestown participants. Council Member Rayborn agreed.

Treme stated that it may be beneficial to allow staff to meet with the applicants to determine a formula for reporting. He noted that it may prevent similar issues that could arise in future years if everyone had a better understanding of the cost utilization and expectations.

Council Member Wolfe made a motion to table the consideration of the nonprofit contracts to the February 16th meeting at 6:00 pm in the Civic Center. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Discussion regarding the unsealing of closed session minutes- Koonce stated that she had completed her annual review of the closed session minutes. She added that they all pertained to personnel matters or ongoing litigation. Therefore, it was her recommendation that they remained sealed.

Council thanked Koonce.

- 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- Johnson gave a brief overview of the property that was being considered for annexation. He noted that staff had received a petition from the owners of the property. He added that Council had adopted the Certificate of Sufficiency at their September 15th meeting. Johnson said that the public hearing had been advertised according to the requirements of the general statutes. He noted that the annexation was a companion request to the rezoning. Therefore, he requested that Council continue the public hearing to the February 16th meeting. He added that the applicant was present if Council had further questions.

Mayor Montgomery called the applicant forward.

Amanda Hodierne, legal representative for Diamondback Investment Group, came forward. She stated that she would reserve her comments for the following public hearing regarding the rezoning request.

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

Nobody came forward to speak.

Council Member Wolfe made a motion to continue the public hearing to the February 16th meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Public Hearing for rezoning request for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road- Johnson gave an overview of the rezoning request. He stated that the parcels totaled 443 acres. He noted that the request was to rezone the property from Agricultural (AG) to Planned Unit Development (PUD). He presented maps of the parcels and explained their locations by noting neighboring subdivisions. He added that the Planning Board had recommended that Council deny the current iteration of the plans with a 7 to 1 vote in November. Johnson stated that the applicant was present.

Mayor Montgomery called the applicant forward.

Amanda Hodierne came forward. She stated that her office was located at 804 Green Valley Road in Greensboro. She introduced Zach Tran, principal partner of Diamondback Investment Group, to Council. She presented some background information on Diamondback.

Hodierne stated that she would like to discuss the journey of the plan up until that night and the future possibilities with Council. She noted the reasons that Diamondback was initially interested in the property. She added that the development team had reviewed the Land Development Ordinance and the Comprehensive Plan. They had determined that the property would be a good candidate for a PUD as a result. She noted all the specific details that were included in the LDO and the Comp Plan that were aligned with the PUD zoning district. She added that the Castleton Village plan would also move the Town towards their goals of increased walkability, interconnectivity of sidewalks, and age in place house.

Hodierne stated that the developer had held a neighborhood meeting in order to make the public aware of the plans and to gather feedback. She added that the development team had attempted to modify the plan as a result of the concerns that the citizens had raised. She said that they had also paid very close attention to the discussions that Council had during their consideration of the PUD amendment to the LDO in order to shape their request. Hodierne stated that the team had submitted their rezoning request for the property. She noted that the Planning Board began their consideration in July and continued their discussion until November.

She added that the Planning Board had done a lot of hard work during their deliberation. Hodierno said that they had received a lot of good feedback through that process. However, she stated that the plan had not gotten to where it needed to be because the focus had been on the details instead of the overall plan. She added that the plan that had been submitted to the Planning Board in November had been a sincere attempt by the development team to respond to the feedback they had received. Hodierno stated that the development team was excited to discuss the proposal with Council and determine the best way to move forward.

Hodierno stated that she would like to discuss the best framework for the development and the Council's vision for the property. She added that she would also like to gain a better understanding of the Council's expectation for a planned unit development. She noted that it would be easier to begin pinpointing details of the plan after there was an agreement on how the overall plan should look. Hodierno also stated that the development team was open to the items that were included in the original draft of the plan or other alterations that Council may request.

Council Member Wolfe thanked the Planning Board and the development team for all the work they had done on the plan. She noted that this was the first time that Council had an opportunity to consider the plan for approval or denial. She agreed that the focus should be on the major items in order to determine if it was a viable option for Jamestown. She noted that she was concerned about density and school overcrowding. Council Member Wolfe added that she would like the civic section to be used for a new fire department. She said that she would also prefer to see a rubberized walking track within the recreation space instead of a baseball field because it could be enjoyed by citizens of all ages. Council Member Wolfe stated that she believed the commercial space should be located internally within the development. She said that it would be beneficial for Council to have some expert assistance with the review of the proposed plan. She requested that Treme and Johnson contact a land use attorney that could help the Council make an informed decision.

Hodierno thanked Council Member Wolfe for her feedback. She added that the development team was open to exploring those options.

Mayor Montgomery called for a five minute recess at 8:00 pm.

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

Council Member Capes stated that he agreed with Council Member Wolfe. He reiterated his concern about density, the civic use area being utilized by the municipality, and that the architecture of the homes should resemble those throughout Jamestown.

Council Member Straughn also said that he agreed with Council Member Wolfe. He added that everyone he had spoken with in Town had concerns about density, setbacks, overuse of vinyl, parking, too much commercial, and overcrowding of schools. He added that he was not against a PUD, but he wanted something that was the best for everyone involved. He stated that he also believed that the Council needed some legal assistance.

Council Member Rayborn noted that she was also in favor of legal and expert assistance. She reiterated the concerns that had been stated about density and school overcrowding. She said

that she would like for the development team to address the questions that had been raised by concerned citizens and the Board. She was also concerned about the additional strain that would be placed on the Town to provide services to the increased amount of citizens. She wanted to see ways in which the development would benefit current and future residents of the Town. She encouraged the development team to take the historical architecture of Jamestown into consideration while reworking the design of the development. Council Member Rayborn also wanted the age in place housing to be quality homes. She added that she would like to see a variety of lot sizes and housing styles.

Hodierne discussed the option of addressing infrastructure needs of the Town with Council Member Rayborn. Treme stated that those concerns could be addressed once the development takes shape.

The Council Members discussed the details of the buffers within the proposed plan with Hodierne.

Council Members also reiterated that they would like to have some expert support so that they could make an informed decision.

Mayor Montgomery thanked Hodierne for her comments.

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

- Tom Tervo, 2 Langholm Court- Tervo stated that he had lived in Whittington Hall for over 20 years. He encouraged Council to use Whittington Hall as an example of how the Castleton Village development could be designed. He stated that the new development should be an extension of existing neighborhoods. He noted that he had given the Town Clerk a one-page summary of his thoughts that she would distribute to Council after the meeting.
- Laura Kathryn Fuqua, 101 Mendenhall Road-Fuqua said that the development had been discussed for over a year. She added that the conversations had been the same. She stated that the proposed development was too dense and would overwhelm the Guilford County school system. Fuqua said that citizens would not gain anything from Castleton Village. She encouraged Council to deny the request.

Mayor Montgomery asked if anyone else would like to speak about the rezoning request. Nobody came forward.

Council Member Wolfe made a motion to continue the public hearing to the February 16th Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

New Business-

- Jamestown Park & Golf Course Quarterly Report- Sanderlin presented his quarterly report to Council. He stated that there had been about 2,000 more rounds of golf this quarter than there had been last year. He noted that revenue had increased about 50% in comparison to the

previous year. Sanderlin said that there had also been an increase in food and beverage sales. He added that the greens had been covered once this year.

Council Member Wolfe briefly discussed the state of the greens at the Golf Course with Sanderlin.

Council thanked Sanderlin for presenting his report.

- Consideration of approval of Resolution adopting the Guilford County Multi-Jurisdictional Hazard Mitigation Plan- Johnson stated that Guilford County was in the process of updating their Hazard Mitigation Plan. He added that it was a multi-jurisdictional plan which sought to comply with the Disaster Mitigation Act of 2000. He noted that it was a requirement for any jurisdiction applying for federal mitigation grant funding.

Council Member Wolfe stated that the plan was routinely updated every five years. She added that Guilford County did an excellent job on the plan.

Council Member Wolfe made a motion to approve the resolution adopting the Guilford County Hazard Mitigation Plan as presented. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

(Resolution adopting the Guilford County Multi-Jurisdictional Hazard Mitigation Plan)

- Consideration of approval of bonus and associated Budget Amendment #15- Gallman stated that Council had decided to pay out a one-time bonus of \$1,000 to Johnson for his service during the time period when the Town Manager position was vacant. She requested that Council officially approve the bonus and approve Budget Amendment #15 which would increase the budget a needed for the payout.

Council Member Capes made a motion to approve the payout of the bonus and Budget Amendment #15. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Council thanked Johnson for his hard work.

Manager/Committee Reports-

- Manager Report- Johnson presented the monthly manager report. He welcomed Dave Treme, Interim Town Manager, and noted that Treme would be presenting the report moving forward. Johnson stated that Council would have a budget retreat on January 22nd at 9:00 am at the Jamestown Park & Golf Course. He briefly updated Council on the ongoing issues with 301 Lee Street. He said that Preservation NC had suggested that the Town fund an appraisal of the Oakdale Cotton Mill.

Council Members briefly discussed whether or not it would be appropriate to fund an appraisal of the Oakdale Cotton Mill with Johnson.

- Council Member Committee Reports- There were no Council Member Committee reports.

- High School Representative Report- Win Scott presented his High School Representative report. He highlighted that Ragsdale students had been attending school virtually throughout the school year. He stated that they were supposed to go back to school in person that week. However, the rise in COVID cases throughout the area had prevented them from physically attending class. He added that the school clubs had also been meeting virtually.

Public Comment- Nobody signed up.

Other Business- No other business was discussed.

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

The meeting ended at 9:04 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 minutes from the January 28th Special Meeting

AGENDA ITEM #: II-B

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie Weiner, Town Clerk

SUMMARY:

Minutes from the January 28th Special Town Council meeting

ATTACHMENTS: Minutes from the January 28, 2021 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 the consent agenda.

FOLLOW UP ACTION NEEDED: N/A

DRAFT

**Special Meeting of the Town Council
January 28, 2021
9:00 am in the Civic Center
Minutes & General Account**

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

Staff Present: Dave Treme, Interim Town Manager

Visitors Present: Tom Terrell (Attorney with Fox Rothschild, LLP) and Matt Reese (PTRC Representative)

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.

Treme stated that Council had directed him to research the service of a land use attorney to assist them in the matter of land use. Treme introduced Tom Terrell, attorney with Fox Rothschild, LLP. Treme stated that Terrell was well experienced in such matters.

Closed Session Per General Statutes 143-318.11(a)(6) to discuss qualifications of prospective candidates for the position of Town Manager and to discuss the qualifications of a prospective land use attorney- Council Member Straughn made a motion to go into closed session per General Statutes 143-318.11(a)(6) to discuss the qualifications of prospective candidates for the position of Town Manager and to discuss the qualifications of a prospective land use attorney. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

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

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

Council Member Rayborn made a motion to hire Tom Terrell as a land use attorney for the Town of Jamestown. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Treme said he would inform Terrell of the Council’s decision.

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

The meeting ended at 11:50 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 Session Minutes from Jan. 28th

AGENDA ITEM #: II-C

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie Weiner, Town Clerk

SUMMARY:

The Town Council had a Special Meeting on January 28th at 9:00 am in the Civic Center. Council went into closed session per general statutes 143-318.11 to discuss qualifications of prospective candidates for the position of Town Manager and to discuss the qualifications of a prospective land use attorney.

Staff recommends that Council approve and seal the closed session minutes from the January 28th 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: Resolution to support the naming of Jamestown Bypass

AGENDA ITEM #: II-D



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie Weiner, Town Clerk

SUMMARY:

Resolution to support that the portion of the Jamestown Bypass from Vickery Chapel Road proceeding to Interstate 74 be named Jamestown Parkway

ATTACHMENTS: Resolution to support the naming of Jamestown Bypass

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: Resolution will be submitted to the Guilford County Planning Department



Settled 1752
JAMESTOWN
NORTH CAROLINA

RESOLUTION TO SUPPORT THE NAMING OF JAMESTOWN BYPASS

WHEREAS, The North Carolina Department of Transportation U-2412 A (Jamestown Bypass) roadway project is currently under construction; and

WHEREAS, The Town of Jamestown renamed a portion of High Point Road to Jamestown Parkway on October 21, 2014; and

WHEREAS, The Town Council of the Town of Jamestown is in favor of the continuation of the Jamestown Parkway name for the portion of the roadway beginning at Vickery Chapel Road proceeding westward to Interstate 74; and

WHEREAS, The section of the Jamestown Bypass currently under construction would directly connect to the existing Jamestown Parkway; and

WHEREAS, This section of the roadway serves as a corridor through much of Jamestown's jurisdiction and town limits; and

WHEREAS, The designation of Jamestown Parkway would identify for travelers that they are in the Town of Jamestown which would provide clarity for travelers, law enforcement, fire departments, and emergency responders.

NOW, THEREFORE, I, Lynn Montgomery, Mayor of the Town of Jamestown and the Town Council do hereby offer our formal support that the U-2412 A roadway project from Vickery Chapel Road proceeding westward to interstate 74 be named Jamestown Parkway.

BE IT FURTHER RESOLVED, That a copy of the adopted Resolution shall be spread upon the official minute book of the Town of Jamestown and will also be sent to the Guilford County Planning Department.

Adopted this the 16th day of February, 2021.

Mayor S. Lynn Montgomery

Council Member Martha Stafford Wolfe

Council Member Rebecca Mann Rayborn

Council Member Lawrence Straughn

Council Member John Capes

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: Appointment of Tom Tervo & John Firesheets to AARP Committee

AGENDA ITEM #: II-E

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie Weiner, Town Clerk

SUMMARY:

Tom Tervo and John Firesheets have submitted applications for consideration of appointment to the AARP Livable Communities Committee.

Staff recommends that Council appoint Tom Tervo and John Firesheets to serve as Members of the AARP Livable Communities Committee. The Committee will be full if Council chooses to appoint Tervo and Firesheets.

ATTACHMENTS: AARP Livability Team Job Description, Tom Tervo Application, & John Firesheets Application

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



Settled 1752
JAMESTOWN
NORTH CAROLINA

AARP Livability Team

Job Description

The Town Council has elected to participate in the AARP Livable Communities program. The goal of this initiative is to provide feedback to the Council regarding ways to make our community more accessible for aging adults. Additionally, team members are expected to be advocates for positive change with respect to improving livability for all citizens. There are several goals that this team will focus on:

- 1) Helping citizens feel safe in the community.
- 2) Participating in community activities.
- 3) Having access to safe, appropriate and affordable housing and transportation.
- 4) Having access to recreational opportunities and health services.
- 5) Knowing what services and activities are available and have access to information.
- 6) Being active, vital contributors to the economic, civic and social life of the community.

The Town is seeking seven (7) members of the public to volunteer to serve on the team.

Members of the Team will be expected to:

- A) Share a passion and vision for the livability project.
- B) Motivate one another.
- C) Bring different skills, experiences, contacts and interests to the work.
- D) Have expert knowledge.
- E) Are willing and able to put in the time to see the project through.

Similar to other Council-appointed committees, the AARP Livability Team will meet on an as-needed basis which is anticipated to approximately each month (could be less frequent, depending on workload). As an informal committee, there will not be a Chairperson and formal minutes will not be kept. In order to be respectful of our volunteer's time, Town staff will work with the members of the team appointed by Council to determine best times for meeting to minimize any disruption to your normal schedules.

CITIZEN APPLICATION FOR ADVISORY BOARDS AND COMMISSIONS

			Date:	1-24-21	
Last Name:	TERVO	First Name:	THOMAS	Middle Initial:	A.
Birthdate:	3-17-45				
Email:	ttervo@triad.rr.com		Home Phone:	N/A	
Daytime Phone:	336-254-5982	Cell Phone:	336-254-5982		
Home Address:	2 LANGFOLM CT. JAMESTOWN, N.C. 27282				
Live in Jamestown Town Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Current Occupation/Title	RETIRED				
Employer/Business Name					
Business Address (with zip code):					
Supervisor's Name:					
Education:	<input type="checkbox"/> High School <input type="checkbox"/> College <input checked="" type="checkbox"/> Graduate School <input type="checkbox"/> Other:				
Degree and Subject of Study:	B.S. PSYCHOLOGY / MBA U. OF KANSAS <i>City + Admin.</i>				
School Name/Years Attended:	BELOIT College '63-'67 / U. OF KANSAS '67-'70				
Applying for Board/Commission (enter one):	LIVABLE COMMUNITIES COMMITTEE				
Why are you interested in serving on that Board/Commission?	I AM A SENIOR, living in JAMESTOWN in my own HOME.				
What Board or Commission are you currently serving?	NONE				
	Term Expiration Date:				
Are you willing to serve on any other Board/Commission?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, please list:	COMPREHENSIVE PLAN of PARKS & REC Steering				
Are you interested in serving in any other community volunteer activities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, please list:	Don't know what's AVAILABLE				

Interests/Skills/Areas of Expertise/ Professional Organizations: *Organizing, MARKETING, COORDINATING - NO PROFESSIONAL ORGANIZATIONS*

List two professional references below:

1.	Name:	<i>Billy BALSACE</i>	Daytime Phone:	<i>336-880-8850</i>
	Address:	<i>JAMESTOWN, N.C.</i>		
	Relationship:	<i>FRIEND</i>		
2.	Name:	<i>Ross SANDERLIN - GOLF PRO</i>	Daytime Phone:	<i>336-881-0278</i>
	Address:	<i>?</i>		
	Relationship:	<i>BOSS FOR MY PART-TIME JOB AT <i>JAMESTOWN PARK GOLF COURSE</i></i>		

AFFIRMATION OF ELIGIBILITY

Has any formal charge of professional misconduct, criminal misdemeanor, or felony ever been filed against you in any jurisdiction? Yes No

If yes, explain.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee to a Board/Commission? Yes No

If yes, explain.

I understand this application is public record, and I certify the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all statements contained herein. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree any misstatement or conduct will be cause for my removal from any board or commission.

Signature of Applicant: *THOMAS A. TERVO / TATE* Date: *1-24-21*

PLEASE ATTACH RESUME

RETURN COMPLETED FORM TO:

Town of Jamestown, Attn: Town Clerk PO BOX 848 Jamestown, NC 27282

Website: www.jamestown-nc.gov

Email: kmcbride@jamestown-nc.gov Fax: 336-886-3804 Telephone: 336-454-1138

Note: Applications will be kept on file for two years from the date of application.

RELEVANT INFORMATION FOR:

Thomas A. Tervo
2 Langholm Ct.
Jamestown, N.C. 27282

336-254-5982

PLACES LIVED

- Rochester, Minn.
- Lawrence, Kansas
- Woodridge, Il. (Chicago suburb)
- Naperville, Il. (Chicago suburb)
- Montgomery, Oh. (Cincinnati suburb)
- Chagrin Falls, Oh. (Cleveland suburb)
- Jamestown, N.C.

ACTIVITIES SINCE 2010 RETIREMENT

- Jamestown Parks & Recreation, circa 2011-2012
- Jamestown Park Golf Course, circa 2012 - 2014, part-time
- Ran for Jamestown Town Council, circa 2014. Not successful
- Jamestown Park Golf Course, circa 2014 - present, part-time
- Jamestown Golf Association President circa 2013 - 2020
(200 members)
- Piedmont Regional Seniors Golf Association President,
Kernersville, N.C., circa 2015 - present (100 members}
- Church choir (2012 - Covid shutdown)

To stay healthy I stay active, body, mind and soul. :):)



CITIZEN APPLICATION FOR ADVISORY BOARDS AND COMMISSIONS

		Date:	
Last Name:	FIRESHEETS	First Name:	JOHN
		Middle Initial:	M
Birthdate:	01-08-1962		
Email:	sheetstfire@gmail.com	Home Phone:	---
Daytime Phone:	(336) 689-1450	Cell Phone:	SAME
Home Address:	200 KNOLLWOOD DR. JAMESTOWN, N.C. 27222		
Live in Jamestown Town Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Current Occupation/Title	SELF EMPLOYED / ARTIST		
Employer/Business Name			
Business Address (with zip code):	SAME AS ABOVE		
Supervisor's Name:			
Education:	<input checked="" type="checkbox"/> High School <input checked="" type="checkbox"/> College <input type="checkbox"/> Graduate School <input type="checkbox"/> Other:		
Degree and Subject of Study:	MUSIC GREENSBORO COLLEGE		
School Name/Years Attended:	G'BORO COLLEGE		
Applying for Board/Commission (enter one):	BOARD		
Why are you interested in serving on that Board/Commission?	TO HELP ENSURE THAT THE RESIDENTS IN JAMESTOWN LIVE IN A CLEAN, SAFE ENVIRONMENT REGARDLESS OF AGE, RACE, OR INCOME.		
What Board or Commission are you currently serving?	NONE		
	Term Expiration Date:		
Are you willing to serve on any other Board/Commission?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ?		
If yes, please list:			
Are you interested in serving in any other community volunteer activities?	<input type="checkbox"/> Yes <input type="checkbox"/> No ?		
If yes, please list:			

Interests/Skills/Areas of Expertise/ Professional Organizations:

ART-PAINTING, CONCEPTUAL DESIGN, MUSIC, TEACHING -

List two professional references below:

1.	Name:	SUSAN STRINGER	Daytime Phone:	
	Address:	JAMESTOWN N.C.		
	Relationship:	EMPLOYED FOR MURAL		
2.	Name:	REBECCA MANN RAYBURN	Daytime Phone:	
	Address:	JAMESTOWN N.C.		
	Relationship:	FRIEND		

AFFIRMATION OF ELIGIBILITY

Has any formal charge of professional misconduct, criminal misdemeanor, or felony ever been filed against you in any jurisdiction? Yes No

If yes, explain.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee to a Board/Commission? Yes No

If yes, explain.

I understand this application is public record, and I certify the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all statements contained herein. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree any misstatement or conduct will be cause for my removal from any board or commission.

Signature of Applicant:
(Please print and sign.)

JOHN FIRESHEETS

Date:

PLEASE ATTACH RESUME

RETURN COMPLETED FORM TO:

Town of Jamestown, Attn: Town Clerk PO BOX 848 Jamestown, NC 27282

Website: www.jamestown-nc.gov

Email: kmcbride@jamestown-nc.gov Fax: 336-886-3804 Telephone: 336-454-1138

Note: Applications will be kept on file for two years from the date of application.

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 Calendar for establishing FY 2021/2022 budget

AGENDA ITEM #: II-F



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gailman

SUMMARY:

The budget calendar is a timeline for specific dates leading up to approval of a 2021-22 fiscal year budget.

ATTACHMENTS: Budget Calendar FY 2021/2022

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:

Budget Calendar for 2021/2022 Budget and CIP

Meetings	Proposed Dates	Action	Persons Attending Meetings
Departmental budget meetings	Feb. 18 - Feb. 26	Preliminary budgets and CIP items/amount will be discussed and proposed	Department heads, Town Manager, Finance Director, Assistant Town Manager
Budget workshop with Council	3/19/2021	Rough draft of budget and CIP will be available at meeting	Department heads, Town Manager, Finance Director, Ass. Town Manager, Town Council members, Town Clerk, Public invited as COVID allows
Town Council meeting	4/20/2021	Presentation of Preliminary Budget and CIP	Department heads, Town Manager, Finance Director, Ass. Town Manager, Town Council members, Town Clerk, Public invited as COVID allows
Town Council meeting	5/18/2021	Presentation of Recommended Budget and CIP/ hold Public Hearing	Department heads, Town Manager, Finance Director, Ass. Town Manager, Town Council members, Town Clerk, Public invited as COVID allows
Town Council meeting	6/15/2021	Adoption of Budget and CIP	Department heads, Town Manager, Finance Director, Ass. Town Manager, Town Council members, Town Clerk, Public invited as COVID allows

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: Financial Analysis for January 2021

AGENDA ITEM #: II-G

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

There was not a lot of non-recurring revenue or expenditures during January 2021. Some items to note though include the following:

Approximately \$3,000 was received for fall field rentals (JYL).

Expenditures were made to Benchmark for Comp plan. Air conditioning / heating units were replaced at the library building. Quarterly payments were made for library operating expenditures, fire contract and sheriff contract. Expenditures in the water & sewer fund include 2 months of sewer treatment - due to timing of invoices received and paid.

ATTACHMENTS: Financial Summary and Detail to Actual Report for January 2021

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:

Town of Jamestown
 Financial Summary Report
 Cash Balances
 as of January 31, 2021

Petty Cash	\$	1,350
Operating Cash		2,911,633
Certificates of Deposit		3,000,000
Money Market Accounts - operating		511,684
North Carolina Capital Management Trust		8,384,165
	\$	<u>14,808,832</u>

Reservations of cash:

Cash reserved for Randleman Reservoir	\$	687,037
Cash reserved by Powell Bill for street improvements		448,915
General Capital Reserve Fund		152,836
East Fork Sidewalk Capital Project		61,578
Lydia Multi-use Greenway Capital Project		1,369
Oakdale Sidewalk Phase III		109,246
Water Sewer Capital Reserve Fund		202,083
	\$	<u>1,663,064</u>

Cash by Fund:

General	\$	4,778,902
General Capital Reserve Fund		152,836
East Fork Sidewalk Capital Project		61,578
Lydia Multi-use Greenway Capital Project		1,369
Oakdale Sidewalk Phase III		109,246
Water/Sewer		8,815,781
Randleman Reservoir		687,037
Water/Sewer Capital Reserve Fund		202,083
	\$	<u>14,808,832</u>

Cash by Bank:

NCCMT	\$	8,384,165
Pinnacle Bank		4,911,633
First Bank		1,511,684
	\$	<u>14,807,482</u>

Town of Jamestown
 Financial Summary Report
 Debt Balances
 as of January 31, 2021

Installment Purchase Debt:	Balance at 1/31/2021	Final Payment Date	Final Payment Fiscal Year
GENERAL FUND:			
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	131,831	5/7/2025	2024/2025
Golf Clubhouse Renovation	<u>466,681</u>	11/3/2027	2027/2028
	<u>\$ 781,491</u>		
WATER & SEWER FUND:			
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 January 31, 2021

	<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)	3,376,199	83,151	3,868,473	32,956	410,482
% of budget received	53%	83%	52%	27%	23%
% of budget, excluding appropriated fund balance, received	70%	83%	71%	83%	100%
Expenditures (and transfers)	2,752,699	39,281	4,017,255	61,119	1,758,125
% of budget expended	43%	39%	54%	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 @	217,828		
% 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 Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
3000					
3100 AD VALOREM TAXES	220,516.30	1,919,808.48	2,181,660.00	261,851.52	88 %
3101 Interest on Ad Valorem Taxes	51.77	297.15	3,000.00	2,702.85	10 %
3102 Tax and Tag revenue	12,929.82	95,417.41	213,850.00	118,432.59	45 %
3103 Interest on Tax and Tag Revenues	67.93	329.56	1,300.00	970.44	25 %
3230 SALES AND USE TAX	67,673.35	262,975.40	525,000.00	262,024.60	50 %
3250 Solid Waste Disposal Tax	0.00	1,589.10	2,500.00	910.90	64 %
3256 ELECTRICITY SALES TAX	0.00	58,295.04	200,000.00	141,704.96	29 %
3257 TELECOMMUNICATIONS SALES TAX	0.00	12,585.18	40,000.00	27,414.82	31 %
3258 PIPED NATURAL GAS SALES TAX	0.00	1,518.58	16,000.00	14,481.42	9 %
3261 VIDEO PROGRAMMING TAX	0.00	11,595.08	40,000.00	28,404.92	29 %
3310 FEDERAL GRANTS	0.00	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	0.00	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	75.00	6,573.94	10,000.00	3,426.06	66 %
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	2,646.00	29,482.11	80,800.00	51,317.89	36 %
3348 REFUSE COLLECTION FEES	13,600.00	95,870.00	168,000.00	72,130.00	57 %
3600 GREEN FEES	18,506.50	307,149.23	472,500.00	165,350.77	65 %
3610 MECHANICAL CART RENTALS	9,460.00	173,176.00	245,700.00	72,524.00	70 %
3620 PULL CART RENTALS	9.00	217.00	300.00	83.00	72 %
3650 DRIVING RANGE	2,048.00	31,547.00	45,000.00	13,453.00	70 %
3660 GOLF SHOP CONCESSIONS SALES	2,834.59	47,564.78	82,800.00	35,235.22	57 %
3661 Golf Shop Grill Catering Revenues	0.00	0.00	500.00	500.00	0 %
3665 Golf Special Orders - Sales	0.00	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	116.91	16,369.24	35,000.00	18,630.76	47 %
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	2,416.54	34,688.26	45,000.00	10,311.74	77 %
3837 SHELTER RENTALS	0.00	350.00	2,500.00	2,150.00	14 %
3838 Building lease revenue	0.00	1.00	5,111.00	5,110.00	0 %
3839 MISCELLANEOUS REVENUES	67.19	354.01	500.00	145.99	71 %
3840 Rental Golf Sets	90.00	875.00	2,200.00	1,325.00	40 %
3841 Ball Field Rentals	3,050.00	4,481.25	5,000.00	518.75	90 %
3910 Insurance Recoveries	0.00	1,833.44	1,850.00	16.56	99 %
3983 TRANSFER FROM GENERAL CAPITAL RESERVE FUND	0.00	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	1,373,754.63	1,373,754.63	0 %
Account Group Total:	356,158.90	3,376,198.76	6,419,325.63	3,043,126.87	53 %
Fund Total:	356,158.90	3,376,198.76	6,419,325.63	3,043,126.87	53 %

02/09/21
11:21:06

TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 1 / 21

Page: 1 of 12
Report ID: B100B

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	4,003.00	21,664.45	28,335.55	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	57.32	57.32	0.00	57.32	200.00	142.68
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	97.20	339.65	510.35	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	225.00	400.00	6,575.00	6,975.00	7,800.00	825.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	2,000.00	2,000.00
	Account Total:	4,382.52	29,267.91	35,420.90	64,688.81	80,350.00	15,661.19
4200	ADMINISTRATION EXPENDITURES						
1000	SALARIES AND WAGES	14,511.00	193,861.28	0.00	193,861.28	328,594.77	134,733.49
1003	LONGEVITY PAY	0.00	3,449.00	0.00	3,449.00	5,100.00	1,651.00
1009	FICA EXPENSE	1,035.17	13,732.07	0.00	13,732.07	25,441.81	11,709.74
1010	RETIREMENT EXPENSE	1,267.46	14,544.44	0.00	14,544.44	28,955.05	14,410.61
1011	HEALTH INSURANCE EXPENSE	1,810.06	17,478.65	0.00	17,478.65	33,000.00	15,521.35
1012	FLEX ADMINISTRATION FEES	6.00	135.60	164.40	300.00	300.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	773.59	5,450.41	0.00	5,450.41	10,800.00	5,349.59
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	6,170.21	0.00	6,170.21	12,500.00	6,329.79
1019	PROFESSIONAL SERVICES	0.00	8,325.00	0.00	8,325.00	17,900.00	9,575.00
2100	DEPARTMENT SUPPLIES	152.91	411.22	0.00	411.22	1,700.00	1,288.78
2200	FOOD AND PROVISIONS	176.36	176.36	0.00	176.36	750.00	573.64
2600	OFFICE SUPPLIES	49.43	471.92	0.00	471.92	2,000.00	1,528.08
2900	ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	2,500.00	2,500.00
3100	TRAVEL	736.96	736.96	5,703.04	6,440.00	9,000.00	2,560.00
3150	CONFERENCE FEES AND SCHOOLS	35.00	4,346.69	0.00	4,346.69	8,500.00	4,153.31
3200	COMMUNICATIONS	668.28	3,341.87	2,898.13	6,240.00	8,000.00	1,760.00
3400	PRINTING	0.00	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	1,332.94	7,643.54	7,856.46	15,500.00	15,500.00	0.00
3950	DUES AND SUBSCRIPTIONS	1,125.00	7,632.63	0.00	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	390.16	1,518.74	1,259.73	2,778.47	3,000.00	221.53
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	354.24	16,227.78	1,828.32	18,056.10	27,000.00	8,943.90

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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
Account Total:		24,983.68	312,165.27	22,710.08	334,875.35	570,241.63	235,366.28
4900 PLANNING DEPARTMENT EXPENDITURES							
1000	SALARIES AND WAGES	7,348.00	54,895.00	0.00	54,895.00	122,000.00	67,105.00
1003	LONGEVITY PAY	0.00	2,388.00	0.00	2,388.00	2,500.00	112.00
1009	FICA EXPENSE	552.01	4,330.85	0.00	4,330.85	9,575.00	5,244.15
1010	RETIREMENT EXPENSE	749.50	5,842.90	0.00	5,842.90	13,100.00	7,257.10
1011	HEALTH INSURANCE EXPENSE	905.03	6,429.77	0.00	6,429.77	16,500.00	10,070.23
1012	FLEX ADMINISTRATION FEES	6.00	88.20	111.80	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	2,469.98	0.00	2,469.98	5,500.00	3,030.02
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	22.50	233.75	0.00	233.75	3,000.00	2,766.25
3200	COMMUNICATIONS	144.10	1,000.83	749.17	1,750.00	3,000.00	1,250.00
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	736.69	2,950.44	2,917.56	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	52.99	2,687.29	580.00	3,267.29	4,500.00	1,232.71
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	2,175.00	55,775.00	60,049.00	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
Account Total:		13,022.44	144,554.57	65,607.53	210,162.10	337,175.00	127,012.90
5000 BUILDING & GROUNDS EXPENDITURES							
2100	DEPARTMENT SUPPLIES	631.13	4,445.93	1,469.09	5,915.02	7,000.00	1,084.98
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	170.00	448.00	500.00	52.00
2144	MULCH & PINE NEEDLES	0.00	83.82	0.00	83.82	4,000.00	3,916.18
2400	CONSTRUCTION & REPAIR SUPPLIES	13.28	201.61	0.00	201.61	2,500.00	2,298.39
2900	ASSETS NOT CAPITALIZED	0.00	2,954.00	5,090.10	8,044.10	13,500.00	5,455.90
3200	COMMUNICATIONS	150.07	1,012.48	897.52	1,910.00	2,000.00	90.00
3300	UTILITIES	1,742.25	11,281.48	3,158.63	14,440.11	28,000.00	13,559.89
3350	Water Utilities	70.40	183.48	0.00	183.48	400.00	216.52

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3500	REPAIRS AND MAINTENANCE	223.55	17,175.15	375.00	17,550.15	79,425.00	61,874.85
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	500.00	500.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	500.00	500.00
4300	EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	200.00	200.00
4400	SERVICE & MAINTENANCE CONTRACTS	2,275.00	24,191.05	10,375.00	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	606.72	2,158.61	0.00	2,158.61	15,000.00	12,841.39
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 &	16,930.00	26,187.26	317.74	26,505.00	41,575.00	15,070.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
	Account Total:	22,642.40	132,849.12	21,877.08	154,726.20	309,350.00	154,623.80
5100	PUBLIC SAFETY EXPENDITURES						
4910	SHERIFF CONTRACT	79,734.06	162,378.55	0.00	162,378.55	400,000.00	237,621.45
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	0.00	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
	Account Total:	79,734.06	165,278.63	0.00	165,278.63	421,100.00	255,821.37
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 SEDGEMOUNT FIRE CONTRACT	170,015.22	510,045.66	0.00	510,045.66	679,070.00	169,024.34
5500	CAPITAL OUTLAY EQUIPMENT	580.35	580.35	0.00	580.35	6,700.00	6,119.65
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
	Account Total:	170,595.57	513,063.01	0.00	513,063.01	696,970.00	183,906.99
5600	STREET MAINTENANCE EXPENDITURES						
2100	DEPARTMENT SUPPLIES	4.98	660.96	0.00	660.96	6,000.00	5,339.04
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	330.69	0.00	330.69	6,000.00	5,669.31
2500	VEHICLE SUPPLIES	0.00	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	6,269.08	45,106.97	0.00	45,106.97	134,000.00	88,893.03
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	727.50	30,727.50	5,946.50	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	5,700.00	11,199.99	11,500.00	300.01
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
	Account Total:	7,001.56	90,614.39	11,646.50	102,260.89	499,274.00	397,013.11

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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
	Account Total:	0.00	0.00	0.00	0.00	295,000.00	295,000.00
5800 SANITATION EXPENDITURES							
	1000 SALARIES AND WAGES	8,417.61	55,518.68	0.00	55,518.68	114,000.00	58,481.32
	1003 LONGEVITY PAY	0.00	978.00	0.00	978.00	1,500.00	522.00
	1009 FICA EXPENSE	628.35	4,178.77	0.00	4,178.77	8,900.00	4,721.23
	1010 RETIREMENT EXPENSE	858.60	5,772.90	0.00	5,772.90	12,000.00	6,227.10
	1011 HEALTH INSURANCE EXPENSE	2,715.08	16,560.89	0.00	16,560.89	33,000.00	16,439.11
	1012 FLEX ADMINISTRATION FEES	12.00	112.20	287.80	400.00	400.00	0.00
	1013 RETIREE HEALTH INSURANCE EXPENSE	682.50	4,777.50	0.00	4,777.50	10,800.00	6,022.50
	1014 WORKER'S COMPENSATION	0.00	6,393.06	0.00	6,393.06	9,700.00	3,306.94
	1015 Unemployment Compensation	0.00	1,767.11	0.00	1,767.11	2,000.00	232.89
	1017 401K EXPENSE	378.76	2,484.72	0.00	2,484.72	5,000.00	2,515.28
	2100 DEPARTMENT SUPPLIES	25.87	1,259.60	0.00	1,259.60	5,000.00	3,740.40
	2200 FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	100.00	100.00
	2500 VEHICLE SUPPLIES	0.00	3,570.06	0.00	3,570.06	8,500.00	4,929.94
	2520 FUELS - GAS & OIL	1,130.56	7,263.26	12,736.74	20,000.00	20,000.00	0.00
	3200 COMMUNICATIONS	38.01	353.06	231.94	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	0.00	392.00	108.00	500.00	500.00	0.00
	3940 LANDFILL FEES/DUMPSTER P/U	5,408.64	30,736.84	29,263.16	60,000.00	60,000.00	0.00
	3945 Recycle Fees	8,209.18	57,277.08	42,264.92	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
	Account Total:	28,505.16	210,738.23	84,892.56	295,630.79	415,500.00	119,869.21
6200 RECREATION EXPENDITURES							
	1000 SALARIES AND WAGES	7,425.90	59,299.71	0.00	59,299.71	107,000.00	47,700.29
	1003 LONGEVITY PAY	0.00	2,120.00	0.00	2,120.00	2,300.00	180.00
	1009 FICA EXPENSE	562.66	4,661.25	0.00	4,661.25	8,500.00	3,838.75
	1010 RETIREMENT EXPENSE	736.99	5,709.26	0.00	5,709.26	10,000.00	4,290.74
	1011 HEALTH INSURANCE EXPENSE	1,810.06	12,858.94	0.00	12,858.94	22,000.00	9,141.06
	1012 FLEX ADMINISTRATION FEES	6.00	88.20	111.80	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	2,415.68	0.00	2,415.68	4,300.00	1,884.32
	2100 DEPARTMENT SUPPLIES	210.16	4,274.58	100.00	4,374.58	9,000.00	4,625.42
	2140 SEED and SOD	0.00	216.00	9.00	225.00	1,000.00	775.00
	2141 CHEMICALS	0.00	340.00	2,097.00	2,437.00	3,000.00	563.00
	2142 FERTILIZER AND LIME	0.00	651.00	204.00	855.00	2,000.00	1,145.00
	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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2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	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	600.00	2,257.97	6,900.00	4,642.03
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	472.42	362.58	835.00	2,000.00	1,165.00
3300	UTILITIES	1,550.16	6,742.93	0.00	6,742.93	14,500.00	7,757.07
3350	Water Utilities	0.00	58.32	0.00	58.32	650.00	591.68
3500	REPAIRS AND MAINTENANCE	640.00	640.00	0.00	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	43.35	150.20	105.80	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	13,000.00	94,000.00	0.00	94,000.00	107,500.00	13,500.00
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	3,724.79	10,909.70	14,634.49	21,300.00	6,665.51
4400	SERVICE & MAINTENANCE CONTRACTS	180.00	2,160.00	900.00	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	43.60	1,877.04	0.00	1,877.04	4,350.00	2,472.96
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
	Account Total:	26,752.92	211,933.75	16,899.88	228,833.63	490,290.00	261,456.37
6300	GOLF COURSE MAINTENANCE						
1000	SALARIES AND WAGES	35,578.42	193,226.70	0.00	193,226.70	351,200.00	157,973.30
1003	LONGEVITY PAY	0.00	6,834.00	0.00	6,834.00	7,000.00	166.00
1009	FICA EXPENSE	2,678.42	14,875.39	0.00	14,875.39	27,700.00	12,824.61
1010	RETIREMENT EXPENSE	3,399.56	18,361.21	0.00	18,361.21	32,265.00	13,903.79
1011	HEALTH INSURANCE EXPENSE	4,525.15	32,148.25	0.00	32,148.25	55,000.00	22,851.75
1012	FLEX ADMINISTRATION FEES	6.00	88.20	211.80	300.00	300.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	0.00	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	927.78	7,214.90	0.00	7,214.90	12,800.00	5,585.10
2100	DEPARTMENT SUPPLIES	577.29	2,317.29	0.00	2,317.29	8,500.00	6,182.71
2140	SEED and SOD	0.00	836.00	9.00	845.00	2,000.00	1,155.00
2141	CHEMICALS	16,283.50	29,352.40	5,640.00	34,992.40	40,000.00	5,007.60
2142	FERTILIZER AND LIME	0.00	12,207.12	0.00	12,207.12	30,000.00	17,792.88
2143	IRRIGATION SUPPLIES	811.03	1,309.95	0.00	1,309.95	7,000.00	5,690.05
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	300.77	1,442.42	0.00	1,442.42	5,000.00	3,557.58

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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	132.13	7,870.73	14,129.27	22,000.00	22,000.00	0.00
2550	EQUIPMENT SUPPLIES	1,382.31	7,113.95	0.00	7,113.95	16,500.00	9,386.05
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	300.00	300.00
2900	ASSETS NOT CAPITALIZED	149.99	383.62	0.00	383.62	3,000.00	2,616.38
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	269.52	1,743.95	1,931.05	3,675.00	5,500.00	1,825.00
3300	UTILITIES	1,391.39	6,909.33	1,346.07	8,255.40	19,000.00	10,744.60
3350	Water Utilities	0.00	58.32	0.00	58.32	650.00	591.68
3500	REPAIRS AND MAINTENANCE	990.90	2,773.66	0.00	2,773.66	8,000.00	5,226.34
3700	ADVERTISING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3800	DATA PROCESSING SERVICES	86.75	300.50	599.50	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	127.57	1,007.62	592.38	1,600.00	5,000.00	3,400.00
3950	DUES AND SUBSCRIPTIONS	0.00	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	5,054.44	36,902.35	17,254.10	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
Account Total:		74,672.92	417,700.29	42,806.17	460,506.46	1,356,715.00	896,208.54
6301	GOLF SHOP EXPENDITURES						
1000	SALARIES AND WAGES	15,812.26	142,798.57	0.00	142,798.57	235,000.00	92,201.43
1003	LONGEVITY PAY	0.00	2,260.00	0.00	2,260.00	2,300.00	40.00
1009	FICA EXPENSE	1,216.60	11,157.23	0.00	11,157.23	18,200.00	7,042.77
1010	RETIREMENT EXPENSE	1,212.94	9,229.33	0.00	9,229.33	16,500.00	7,270.67
1011	HEALTH INSURANCE EXPENSE	2,715.09	19,288.71	0.00	19,288.71	33,000.00	13,711.29
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	3,867.02	0.00	3,867.02	6,850.00	2,982.98
2100	DEPARTMENT SUPPLIES	208.13	4,985.86	1,482.69	6,468.55	9,500.00	3,031.45
2101	Grill Supplies	0.00	1,153.06	4,317.29	5,470.35	8,500.00	3,029.65
2156	RANGE SUPPLIES	294.57	3,266.67	0.00	3,266.67	5,500.00	2,233.33
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	0.00	20,716.31	5,353.68	26,069.99	38,000.00	11,930.01
2705	Golf Special Orders - Purchases	0.00	2,938.37	750.00	3,688.37	5,000.00	1,311.63
2710	CONCESSION INVENTORY RESALE	991.02	16,575.61	5,001.91	21,577.52	52,000.00	30,422.48
2715	Food purchased not in inventory	659.74	4,778.35	8,045.20	12,823.55	22,000.00	9,176.45
2900	ASSETS NOT CAPITALIZED	134.99	134.99	0.00	134.99	2,500.00	2,365.01
3100	TRAVEL	0.00	0.00	0.00	0.00	500.00	500.00

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	793.51	5,407.68	3,667.32	9,075.00	11,000.00	1,925.00
3300	UTILITIES	1,129.30	7,700.43	1,733.40	9,433.83	16,000.00	6,566.17
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	517.80	302.20	820.00	10,000.00	9,180.00
3800	DATA PROCESSING SERVICES	1,607.14	4,715.25	9,434.75	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	136.58	1,079.62	620.38	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	898.82	13,901.75	2,598.25	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	1,690.83	736.03	2,426.86	4,500.00	2,073.14
4310	GOLF CART RENTALS	5,327.28	37,290.96	26,636.40	63,927.36	65,800.00	1,872.64
4311	SALES AND USE TAX PAID	805.57	12,261.53	0.00	12,261.53	17,000.00	4,738.47
4400	SERVICE & MAINTENANCE CONTRACTS	1,064.68	8,776.76	4,350.40	13,127.16	16,000.00	2,872.84
4500	INSURANCE AND BONDING	0.00	12,031.05	0.00	12,031.05	12,000.00	-31.05
4990	OTHER CONTRACTED SERVICES	592.32	1,897.28	0.16	1,897.44	4,000.00	2,102.56
9700	CONTINGENCY	0.00	0.00	0.00	0.00	2,500.00	2,500.00
	Account Total:	36,329.33	354,931.38	76,861.06	431,792.44	674,360.00	242,567.56
8000	Debt Service						
7100	DEBT PRINCIPAL PAYMENTS	8.45	76,354.15	0.00	76,354.15	152,000.00	75,645.85
7200	DEBT INTEREST PAYMENTS	-8.45	10,124.20	0.00	10,124.20	21,000.00	10,875.80
	Account Total:	0.00	86,478.35	0.00	86,478.35	173,000.00	86,521.65
9600	OTHER FINANCING USES						
9600	TRANSFERS TO OTHER FUNDS	9,631.55	83,124.12	0.00	83,124.12	100,000.00	16,875.88
	Account Total:	9,631.55	83,124.12	0.00	83,124.12	100,000.00	16,875.88
	Account Group Total:	498,254.11	2,752,699.02	378,721.76	3,131,420.78	6,419,325.63	3,287,904.85
	Fund Total:	498,254.11	2,752,699.02	378,721.76	3,131,420.78	6,419,325.63	3,287,904.85

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TOWN OF JAMESTOWN, NC
Statement of Revenue Budget vs Actuals
For the Accounting Period: 1 / 21

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11 General Capital Reserve Fund

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
3000					
3831 INVESTMENT EARNINGS	1.23	26.57	100.00	73.43	27 %
3981 TRANSFER FROM GENERAL FUND	9,631.55	83,124.12	100,000.00	16,875.88	83 %
Account Group Total:	9,632.78	83,150.69	100,100.00	16,949.31	83 %
Fund Total:	9,632.78	83,150.69	100,100.00	16,949.31	83 %

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TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 1 / 21

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11 General Capital Reserve Fund

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
9600	OTHER FINANCING USES						
9600	TRANSFERS TO OTHER FUNDS	0.00	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
	Account Total:	0.00	39,280.55	0.00	39,280.55	100,100.00	60,819.45
	Account Group Total:	0.00	39,280.55	0.00	39,280.55	100,100.00	60,819.45
	Fund Total:	0.00	39,280.55	0.00	39,280.55	100,100.00	60,819.45

30 WATER AND SEWER

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3345 INSPECTION AND PERMIT FEES	93.20	605.99	3,200.00	2,594.01	19 %
3710 UTILITY CHARGE - WATER	83,442.15	529,416.57	905,000.00	375,583.43	58 %
3720 UTILITY CHARGE - SEWER	483,893.26	1,444,154.78	2,508,000.00	1,063,845.22	58 %
3741 Meter Fee	300.00	3,920.00	500.00	-3,420.00	784 %
3742 System Development Fees to be transferred	3,000.00	32,300.00	0.00	-32,300.00	** %
3743 System Admin / Installation fee	100.00	900.00	100.00	-800.00	900 %
3745 Connection Fees - Water and Sewer	700.00	6,200.00	10,000.00	3,800.00	62 %
3750 NONPAYMENT / RECONNECTION FEES	1,200.00	7,750.00	11,000.00	3,250.00	70 %
3755 Return Check Fees	100.00	200.00	350.00	150.00	57 %
3760 LATE FEES	1,850.00	10,869.20	23,000.00	12,130.80	47 %
3765 CREDIT CARD ADMINISTRATION FEES	10.50	155.99	800.00	644.01	19 %
3831 INVESTMENT EARNINGS	200.99	12,340.47	60,000.00	47,659.53	21 %
3839 MISCELLANEOUS REVENUES	416.00	416.00	100.00	-316.00	416 %
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 %
Account Group Total:	575,306.10	3,868,472.61	7,475,865.00	3,607,392.39	52 %
Fund Total:	575,306.10	3,868,472.61	7,475,865.00	3,607,392.39	52 %

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TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 1 / 21

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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	45,620.25	335,575.53	0.00	335,575.53	674,500.00	338,924.47
1003	LONGEVITY PAY	0.00	12,188.00	0.00	12,188.00	12,450.00	262.00
1009	FICA EXPENSE	3,475.80	26,569.93	0.00	26,569.93	51,875.00	25,305.07
1010	RETIREMENT EXPENSE	4,653.25	35,171.06	0.00	35,171.06	64,900.00	29,728.94
1011	HEALTH INSURANCE EXPENSE	9,955.33	68,834.25	0.00	68,834.25	118,050.00	49,215.75
1012	FLEX ADMINISTRATION FEES	18.00	264.60	535.40	800.00	800.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	34.10	4,627.71	0.00	4,627.71	11,700.00	7,072.29
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	15,572.22	0.00	15,572.22	27,725.00	12,152.78
1019	PROFESSIONAL SERVICES	0.00	8,325.00	0.00	8,325.00	11,350.00	3,025.00
2100	DEPARTMENT SUPPLIES	1,076.17	12,846.35	606.24	13,452.59	30,000.00	16,547.41
2105	WATER METERS	0.00	3,788.12	0.00	3,788.12	32,000.00	28,211.88
2200	FOOD AND PROVISIONS	238.70	286.04	0.00	286.04	1,000.00	713.96
2400	CONSTRUCTION & REPAIR SUPPLIES	78.75	4,358.35	1,200.00	5,558.35	15,000.00	9,441.65
2500	VEHICLE SUPPLIES	367.10	3,323.19	0.00	3,323.19	7,500.00	4,176.81
2520	FUELS - GAS & OIL	1,317.53	10,686.88	11,313.12	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	49.44	574.15	0.00	574.15	2,000.00	1,425.85
2750	PURCHASE OF WATER	81,090.79	189,352.36	68,874.68	258,227.04	340,000.00	81,772.96
2755	Water Transmission Fees	1,647.00	9,882.00	0.00	9,882.00	26,000.00	16,118.00
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	2,448.46	14,542.26	12,947.74	27,490.00	33,500.00	6,010.00
3300	UTILITIES	2,293.18	7,426.40	0.00	7,426.40	15,000.00	7,573.60
3350	Water Utilities	176.00	296.44	0.00	296.44	500.00	203.56
3400	PRINTING	358.74	2,554.95	2,136.05	4,691.00	7,000.00	2,309.00
3500	REPAIRS AND MAINTENANCE	977.21	4,678.53	1,100.00	5,778.53	30,000.00	24,221.47
3700	ADVERTISING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3800	DATA PROCESSING SERVICES	2,667.28	9,223.92	10,276.08	19,500.00	19,500.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	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	1,750.00	2,587.13	0.00	2,587.13	3,000.00	412.87
3955	Permit Fees	0.00	2,907.50	0.00	2,907.50	5,000.00	2,092.50
3960	BANK AND MERCHANT FEES	965.37	6,707.26	2,045.56	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	249.13	8,626.57	1,259.76	9,886.33	12,500.00	2,613.67
4400	SERVICE & MAINTENANCE CONTRACTS	1,950.00	32,240.54	10,432.50	42,673.04	50,000.00	7,326.96
4401	NC811 Fees	234.00	1,020.00	1,205.75	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	140.00	1,628.00	7,372.00	9,000.00	9,000.00	0.00
4960	SEWER TREATMENT	123,202.50	361,578.06	0.00	361,578.06	800,000.00	438,421.94
4990	OTHER CONTRACTED SERVICES	1,486.11	14,770.10	7,655.34	22,425.44	230,000.00	207,574.56
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

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TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 1 / 21

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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	0.00	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	0.00	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
	Account Total:	290,650.67	4,017,255.37	240,540.31	4,257,795.68	7,475,865.00	3,218,069.32
	Account Group Total:	290,650.67	4,017,255.37	240,540.31	4,257,795.68	7,475,865.00	3,218,069.32
	Fund Total:	290,650.67	4,017,255.37	240,540.31	4,257,795.68	7,475,865.00	3,218,069.32

02/09/21
10:59:02

TOWN OF JAMESTOWN, NC
Statement of Revenue Budget vs Actuals
For the Accounting Period: 1 / 21

Page: 4 of 5
Report ID: B110

60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue %	
	Current Month	Received YTD		To Be Received	Received
3000					
3831 INVESTMENT EARNINGS	5.84	106.50	7,000.00	6,893.50	2 %
3986 TRANSFER FROM ENTERPRISE FUNDS	0.00	32,850.00	32,850.00	0.00	100 %
3992 NET POSITION APPROPRIATED	0.00	0.00	83,150.00	83,150.00	0 %
Account Group Total:	5.84	32,956.50	123,000.00	90,043.50	27 %
Fund Total:	5.84	32,956.50	123,000.00	90,043.50	27 %

02/09/21
11:21:06

TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 1 / 21

Page: 11 of 12
Report ID: B100B

60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

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

02/09/21
10:59:02

TOWN OF JAMESTOWN, NC
Statement of Revenue Budget vs Actuals
For the Accounting Period: 1 / 21

Page: 5 of 5
Report ID: B110

61 WATER AND SEWER CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3831 INVESTMENT EARNINGS	1.74	199.80	300.00	100.20	67 %
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 %
Account Group Total:	1.74	410,481.80	1,800,000.00	1,389,518.20	23 %
Fund Total:	1.74	410,481.80	1,800,000.00	1,389,518.20	23 %
Grand Total:	941,105.36	7,771,260.36	15,918,290.63	8,147,030.27	49 %

02/09/21
11:21:06

TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 1 / 21

Page: 12 of 12
Report ID: B100B

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
	Account Total:	0.00	1,758,125.00	0.00	1,758,125.00	1,800,000.00	41,875.00
	Account Group Total:	0.00	1,758,125.00	0.00	1,758,125.00	1,800,000.00	41,875.00
	Fund Total:	0.00	1,758,125.00	0.00	1,758,125.00	1,800,000.00	41,875.00
	Grand Total:	788,904.78	8,628,478.55	619,262.07	9,247,740.62	15,918,290.63	6,670,550.01

Mayor
Lynn Montgomery

Interim Town Manager
Dave Treme

Town Attorney
Beth Koonce



Council Members
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Lawrence Straughn

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Golf report for January 2021

AGENDA ITEM #: II-H

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

Attached is the report of golf operations for January 2021. The report shows that revenues were up by over \$13,000 (59%) over the prior January. Year to date revenues are also up by approximately 23% over year to date January 2020. Rounds of golf for January 2021 were up 69% over rounds in January 2020 and year to date rounds of golf were up by 23%. And there were no clubhouse rentals and only take-out grill orders in January 2021 - these areas had much less revenue than in January 2020. So it was the golf play 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 up in January 2021 by approximately 37%. This is due to payouts of vacation for 2 employees that left. Also more chemicals were purchased in January 2021, but these should last through June 30, 2021.

Golf shop expenditures were up in January 2021 by approximately 11%. These are up due to the increase in rounds played.

ATTACHMENTS: Golf Report for January 2021

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:

Summary
FYE 6/30/21

	January 2021	January 2020	Variance	% Variance	YTD FYE 6/30/21	YTD FYE 6/30/20	Variance	% Variance
<i>Golf Course Operating Revenues</i>	35,366	22,292	13,074	58.65%	595,217	482,569	112,648	23.34%
<i>Golf Course Maintenance Expenditures (before capital outlay)</i>	74,673	54,604	20,069	36.75%	415,733	393,658	22,075	5.61%
<i>Golf Course Golf Shop Expenditures (before capital outlay)</i>	36,329	32,810	3,519	10.73%	354,931	306,703	48,228	15.72%
<i>Net exp < or > rev before Capital Outlay</i>	(75,636)	(65,122)	(10,514)		(175,447)	(217,792)	42,345	
<i>Capital Outlay</i>	-	-	-		1,967		(1,967)	
<i>Net expenditures < or > revenues</i>	<u>(75,636)</u>	<u>(65,122)</u>	(10,514)	16.15%	<u>(177,414)</u>	<u>(217,792)</u>	40,378	18.54%
<i>Golf Rounds Played (not including complimentary play)</i>	1,093	646			18,050	14,700		
<i>Bad Weather Days (1)</i>	19	20			40	61		
<i>Days closed for aerification, covered greens, COVID</i>		3			4	7		
Golf course employees paid during the month:								
Full-time positions	8	9						
Part-time hours	605	534						

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

Golf Course Revenues
Revenues
FYE 6/30/21

	<u>January 2021</u>	<u>January 2020</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	18,507	10,359	8,148	78.66%	307,149	248,819	58,330	23.44%
Cart Rentals	9,460	5,116	4,344	84.91%	173,176	127,992	45,184	35.30%
Pull Carts	9	7	2	28.57%	217	123	94	76.42%
Driving Range	2,048	1,396	652	46.70%	31,547	22,256	9,291	41.75%
Sales - Golf Shop Inventory	2,417	1,235	1,182	95.71%	34,688	26,527	8,161	30.76%
Sales - Golf Shop Concessions	2,835	2,089	746	35.71%	47,565	48,007	(442)	-0.92%
Golf Clubhouse Rental Fees	90 (golf clubs)	2,090	(2,000)	-95.69%	875 (golf clubs)	8,845	(7,970)	-90.11%
Ins Recoveries	<u>-</u>	<u>-</u>			<u>-</u>	<u>-</u>		
	<u>35,366</u>	<u>22,292</u>	13,074	58.65%	<u>595,217</u>	<u>482,569</u>	112,648	23.34%

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

	January 2021	January 2020	Variance	% Variance	YTD FYE 6/30/21	YTD FYE 6/30/20	Variance	% Variance
Salaries & Employee Benefits	47,115	32,481	14,634	45.05%	279,075	260,156	18,919	7.27%
Supplies & Materials	19,637	15,056	4,581	30.43%	66,517	72,766	(6,249)	-8.59%
Contractual Services	5,054	4,792	262	5.47%	55,930	43,279	12,651	29.23%
Other Operating Expenditures (utilities, communications, etc)	2,867	2,275	592	26.02%	14,211	17,457	(3,246)	-18.59%
Total Exp before Capital Outlay	74,673	54,604	20,069	36.75%	415,733	393,658	22,075	5.61%
Capital Outlay	-	-	-		1,967	-	1,967	
	<u>74,673</u>	<u>54,604</u>	<u>20,069</u>	<u>36.75%</u>	<u>417,700</u>	<u>393,658</u>	<u>24,042</u>	<u>6.11%</u>

Variations: The majority of the increase in salaries and employee benefits is due to vacation payout of 2 employees that left. The other part of the increase is due to increases in health insurance and retirement costs.

The increase in supplies and materials is due to an increase in chemicals purchased to last the remainder of the fiscal year.

	<u>January 2021</u>	<u>January 2020</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>
Salaries & Employee Benefits	21,479	19,477	2,002	10.28%	191,354	158,039	33,315	21.08%
Supplies & Materials	2,287	1,748	539	30.84%	55,131	52,441	2,690	5.13%
Contractual Services	7,937	8,044	(107)	-1.33%	73,949	66,651	7,298	10.95%
Other Operating Expenditures (utilities, communications, etc)	<u>4,626</u>	<u>3,541</u>	<u>1,085</u>	30.64%	<u>34,497</u>	<u>29,572</u>	<u>4,925</u>	16.65%
Total Exp before Capital Outlay	<u>36,329</u>	<u>32,810</u>	<u>3,519</u>	10.73%	<u>354,931</u>	<u>306,703</u>	<u>48,228</u>	15.72%
Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>		<u>-</u>	<u>-</u>	<u>-</u>	
	<u><u>36,329</u></u>	<u><u>32,810</u></u>	<u>3,519</u>	10.73%	<u><u>354,931</u></u>	<u><u>306,703</u></u>	<u>48,228</u>	15.72%

Variations: The increase in salaries makes sense due to the increased rounds played since there are so many part-time employees who just work when needed.
There was also an increase in data processing fees, due to increased fees for maintaining internet capability.

**Grill Operations
FYE 6/30/21**

	<u>January 2021</u>	<u>YTD FYE 6/30/21</u>	<u>January 2020</u>	<u>YTD FYE 6/30/20</u>
Golf Shop Grill Revenues	2,835	47,565	2,089	48,007
Golf Shop Rental Revenue	-	-	2,075	7,465
	<u>2,835</u>	<u>47,565</u>	<u>4,164</u>	<u>55,472</u>
see Note				
Expenditures:				
Wages	3,062	24,499	3,197	22,137
FICA	234	1,879	244	1,695
Benefits	1,355	9,860	1,107	7,790
Grill supplies	-	1,153	3	1,346
Food & beverage purchases	1,651	21,354	1,072	21,723
	<u>6,302</u>	<u>58,745</u>	<u>5,623</u>	<u>54,691</u>
	<u>(3,467)</u>	<u>(11,180)</u>	<u>(1,459)</u>	<u>781</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

ITEM ABSTRACT: Notification of Advances Outstanding at 1/31/21 for sidewalk projects AGENDA ITEM #: II-I

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

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

The Town's budget ordinance states 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 - \$62,563

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

ATTACHMENTS: None

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 #17

AGENDA ITEM #: II-J

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

This budget amendment would allow the Town to increase the funds for Benchmark development review services and also include funds for an update of the Recreation Master Plan.

ATTACHMENTS: Budget Amendment #17

RECOMMENDATION/ACTION NEEDED: Approve budget amendment #17

BUDGETARY IMPACT: \$10,000 expenditures and appropriated fund balance

SUGGESTED MOTION: Approve budget amendment #17

FOLLOW UP ACTION NEEDED:

**FYE 6/30/21
BUDGET AMENDMENT #17**

		<u>Debit</u>	<u>Credit</u>
Fund 10:			
a.	Other contracted services	10-4900-4990	
	Appropriated Fund Balance	10-3991	
		8,000.00	8,000.00
	Increase budget for additional services with Benchmark for development review		
b.	Other contracted services	10-6200-4990	
	Appropriated Fund Balance	10-3991	
		2,000.00	2,000.00
	Increase budget for additional services with McAdams for update of Recreation Master Plan		

Mayor
Lynn Montgomery

Interim Town Manager
Dave Treme

Town Attorney
Beth Koonce



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

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Non-profit Contracting for Services

AGENDA ITEM #: IV-A

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 10 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

Dave and I met with representatives from the YMCA, the Historic Jamestown Society, and the JYL. In the case of recreation (YMCA, JYL) we requested that they come up with an amount per Jamestown participant for providing youth spring sports. For the Historic Society, we discussed programs they might be able to provide this spring.

Currently, the Town has \$25,250 in the budget for recreational services expenditures and \$10,500 for cultural/historical services.

See the attached request from the YMCA for 2021 spring sports / programs. We recommend entering into a contract with the YMCA for the \$450 Yoga in the Park program cost (since this is not charged by participant, we are using the program cost), \$4,000 for an estimated 40 participants (\$100 each) for the Safety around Water class, and \$12,000 for 150 estimated participants (\$80 each) for spring baseball, soccer, volleyball, and flag football. The total of these programs / sports request is \$16,450.

JYL is planning to put on spring soccer, baseball and softball. They estimate 450 participants (28%) of whom would be Jamestown residents, so 126 potential Jamestown youth. The cost per youth is \$85, thus the total estimated cost would be \$10,710. We recommend using the balance of the recreational services budget (\$8,800) to contract with JYL for spring sports programs for Jamestown youth.

These amounts would be estimated in contracts; however the actual amounts paid out to these organizations will depend on actual results. They will have to document the actual number of Jamestown youth that attend each program and remit these numbers to the Town. The Town will pay out amounts determined by the number of participants times the \$ amount per participant. For Yoga in the Park, the YMCA will document the times the program was actually put on before June 30, 2021.

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

Historic Jamestown Society is working on some online programming events for the spring. Once we get some estimated costs, we will bring their request back to Town Council. They have some interesting ideas. We recommend the historic / cultural amount in the budget be held for further information and request by them.

ATTACHMENTS: YMCA Request & JYL Request

RECOMMENDATION/ACTION NEEDED: Specify \$ amount and service to be provided by the YMCA and 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 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 Historic Jamestown Society.



Yoga in the park	Cost is \$50 per class (2 hours of instructor time)	May-June= 9 Wednesday eve classes	Total cost=\$450	Weekly yoga classes at Wrenn Miller park. Y provides instructor and sound system.
Safety around water	Cost per participant =\$100.00 Pool time, instructors, lifeguards, equipment.	Ran in March and April. 2 week classes.	Anticipate about 15-20 Jamestown participants per session. If one session fills we generally add a second session. \$1500-2000 for Jamestown if we hold one session and \$3000-4000 for two sessions	This program is basic water safety skills where skills to build confidence around topics such as beach safety, boat safety, back yard pool safety and public pool safety are covered.
Field Rental	The YMCA rents field space from the town for baseball, soccer and flag football. Would town consider waiving these fees or reimbursing us for the rental?		Baseball: field rental =\$1600 \$100 per night x 2x week x 8 weeks Soccer field rental= \$800 \$100 x 1x per week x 8 weeks Flag Football field rental=\$800 \$100 x 1x per week x 8 weeks Total field costs=\$3000	
Spring sports: Spring Baseball, soccer, volleyball and flag football	Average cost per child per sport is \$80 per child These include equipment, field rental, uniforms, wages, referees, background checks on volunteers, Playerspace (our sports league management and scheduling platform) and marketing	April-May season (8weeks)	We anticipate anywhere from 100-150 youth from Jamestown participating in these sports Costs=\$8000-\$12000	If the town covers the costs of the fields this would reduce the cost per participant to \$75.00

Ragsdale Family YMCA
 900 Bonner Drive
 Jamestown NC 27282
 336.882.9622

To: David Treme
From: Jamestown Youth League Board of Directors
Subject: JYL Funding
Date: February 11, 2021

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.

JYL sports take place in the heart of Jamestown. Soccer games are played on the fields behind Jamestown Elementary School off Main St and at Jamestown Park. 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.

JYL has 340 kids playing in the spring soccer program. We anticipate having over 100 kids playing in spring baseball and softball. The average cost for each child to play sports with JYL is \$85. League expenses include salary (for director and part time employee), field rentals, utilities, uniforms, trophies, office rent, referee fees, insurance, and other miscellaneous costs.

In looking at our historical data, about 30 percent of the kids participating in JYL sports live in the town of Jamestown. Using an estimate of 450 kids playing sports this spring, we would estimate that at least 135 of these children have a Jamestown address. At approximately \$85 cost per child we would estimate that the cost of sports for Jamestown residents to be \$11,475. We would respectfully request this amount from the Town of Jamestown to help fund our spring youth sports programs.

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 does not have its own youth sports program. We hope that JYL fills that void and provides an excellent youth recreation league for the families of Jamestown.

Mayor
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Interim Town Manager
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Town Attorney
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TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Proposed Golf Rates Increase

AGENDA ITEM #: IV-B

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: 2-16-2021

ESTIMATED TIME FOR DISCUSSION: 15 min

DEPARTMENT: Golf Course

CONTACT PERSON: Ross Sanderlin

SUMMARY:

Discussion/Action on Golf Course rate increases effective March 1, 2021. See attached.

ATTACHMENTS: Proposed Golf Rates 2021

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:

Types of Rates	Current	Proposed	Rev. Inc.
Weekday 18 Hole Green Fee	\$20.00	\$21.00	3336
Weekday 18 Hole Sr., Jr., Ladies Green Fee	\$12.00	\$13.00	6760
Weekday 18 Hole Resident Green Fee	\$15.00	\$16.00	24
Weekday 18 Hole SR, Resident Green Fee	\$10.00	\$11.00	350
Weekday 9 Hole Green Fee	\$12.00	\$13.00	3075
Weekday 9 Hole Ladies, Sr, Jr. Green Fee	\$7.00	\$8.00	1666
Weekday 9 Hole Resident Green Fee	\$10.00	\$11.00	60
WD Sr., Jr., Ladies walk 9	\$9.00	\$10.00	741
WD Sr., Jr., Ladies walk 18	\$14.00	\$15.00	303
Weekend 18 Hole Green Fee	\$28.00	\$30.00	11528
Weekend 18 Hole Resident Green Fee	\$18.00	\$20.00	154
Weekend 18 Hole Junior Green Fee(after 1pm)	\$12.00	\$14.00	119
Weekend 9 Hole Green Fee(after 1pm)	\$12.00	\$15.00	3153
Weekend 9 Hole Resident Green Fee(after 1p	\$10.00	\$12.00	74
Weekend 9 Hole Junior Green Fee(after 1pm)	\$7.00	\$9.00	321
18 Hole Cart Fee	\$12.00	\$13.00	15982
9 Hole Cart Fee	\$8.00	\$9.00	5060
18 Hole Push Cart Fee	\$2.00	\$2.00	
9 Hole Push Cart Fee	\$1.00	\$1.00	
Large Range Basket	\$7.00	\$8.00	4009
Small Range Basket	\$3.00	\$4.00	3880
Twilight Revenue projected increase			4304
Total Projected Revenue increase			\$64,585

GOLF RATES CONTINUED.....		Holly- Ridge	Oak- Hollow	Old Home- Place	Meadow- lands	
Riding 18 WD	\$32.00	\$34.00	\$34.00	\$32.00	\$32.00	\$39.00
Riding 18 WE	\$40.00	\$43.00	\$42.00	\$40.00	\$42.00	\$50.00
Seniors, Ladies, Jr's ride 18 WD	\$24.00	\$26.00	\$30.00	\$25.00	\$27.00	\$29.00
Twilight Rate WD – Based on time of year	\$25.00	\$27.00	\$27.00	\$25.00		\$37.00
Twilight Rate WE – Based on time of year	\$32.00	\$35.00	\$32.00	\$35.00		\$37.00

OUTING RATES:

Half Day Rental Weekend (Fri-Sun) \$4900

Full Day Rental Weekend \$6500
Weekday Rental M-TH Per Player

Notes: Estimated Revenue increase based on last 2 years average play by rounds.

Holly Ridge=Public, Archdale, NC

Oak Hollow=Municipal, High Point, NC

Old Homeplace=Public, Forsyth Co.

Meadowlands=Semi-private, Wallburg, NC

RATES EFFECTIVE 3-1-2021

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 - Annexation of various tracts

AGENDA ITEM #: IV-C-I

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: Feb. 16, 2021

ESTIMATED TIME FOR DISCUSSION: 2 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 March 16, 2021, regular Council meeting date.

ATTACHMENTS: Various

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

BUDGETARY IMPACT:

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

FOLLOW UP ACTION NEEDED:



Settled 1752
JAMESTOWN
NORTH CAROLINA

CERTIFICATE OF SUFFICIENCY

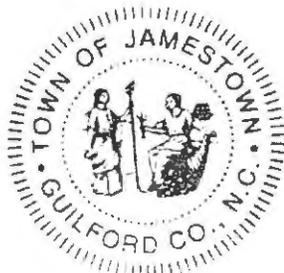
To the Town Council of the Town of Jamestown, North Carolina,

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 "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>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:



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:
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	<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.

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



JAMESTOWN ANNEXATION PETITION

Date February 6, 2020

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	<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>
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	<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.

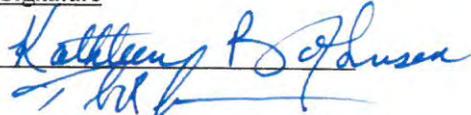
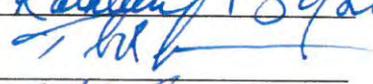
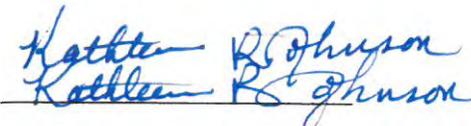
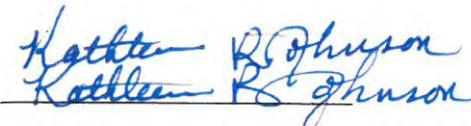
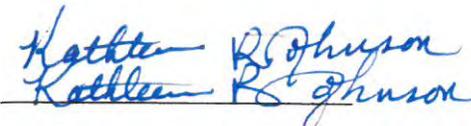
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	<u>Thomas R. Johnson</u>	<u>No</u>	<u></u>
	<u>Bebe B. Johnson</u>	<u>No</u>	<u></u>
	<u>Edward A. Johnson, II</u>	<u>No</u>	<u></u>
	<u>Alexa B. Johnson</u>	<u>No</u>	<u></u>
2.	<u>Kory W. Johnson</u>	<u>No</u>	<u></u>
	<u>Matthew W. Johnson</u>	<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>

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

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

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

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

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

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

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

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

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

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

Survey Description: Parcel B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Survey Description: Parcel C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9) along the arc to the right having a radius of 2,247.35 feet with a chord bearing and distance of North 06° 49' 37" East 224.64 feet to a Disk Found;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Survey Description: Parcel D

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

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

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

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

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

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

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

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

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

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

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

Survey Description: Parcel E

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

Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North $69^{\circ} 27' 16''$ 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 $34^{\circ} 16' 11''$ West 76.88 feet to a 1" Iron Pipe Set at the northeastern corner of now or formerly The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797; thence along the northern property line of said The Trustees of Guilford Technical Community College as recorded in Deed Book 5988, Page 1797, North $88^{\circ} 06' 09''$ West 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 $88^{\circ} 06' 09''$ West 402.15 feet to a 1 Inch Iron Pipe Found;
- 2) South $03^{\circ} 26' 52''$ West 470.18 feet (crossing a 1 Inch Iron Pipe Found at 464.85 feet) to a 1 Inch Iron Pipe Found;
- 3) North $85^{\circ} 45' 21''$ West 626.89 feet to a 1 Inch Iron Pipe Found with a Tack,
- 4) South $03^{\circ} 26' 54''$ 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 $86^{\circ} 54' 19''$ 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 $09^{\circ} 47' 15''$ West 105.39 feet to a point;
- 2) North $18^{\circ} 29' 10''$ East 355.33 feet to a point;
- 3) North $46^{\circ} 14' 35''$ 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 $46^{\circ} 14' 35''$ East 58.09 feet to a point;
- 2) North $65^{\circ} 32' 45''$ East 141.11 feet to a point;
- 3) North $51^{\circ} 15' 00''$ East 289.95 feet to a point;

4) North $40^{\circ} 53' 50''$ East 274.42 feet to a point;
5) North $41^{\circ} 49' 30''$ East 204.09 feet to a point;
6) North $56^{\circ} 29' 30''$ West 273.90 feet (crossing a 1 Inch Iron Pipe Set at 50.00 feet) to a 1 Inch Iron Pipe Set at the northeastern corner of now or formerly Johnson / Liberty LLC as recorded in Deed Book 433, Page 992 and Plat Book 128, Page 115, said 1 Inch Iron Pipe Set being North $34^{\circ} 32' 15''$ East 4.52 feet from a Disturbed Stone Found; thence along the northern property lines of said Johnson / Liberty LLC and Lots 124, 125, 126, 129 and 130 of said Plat Book 128, Page 115 and Lots 119 and 120 of Plat Book 128, Page 114, North $56^{\circ} 29' 30''$ West 1,266.64 feet (crossing a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 130 at 559.84 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 129 at 660.76 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 126 at 761.68 feet, a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 125 at 904.52 feet, and a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 119 at 1,131.47 feet) to a 1 Inch Iron Pipe Found at a northern corner of said Lot 119; thence along the northern property lines of said Lot 119 and Lots 107, 108, 109, 110, 111, 112, 113, 114, 115 and 118 of said Plat Book 128, Page 114, the following seven (7) courses:

1) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North $50^{\circ} 48' 07''$ West 131.44 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 118;

2) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North $46^{\circ} 46' 02''$ West 75.55 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 115;

3) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North $43^{\circ} 10' 22''$ West 108.87 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 114;

4) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North $38^{\circ} 59' 15''$ West 105.83 feet to a 1 Inch Iron Pipe Found at the northeastern corner of said Lot 113;

5) along the arc of a curve to the right having a radius of 1,470.00 feet with a chord bearing and distance of North $34^{\circ} 08' 56''$ 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 $30^{\circ} 47' 22''$ West 29.96 feet to a 1 Inch Iron Pipe Found at a northern corner of Lot 112;

7) South $56^{\circ} 29' 24''$ 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 $39^{\circ} 34' 26''$ East 96.59 feet to a 1 Inch Iron Pipe Set;
- 2) South $50^{\circ} 25' 34''$ East 20.34 feet to a 1 Inch Iron Pipe Set;
- 3) North $39^{\circ} 34' 26''$ 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 $42^{\circ} 11' 28''$ East 190.32 feet to a Disk Found;
- 5) North $50^{\circ} 04' 29''$ East 68.80 feet to a Disk Found;
- 6) South $70^{\circ} 32' 19''$ East 15.03 feet to a Disk Found;
- 7) North $73^{\circ} 12' 42''$ 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 $70^{\circ} 22' 04''$ 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 $35^{\circ} 25' 24''$ 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 $53^{\circ} 26' 25''$ 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:

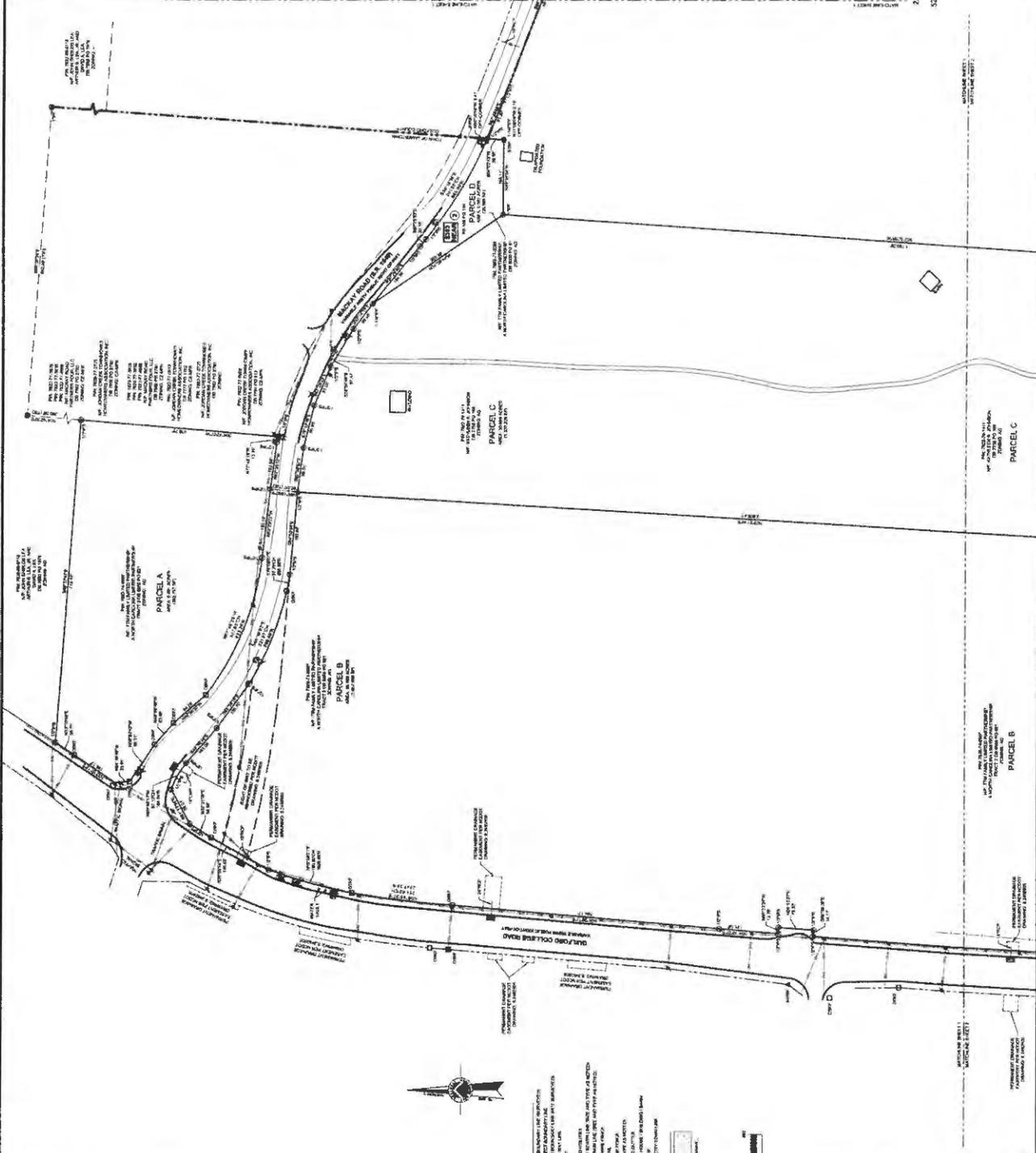
Commencing at a P-K Nail Set in the Right-of-Way of Guilford College Road, having NC Grid NAD83(2011) coordinates of Northing, 822,142.29 feet, Easting, 1,728,979.85 feet; thence North 76° 39' 57" West 525.16 feet to a Disk Found at the intersection of the southern right-of-way line of Guilford College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



SHEET 1 OF 7
 JOHNSON COUNTY
 2207 AND 2221 GUILFORD COLLEGE ROAD
 3200, 3300 AND 3303 INDEMNITY MACKAY ROAD
 JAMESTOWN TOWNSHIP
 GUILFORD COUNTY
 JAMESTOWN, NORTH CAROLINA



SURVEYOR'S CERTIFICATE
 I, WILLIAM A. SCHEIDT, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of North Carolina, License No. 10000, and that I am the Surveyor of Record for the above-captioned project. I have personally supervised the surveying work shown on the attached plat, and I certify that the same is a true and correct representation of the actual survey conducted. I further depose and say that I am not aware of any facts or circumstances which would render the above-stated contents of this certificate untrue or misleading. I have read the contents of this certificate and I depose and say that the contents are true and correct to the best of my knowledge and belief. I have signed this certificate and the attached plat on this 10th day of July, 2019, at the City of Raleigh, North Carolina.

WILLIAM A. SCHEIDT
 Surveyor

10-7-2019



LEGEND

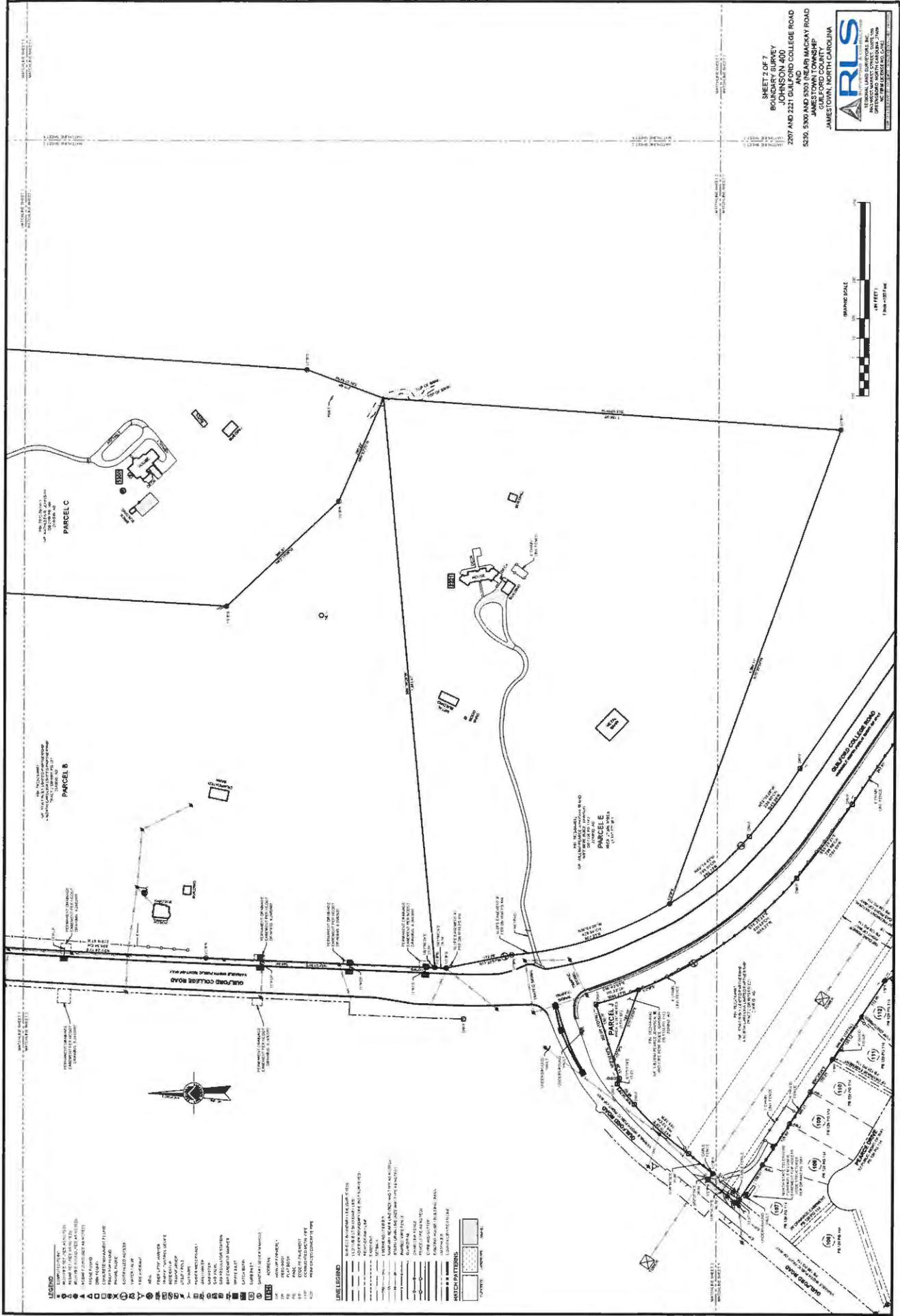
- 1. PROPERTY LINE
- 2. EASEMENT
- 3. RIGHT-OF-WAY
- 4. UTILITY LINE
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NOTES

1. THE PLAT IS BASED UPON THE SURVEY CONDUCTED BY WILLIAM A. SCHEIDT, SURVEYOR, LICENSE NO. 10000, ON 07/10/19. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1978 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, NORTH CAROLINA. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
 - a. TOTAL STATION: SOKKIA TS-10
 - b. DISTANCE MEASUREMENT: ELECTRONIC DISTANCE MEASUREMENT (EDM)
 - c. ANGLE MEASUREMENT: OPTICAL SIGHTS
 - d. REDUCED GRAVITY CORRECTION: 0.000000
 - e. REFRACTION CORRECTION: 0.000000
 - f. CURVATURE CORRECTION: 0.000000
 - g. SLOPE CORRECTION: 0.000000
 - h. WIND CORRECTION: 0.000000
 - i. TEMPERATURE CORRECTION: 0.000000
 - j. PRESSURE CORRECTION: 0.000000
 - k. HUMIDITY CORRECTION: 0.000000
 - l. OTHER CORRECTIONS: NONE
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE NOTED.
3. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY CONDUCTED.
4. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY CONDUCTED.
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10. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY CONDUCTED.

SHEET 2 OF 7
 BOULEVARD PROPERTY
 JOHNSON 400
 2207 AND 2221 GULFORD COLLEGE ROAD
 AND
 5230, 5300 AND 5305 GULFORD COLLEGE ROAD
 JAMESTOWN TOWNSHIP
 GULFORD COUNTY
 JAMESTOWN, NORTH CAROLINA



- LEGEND**
- 1. CONCRETE CURB
 - 2. ASPHALT DRIVE
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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 Hodierne, 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 bearing 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#: IV-C-II

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: Feb. 16, 2021

ESTIMATED TIME FOR DISCUSSION: 30 min.

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 6-1 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 hearing further commentary from the public at the Feb. 16, 2021, meeting and then continuing this item until the March 16, 2021, regular meeting date to allow the Council time to consult with their legal counsel and determine a course for providing further feedback to the applicant.

ATTACHMENTS: Various, including staff report and supporting documents.

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

BUDGETARY IMPACT:

SUGGESTED MOTION: Move to continue the public hearing until the March 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.)

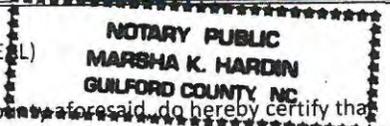
Applicant Signature: _____ Date: _____

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 9-28-2021

Given under my hand this 17th Day of February, 2020

Notary Signature Marsha K Hardin Printed Name of Notary: Marsha K Hardin

Received - 7/10/2020 - 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: <input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #2: 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: <input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #3: 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: <input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused
Permit Information (Continued)		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #4: 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: <input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #5: 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: <input type="checkbox"/> Agricultural	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant/Unused

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

N/A

(Faint mirrored text from the reverse side of the page is visible through the paper.)

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

Project Questionnaire

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

Why are you requesting this rezoning?

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

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

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

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

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

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

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

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

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

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

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

For Town Use Only

Date Application Received: _____

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



Frequently Asked Questions

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

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

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

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

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

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

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

Typical Timeline

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

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

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

Step 4. Complete applications are advertised for public hearing.

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

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

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

Contact Information

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

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

Planning Board Members

Eddie Oakley	336-454-1552
Ed Stafford	336-669-5106
Sarah 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 Hoderne

From: Jennifer Fountain
Sent: Friday, July 10, 2020 10:33 AM
To: Amanda Hoderne
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.

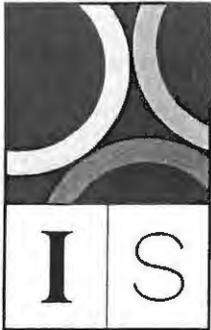
Thanks
Kathy Johnson

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

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]

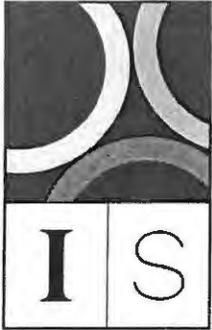
I am ok with Bill signing on my behalf.

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

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> 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

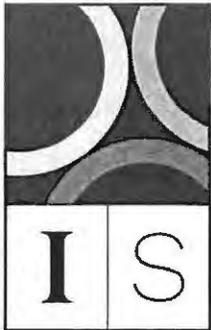
Sent from my iPhone.

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

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

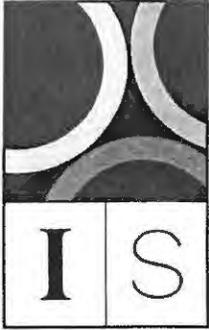
[EXTERNAL]

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 Hoderne



Jennifer Fountain
Thursday, July 9, 2020 10:06 AM
Amanda Hoderne
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)
336.273.7293 (fax)
jennifer@isaacsonsheridan.com

From: Brian McMillan <BMCMILLAN@brookspierce.com>
Sent: Thursday, July 9, 2020 9:58 AM
To: Jennifer Fountain <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>
Date: July 9, 2020 at 9:37:04 AM EDT
To: Brian McMillan <BMCMILLAN@brookspierce.com>
Cc: Kathy Johnson <ksonjohn@northstate.net>
Subject: Re: Email authorizing Bill to sign the rezoning application

[EXTERNAL]

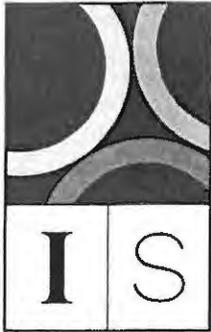
Brian - I did respond but again, Bill does have my authorization

Thanks!

On Thu, Jul 9, 2020 at 8:59 AM Brian McMillan <BMCMILLAN@brookspierce.com> 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 Hoderne



Jennifer Fountain
Wednesday, July 8, 2020 10:20 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

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 Kory Johnson.

Sent from my iPhone.

Begin forwarded message:

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

[EXTERNAL.]

Begin forwarded message:

From: Thorajean <thorajean@gmail.com>
Date: July 7, 2020 at 6:54:41 PM EDT
To: B Johnson <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> 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> 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

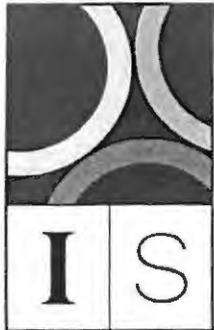
Sent from my iPhone.

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



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

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>
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:

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

Zoning History:

Case #	Date	Summary
N/A		

SPECIAL INFORMATION

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

Environmental:

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

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

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

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

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

Transportation:

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

IMPACT ANALYSIS

Land Use Compatibility and 2020 Land Development Plan (LDP)

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

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

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

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

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

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

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

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

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

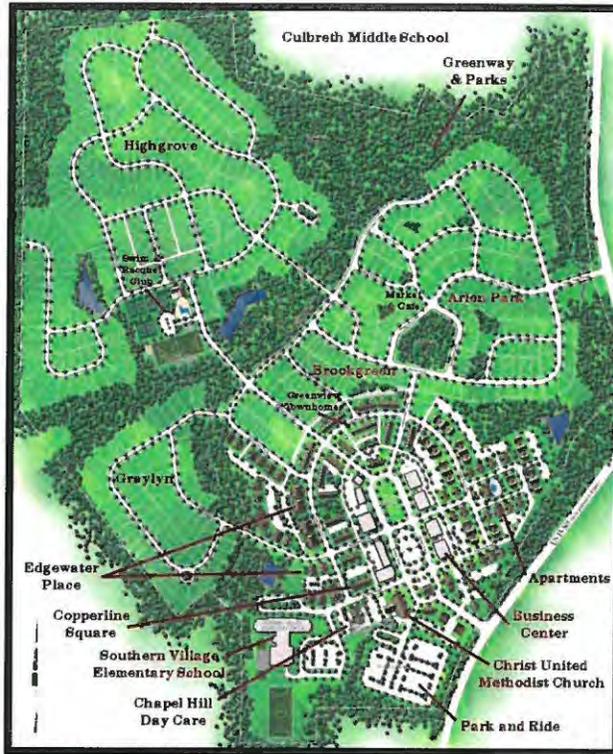
The Traditional Neighborhood Development overlay district seeks to incorporate a mix of land uses connected by a network of roadways. The definition in the Comp Plan is as follows:

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

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

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

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



Courtesy of Southern Village, Chapel Hill, NC



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



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

2020 LDP Goals and Policies Applying To This Proposal

GROWTH MANAGEMENT

GOALS:

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

POLICIES:

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

PLANNING COORDINATION

GOALS:

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

POLICIES:

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

COMMUNITY APPEARANCE

GOALS:

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

POLICIES:

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

QUALITY OF LIFE

GOALS:

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

POLICIES:

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

PUBLIC SERVICES AND FACILITIES

GOALS:

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

POLICIES:

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

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

CONFORMITY WITH OTHER PLANS

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

STAFF COMMENTARY:

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

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

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

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

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

Suggested timeline for consideration:

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

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

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

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

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

Planning Board Public Hearing:

1st meeting – August 10, 2020

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

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

Town Council Public Hearing:

1st meeting – October 20, 2020

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

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

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

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

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:

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

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

All amendments must now follow this approach:

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

A sample format is provided on the following pages.

MOTION

FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

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

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

AND

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

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

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

AND

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

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

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

[Call for second etc.]

MOTION

FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

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

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

AND/OR

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

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

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

AND/OR

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

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

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

[Call for second etc.]

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

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

1. *Even though the proposed zoning 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.



TOWN OF JAMESTOWN PLANNING BOARD

INCONSISTENCY STATEMENT

The Planning Board of the Town of Jamestown recommend that the proposed zoning amendment **be denied** based on the following:

1. *The proposed zoning amendment is inconsistent 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 and does 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 zoning amendment to be against the public interest is adopted by reference.

B. The Planning 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.

Adopted this the 23rd day of November, 2020 by the Town of Jamestown Planning Board.

Sarah Glanville, Chair

CASTLETON VILLAGE

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

NOVEMBER 2020

CASTLETON VILLAGE

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
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Purpose and Intent

PURPOSE OF MASTER PLAN & DESIGN GUIDELINES

The Master Plan and Development Guidelines are used to delineate and regulate the design and construction of the development of Castleton Village. The intent of this document is to facilitate the implementation of the plan and vision as depicted with the Conceptual Development Plan, dated 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.



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Summary Narrative

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

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

1. Total Acreage in PUD: 466.6 acres
2. Total Open Space: 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

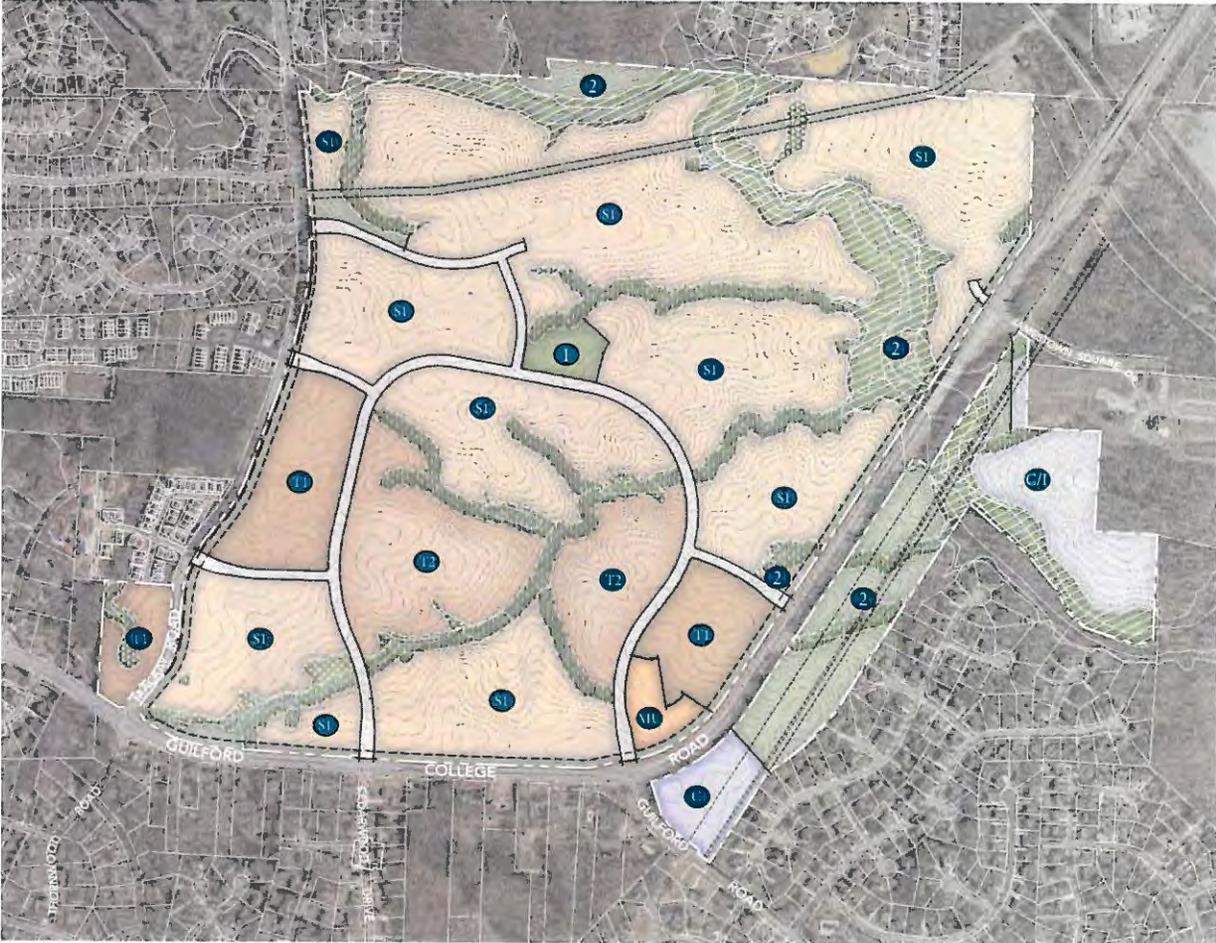
- 1 I-40
- 2 I-73
- 3 I-85
- 4 I-73
- 5 I-85
- 6 I-74
- 7 ROUTE 70
- 8 HIGH POINT ROAD
- 9 GUILFORD COLLEGE ROAD
- 10 MACKAY ROAD
- 11 GUILFORD ROAD



Conceptual Development Plan

- C** CHURCH
- MU** MIXED-USE
- C/I** CIVIC/INSTITUTIONAL
- T1** TOWNHOUSE I, 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



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

RESIDENTIAL SUMMARY

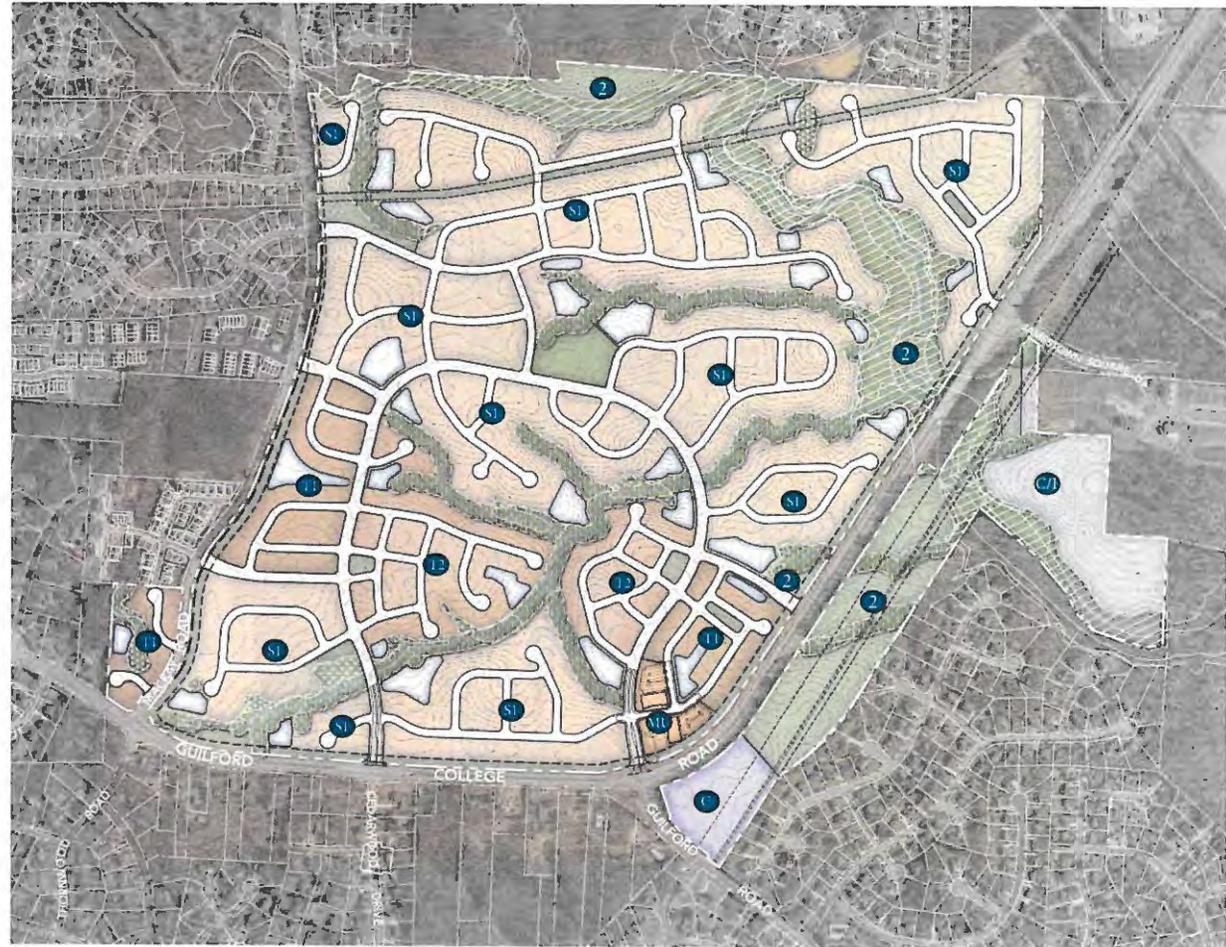
<u>USE</u>	<u>DENSITY</u>	<u>YIELD</u>
MU - MIXED-USE	9 U/A	34
T1 - TOWNHOUSE	8 U/A	254
T2 - TOWNHOUSE	7 U/A	267
S1 - SINGLE FAMILY	3.2 U/A	714
<u>TOTAL</u>		<u>1,269</u>

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 1, 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.

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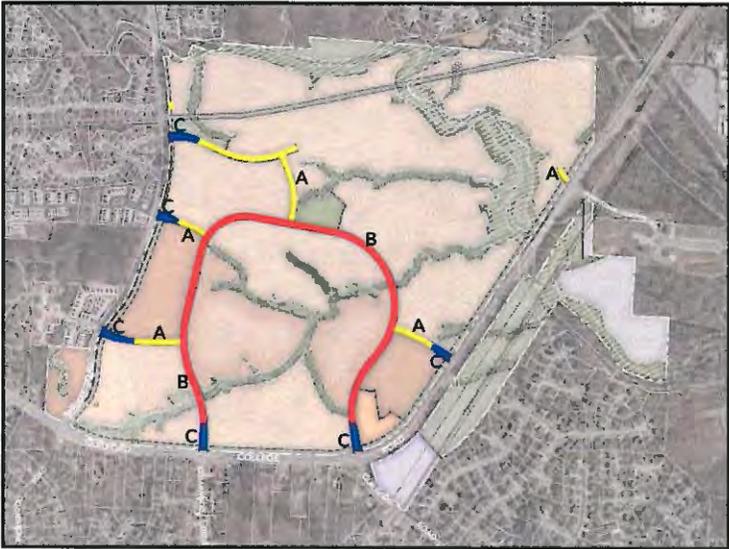
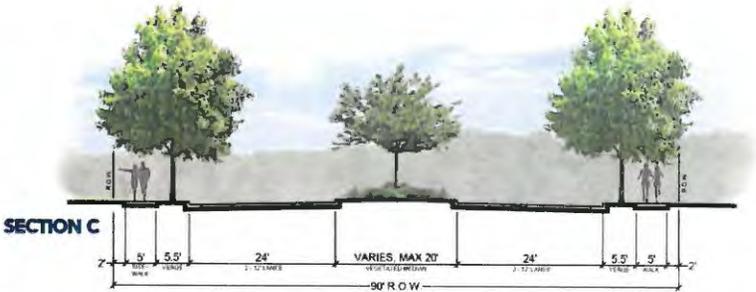
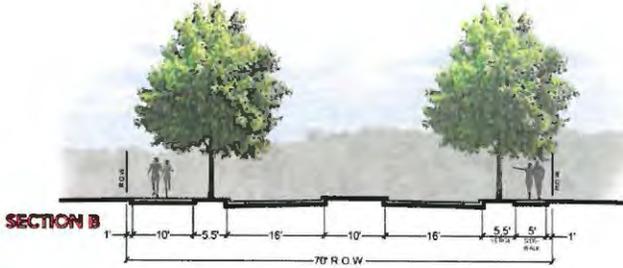
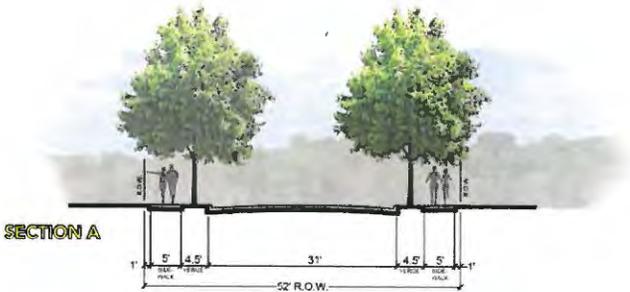
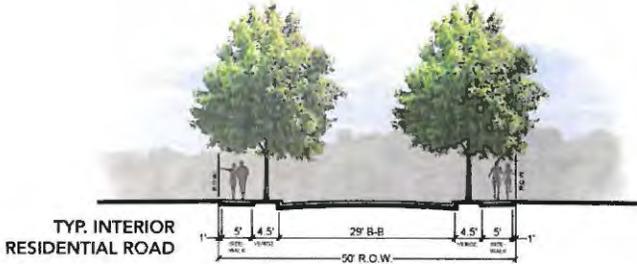
Conceptual Mixed-Use Perspective I



Conceptual Mixed-Use Perspective 2



Internal Circulation System



141

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

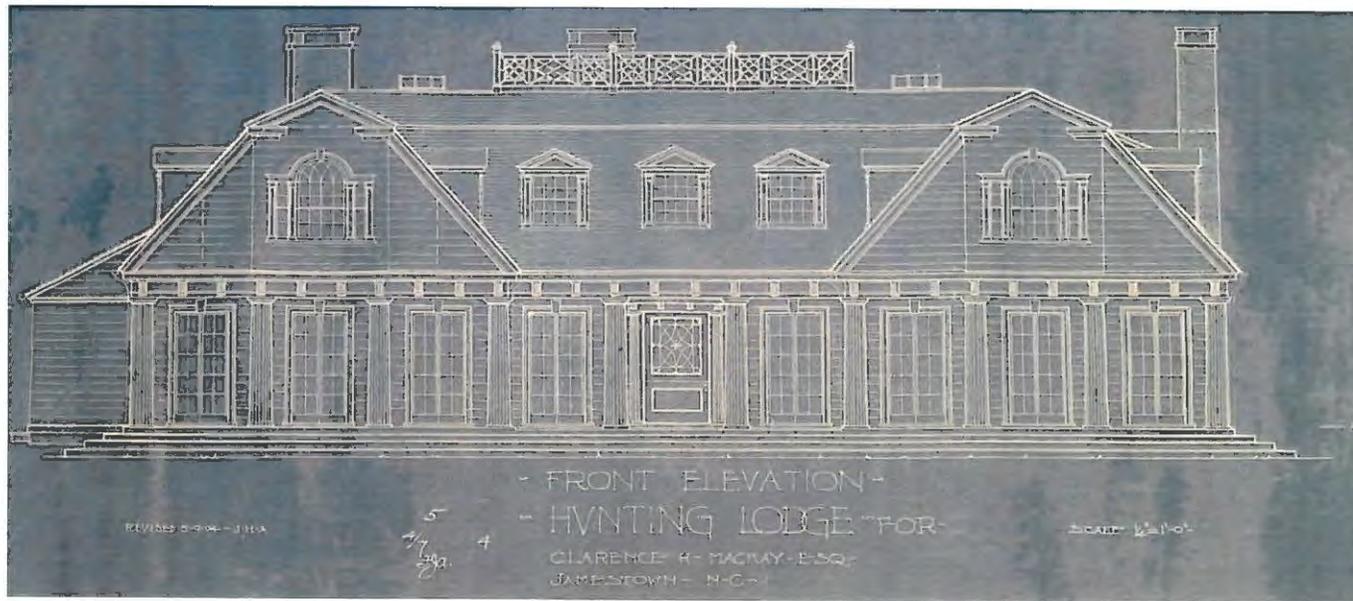


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Cultural Resource Treatment

EXISTING & HISTORICAL BUILDINGS

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



Landscape Treatment

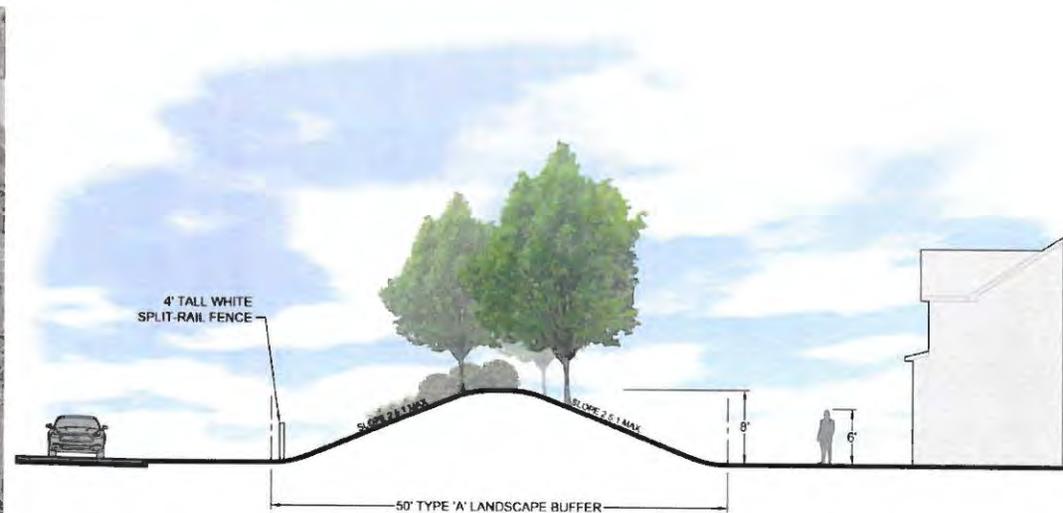
TREE CONSERVATION

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

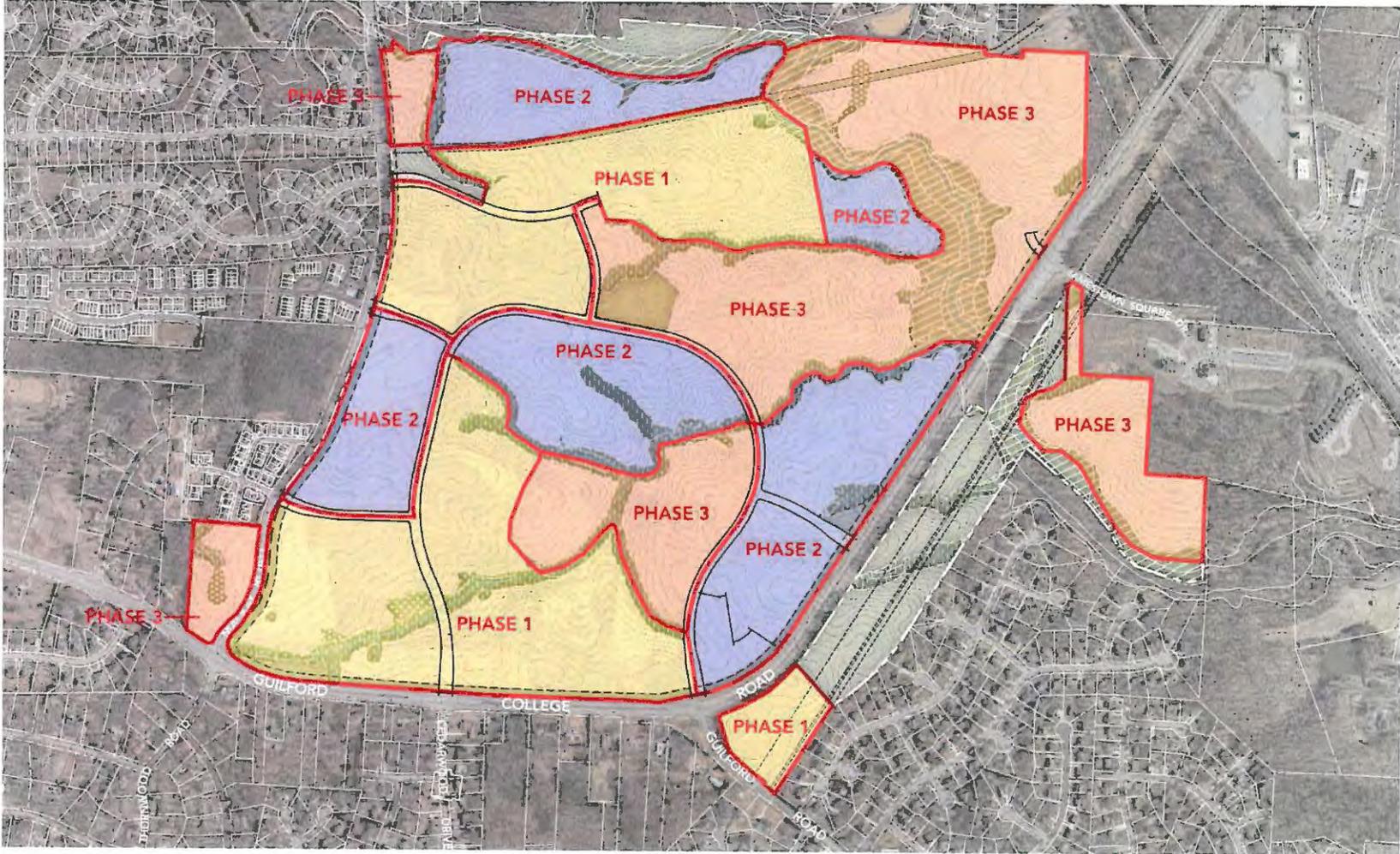
Castleton Village will abide by the currently existing landscape requirements in the Land Development Ordinance. This means all internal streetscapes and parking lots will be planted as is already required in Jamestown. Additionally, we are proposing to provide enhanced buffer treatment along Guilford 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.

hpl

Phasing Plan



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Schematic Lot Diagrams - Attached Dwelling

T1 - ATTACHED DWELLING

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



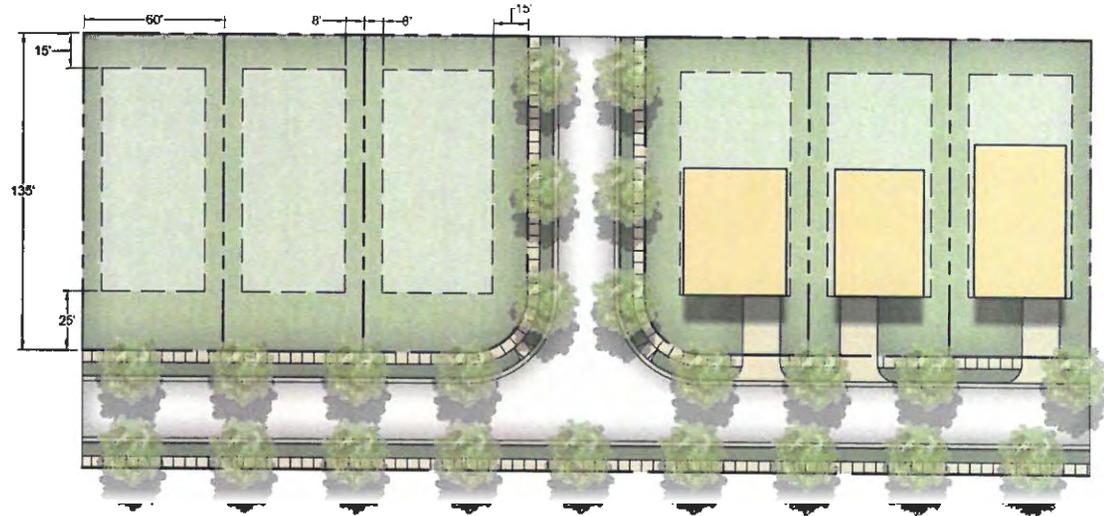
DESIGN CRITERIA

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.

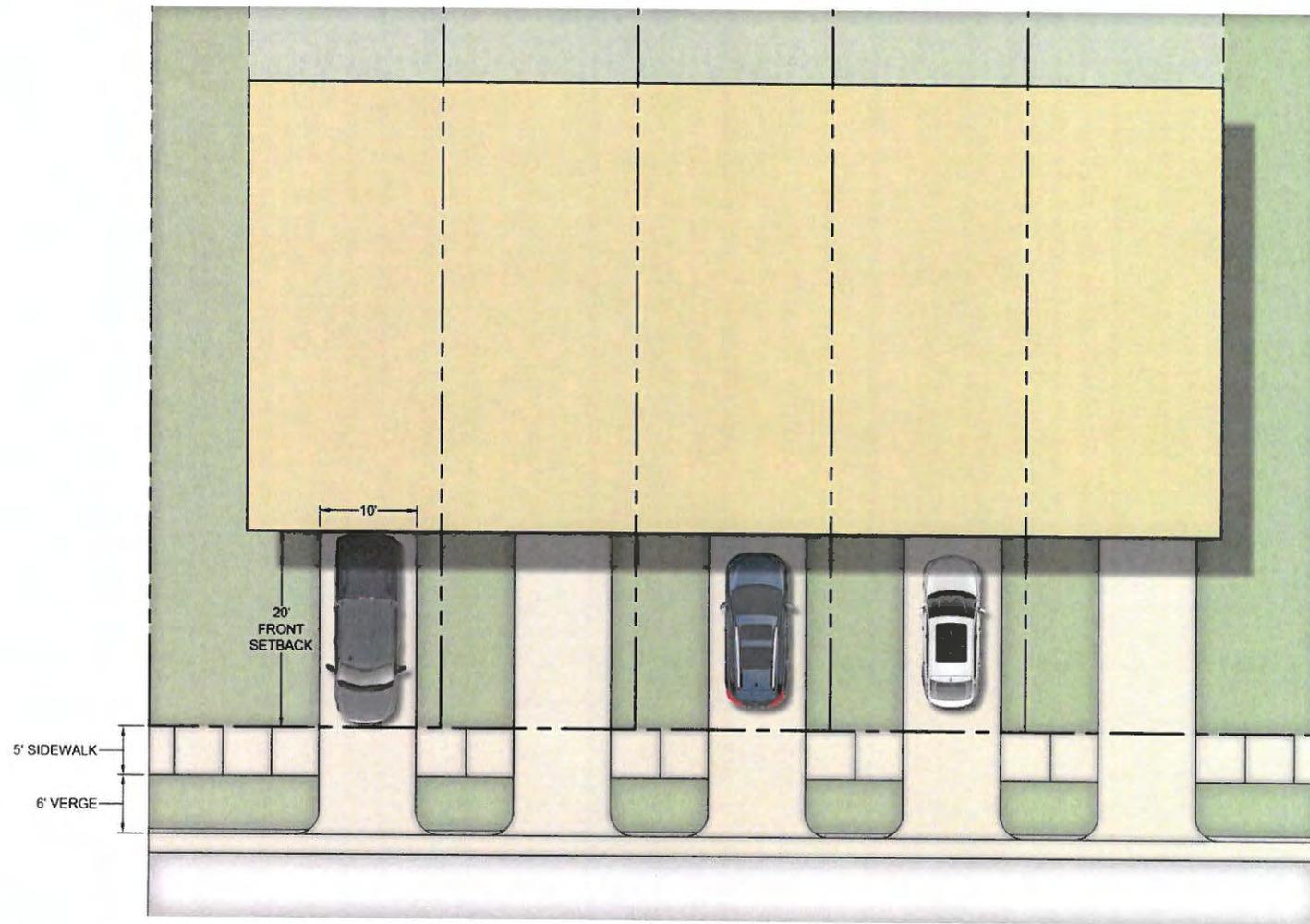
Illustrative Single Family Elevations



Illustrative Single Family Streetscape



Driveway Parking Exhibit



Compatibility and Architectural Requirements

GENERAL COMPATIBILITY

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

UNITY OF DEVELOPMENT & MASTER SIGN PLAN

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

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.



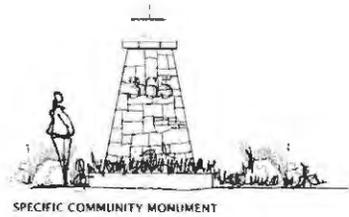
Clubhouse Perspective



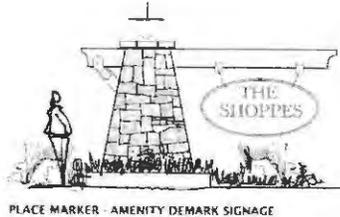
ARCHITECT: FURAI

CASTLETON VILLAGE DEVELOPMENT GUIDELINES 26

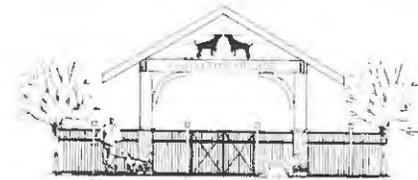
Signage & Site Features



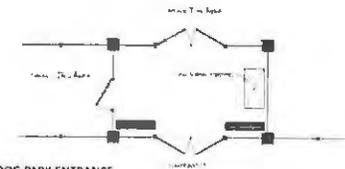
SPECIFIC COMMUNITY MONUMENT



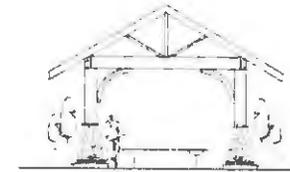
PLACE MARKER - AMENITY DEMARK SIGNAGE



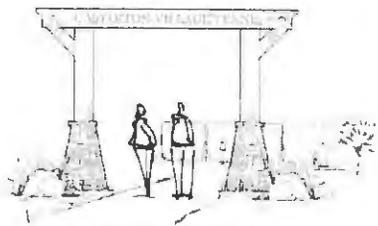
DOG PARK ENTRANCE



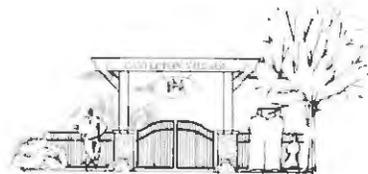
MAIN ENTRY MONUMENT SIGNAGE



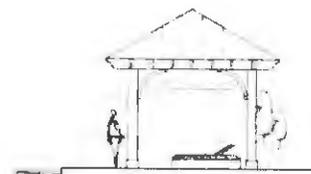
COMMUNITY GAZEBO



TENNIS COURT ENTRY MONUMENT



PLAYGROUND ENTRANCE



POOL CABANA

Boundary Exhibit/ALTA Survey



Boundary Exhibit / ALTA Survey





CASTLETON VILLAGE

November 9th, 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 20th 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)

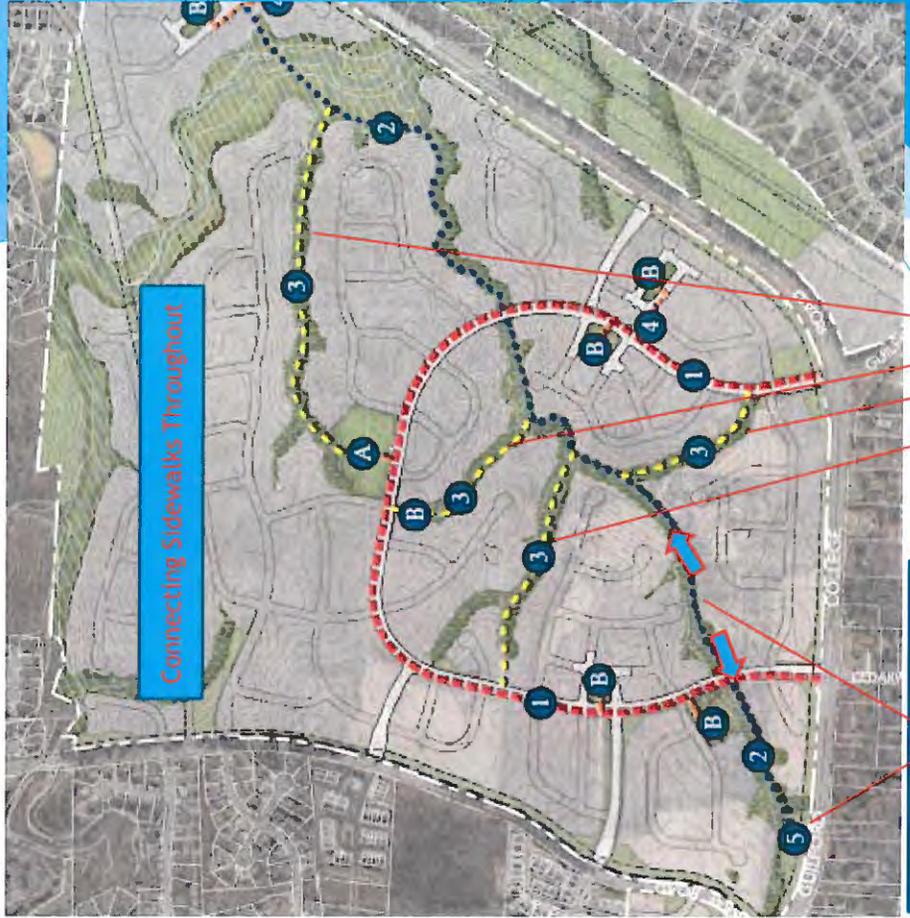
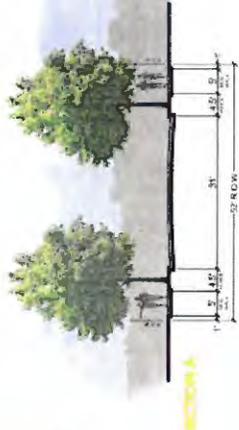
- ▶ 4.3 Provides pedestrian friendly development, mixed use land pattern with more sidewalks and greenway and more open space (116+ acres) for greater preservation of air quality
- ▶ 4.4 Maintains water quality by fully protecting stream corridors with riparian buffers, smaller lot, non-sprawl development 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 path/ 5 foot sidewalks on main internal collector



Connecting Sidewalks Thruout

Private Internal Trail System

Public Trail with Trail Head

	FEBRUARY 2020 (less data since this was not a full submittal)	JULY 10, 2020 SUBMITTAL	NOVEMBER 6, 2020 SUBMITTAL
LOT COUNT	1664	1517	1269
DENSITY	3.57 units/acres	3.25 units/acre	2.72 units/acre
SF LOT SIZE	-----	6,360 – 7,150 sq. ft.	8,100 sq. ft.
SF FRONT SETBACKS	15 ft.	18 - 22 ft.	20 – 25 ft.
MULTIFAMILY	249 units	None	none
COMMERCIAL	255,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
OPEN SPACE	-----	136.1 acres	116.3 acres
CIVIC AREA	Full Greenway Trail	Farmer’s Market, 30 Acre Recreation Fields, Full Greenway Trail and Trailhead; Town Square	Full Greenway Trail and Trailhead; Town Square
BUILDING HEIGHT	-----	50 ft. (all)	50 ft. comm. / 36 ft. res.
LAYOUT	-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
MISCELLANEOUS	-----	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: Budget Amendment #16

AGENDA ITEM #: V-A

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: February 16, 2021

ESTIMATED TIME FOR DISCUSSION: 5 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

Approval of this budget amendment will allow us to enter into an engagement with a land use attorney. We believe the \$20,000 amount will be sufficient to pay fees up through June 30, 2021.

ATTACHMENTS: Budget Amendment #16

RECOMMENDATION/ACTION NEEDED: Approve budget amendment #16

BUDGETARY IMPACT: \$20,000 expenditures and appropriated fund balance

SUGGESTED MOTION: Approve budget amendment #16

FOLLOW UP ACTION NEEDED:

FYE 6/30/21
BUDGET AMENDMENT #16

		<u>Debit</u>	<u>Credit</u>
Fund 10:			
Professional Services	10-4100-1019	20,000.00	
Appropriated Fund Balance	10-3991		20,000.00
Increase budget to hire land use attorney - estimate of fees to June 30, 2021			

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TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Manager's Report

AGENDA ITEM #: VI-A

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE: Feb. 16, 2021

ESTIMATED TIME FOR DISCUSSION: 10 min.

DEPARTMENT: Town Manager

CONTACT PERSON: Dave Treme

SUMMARY:

There are several items that I would like to share with the Town Council. They are as follows:

- 1) Budget Retreat - Friday, March 19, 2021 at 9am in the Civic Center
- 2) AARP Livability Committee meeting - Date and time TBD
- 3) E. Fork Rd. Pedestrian Bridge - punch list items have been completed and we are waiting on approval from NCDOT to close the project.
- 4) E. Main Sidewalk - the contractor has pulled off the job until we have reached an agreement with NCRR (railroad), which was completed this week. Beth and Judy have been reviewing the contract documents and we should be ready to move forward soon.
- 5) Interviews for Golf Course Superintendent are ongoing. We received some great candidates and hope to make an offer soon.
- 6) Golf Maintenance Building - Once the Superintendent is hired, we will work with them to insure that we have an adequate facility plan in place.
- 7) Comp Plan Steering Committee meeting will be held via Zoom on Feb. 22nd at 4pm and will be broadcast via our YouTube channel.

ATTACHMENTS:

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED: