



*Settled 1752*  
**JAMESTOWN**  
NORTH CAROLINA

Town of Jamestown  
Special Meeting  
Planning Board  
August 24, 2020  
6:00 pm in the Civic Center\*  
Agenda

1. Call to Order- Sarah Glanville, Chair of the Planning Board
2. Roll Call- Matthew Johnson, Assistant Town Manager/Director of Planning
3. Public Hearing for Rezoning Request (Continued from the August 10<sup>th</sup> Regular Planning Board Meeting)- Matthew Johnson, Assistant Town Manager/Director of Planning
  - a. 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/- . From AG (Agricultural) to PUD (Planned Unit Development).
  - b. 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/- . From AG to PUD
  - c. 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/- . From AG to PUD
  - d. 5230 Mackay Rd. (Parcel #65604) Approx. 0.41 ac +/- . From AG to PUD
  - e. 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD
4. Discuss possible change of time and venue for September 14, 2020 Regular Meeting- Matthew Johnson, Assistant Town Manager/Director of Planning
  - a. Staff recommends adjusting the time and location for this meeting to be held in the Civic Center at 6:00 pm to permit members of the public to access Town Hall and speak in regard to the proposal.
5. Adjournment

\*Please note time change



Town of Jamestown  
Planning Board

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

TO: Planning Board Members

FROM: Matthew Johnson, AICP - Director of Planning

RE: **SPECIAL CALLED MEETING**  
**Monday, August 24, 2020 – 6:00 PM**  
**Jamestown Town Hall, Civic Center**

Items on the agenda:

1. Call to Order – Sarah Glanville, Chair of the Planning Board
2. Roll Call – Matthew Johnson, Assistant Town Manager/Director of Planning
3. Public Hearings:  
*Procedure: Staff will present the case to the Board, followed by commentary from the applicant. The Chair will open the public hearing and request to hear from both those in favor and those opposed. If you wish to address the Board during the public hearing, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you at this time, even if direct questions are asked. **Once the public hearing is closed, no one may speak on the issue unless specifically requested by the Board Chair.***
- A. CONTINUED FROM THE AUGUST 10, 2020, Regular meeting - Rezoning Request – Matthew Johnson, Assistant Town Manager/Director of Planning. A rezoning application has been received for the following parcels:
  - i. 2221 Guilford College Rd. (Parcel #159144) Approx. 27.89 ac +/-.  
From AG (Agricultural) to PUD (Planned Unit Development).
  - ii. 5300 Mackay Rd. (Parcel #159105) Approx. 30.70 ac +/-.  
From AG to PUD.
  - iii. 2207 Guilford College Rd. (Parcel #159106) Approx. 384.49 ac +/-.  
From AG to PUD.
  - iv. 5230 Mackay Rd. (Parcel #65604) Approx. 0.41 ac +/-.  
From AG to PUD.

v. 5303 Mackay Rd. (Parcel #158765) Approx. 0.6 ac +/- . From AG to PUD .

***\*\*This will be a continuation of the standard public hearing format whereby the applicant and the Board will engage in dialogue about the proposal. The purpose of this meeting will be to allow the Board and the applicant to further explore the plans for the development and to encourage each party to work together to find solutions which meet the vision for the Board and the public. The public will be invited to speak at a future meeting.\*\****

- b. Vote on recommendation to Town Council –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)
  - c. Adoption of the Statement of Consistency –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)
4. Discuss possible change of time and venue for Sept. 14, 2020, Regular Meeting – Matthew Johnson, Assistant Town Manager/Planning Director
- a. Staff recommends adjusting the time and location for this meeting to be held in the Civic Center at 6:00pm to permit members of the public to access Town Hall and speak in favor/opposition to the proposal.
5. Adjourn
6. Next regularly scheduled meeting will be September 14, 2020 – location and time to be announced in agenda item #4.

***\*\*Due to COVID-19, restrictions on public entry to Town Hall will be observed. Public entry will not be permitted at the August 24, 2020, meeting.\*\****

Anyone entering Town Hall must agree to have their temperature taken by a contactless thermometer and are encouraged to wear a face covering.

The meeting will be broadcast live on the Town’s YouTube channel at:

[https://www.youtube.com/channel/UCmi\\_MH3cM\\_DfOvhsLO9ZC6w](https://www.youtube.com/channel/UCmi_MH3cM_DfOvhsLO9ZC6w)

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

**WORKING AGENDA**

*Items on the agenda:*

**1. Call to Order – Sarah Glanville, Chair of the Planning Board**

- i. **Welcome to the August 24, 2020, Special Called Planning Board meeting.** In order to allow all attendees to be able to hear Board business, I would ask that at this time, members of the board and the audience please set your cell phones to “SILENT”. Thank you.

**2. ROLL CALL**

	<b>Present</b>	<b>Absent</b>
Sarah Glanville	<input type="checkbox"/>	<input type="checkbox"/>
Dennis Sholl	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Oakley	<input type="checkbox"/>	<input type="checkbox"/>
Ed Stafford	<input type="checkbox"/>	<input type="checkbox"/>
Russ Walker	<input type="checkbox"/>	<input type="checkbox"/>
Richard Newbill, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Steve Monroe, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Robert Lichauer, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Sherrie Richmond, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Rebecca Rayborn, Council Rep.	<input type="checkbox"/>	<input type="checkbox"/>

**3. Public Hearings**

- A. CONTINUED FROM THE AUGUST 10, 2020, Regular meeting. Rezoning Request – Matthew Johnson, Assistant Town Manager/Director of Planning. A rezoning application has been received for the following parcels:
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- b. Vote on recommendation to Town Council –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)
- c. Adoption of the Statement of Consistency –Chair of the Planning Board (\*\*to be continued to a later meeting date\*\*)

**4. Discuss possible change of time and venue for Sept. 14, 2020, Regular Meeting – Matthew Johnson, Assistant Town Manager/Planning Director**

- a. Staff recommends adjusting the time and location for this meeting to be held in the Civic Center at 6:00pm to permit members of the public to access Town Hall and speak in favor/opposition to the proposal.

**5. Adjourn**

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

**6. Next regularly scheduled meeting will be September 14, 2020 – location and time to be announced in agenda item #4.**



*Settled 1752*  
**JAMESTOWN**  
NORTH CAROLINA

August 17, 2020

**Mr. Matthew L. Johnson, AICP, Assistant Town Manager**  
**Town of Jamestown**  
**PO Box 848**  
**Jamestown, NC 28282**

**RE: Town of Jamestown**  
**Castleton Village Property**  
**Water & Sewer Availability**

Dear Matt,

The Town of Jamestown can provide water and sewer service to the Castleton Village property on Guilford College Road and Mackay Road.

As previously discussed, we are basing availability on several assumptions as the project is in the early stages of design. The Master Plan indicates the: single family lot count (765); number of townhouses (708); and mixed use units (34). Assuming the single family units have 3 bedrooms, the townhouses at 2 bedrooms, and 3 bedrooms per mixed use unit, all at the standard design rate of 120 gallons per day (gpd) per bedroom, an average daily flow of 457,500 gallons per day is estimated (0.4575 MGD). I would round that estimate to 460,000 gpd (0.46 MGD).

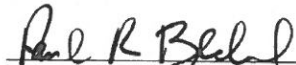
Our water supply is provided from three sources. Our primary water source is the Piedmont Triad Regional Water Authority (PTRWA). We have a water purchase agreement of 0.775 million gallons per day with PTRWA. We have an agreement to purchase up to 1.000 MGD of water from the City of High Point, and the ability to purchase water from Greensboro. Thus, we have a supply of at least 1.775 MGD available. We use about 0.50 MGD. Our largest annual monthly usages are about 0.65 MGD. We have water lines available adjacent to and near the site - some are through High Point's system and some are through Greensboro's system. As estimated above, our usage would increase to 0.96 MGD and our largest annual monthly usage would be 1.11 MGD. Thus, it appears that we have adequate capacity to serve this project with current agreements, and we should have the opportunity to increase those capacities in the future.

Our sewer system receives some flow from Greensboro, and it is ultimately treated by the City of High Point's Eastside Wastewater Treatment Plant. We have an average sewer usage of about 1.3 MGD, and a sewer capacity of 2.0 MGD. Approximately 0.1 MGD of the Greensboro sewer flow will be redirected into Greensboro's system in 2021. Our available permitted sewer capacity is relative to 90% of our overall capacity, or 1.8 MGD. Thus, our available capacity is 0.5 MGD, and that should increase by about 0.1 MGD when Greensboro

redirects some flow out of our system. Additionally, the Town is looking into other measures that will increase our sewer capacity: reducing inflow and infiltration; a flow reduction study; and purchasing additional capacity from High Point.

We will continue to look at ways to best serve this and other properties. Please let me know if you have any questions or concerns.

Respectfully,

  
\_\_\_\_\_  
Paul R. Blanchard, PE  
Director of Public Services

C: file

**From:** [Matthew Johnson](#)  
**To:** [Katie Weiner](#); ["Sarah Glanville \(sglanville77@hotmail.com\)"; "Dennis Sholl"; "Eddie Oakley \(jeo@northstate.net\)"; "Ed Stafford"; "Russ Walker \(rscjwalker@gmail.com\)"; Rebecca Rayborn; "Richard Newbill \(richardnewbill@yahoo.com\)"; "Steve Monroe"; "Sherrie Richmond \(leefrich@northstate.net\)"](#)  
**Cc:** [Kenny Cole](#); [Lynn Montgomery](#); [Martha Wolfe](#); [Lawrence Straughn](#); [John Capes](#); [Rebecca Rayborn](#)  
**Subject:** RE: Castleton Village Items  
**Date:** Wednesday, August 12, 2020 12:26:00 PM  
**Attachments:** [image001.png](#)

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Good morning.

I have had a couple of questions come to me that should be shared with everyone, as they are good questions and I want to be sure I'm communicating with you about these issues. **Please do not 'Reply All' so that we can stay compliant with Open Meetings Laws.** However, as items come up I will try to share those answers with everyone.

- 1) Some have questioned the size of homes offered for sale. Can we regulate that?
  - a. Maybe. Because this is a Planned Unit Development (PUD) the Board and Council will have a lot more flexibility under the law in requesting changes to 'size' of homes or other buildings being proposed. The one caveat is that we need to be sure that we do not request land uses which could be construed to be exclusionary. As an example, asking for a minimum house size to be (arbitrarily) 3,000 sq. ft. + might be seen as unattainable for certain incomes and thus could be considered exclusionary. All requested conditions would also need to be **voluntarily** agreed upon by the applicant and owner of the property.
- 2) How many of these homes will be 'rentals'?
  - a. The law is clear that the Town cannot regulate 'rentals'. Just as you could decide to rent your home, anyone who owns homes in a proposed development could also rent out their home without 'permission' from the Town. We should not be discussing 'rentals' during our meetings.
- 3) Does the builder have access to resources that would address the endangered species issue?
  - a. We are not aware of any endangered species on the property and it is atypical to request studies unless someone is specifically aware of a particular issue. Please let me know if anyone has further questions on that issue.
- 4) Can you describe how the Tree Preservation Ordinance works?
  - a. As I stated during the meeting on Monday evening, we need to be prepared for the idea that trees will be cleared from this property. As a part of the PUD zoning, the applicant is required to describe how they will preserve heritage and/or mature trees of interest, which they said they are working on currently. A questions was asked of me related to what types of enforcement penalties might be observed if they were to cut trees without a tree disturbance permit. Penalties can be up to \$10,000 per acre or fraction thereof for removal or damage to trees without a permit. In addition, the Town may deny a building permit to any landowner who clears land in anticipation of development in violation of the ordinance for up to 3 years after completion of a timber harvest. There are exceptions, however, and lands that are managed as part of a timber harvesting plan could be exempt from



the Ordinance. These regulations are to help prevent someone from clearing land 'in anticipation' of a possible development. A primary example would be the "Wrenn Farm" development (ex – the new '7-Eleven) at the corner of Penny Rd. and Main St. which is located in the CITY OF HIGH POINT's jurisdiction.

Please feel free to forward questions/concerns that you are hearing from the community and I will try to answer those for the group. Please do not respond to "all".

Thanks!

**Matthew Johnson, AICP**

**ICMA-CM Candidate**

Assistant Town Manager/Director of Planning, Town of Jamestown

336.454.7386 | [mjohnson@jamestown-nc.gov](mailto:mjohnson@jamestown-nc.gov) |

[www.jamestown-nc.gov](http://www.jamestown-nc.gov) |

301 E. Main St. (PO BOX 848) Jamestown, NC 27282

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**From:** [Matthew Johnson](#)  
**To:** [Katie Weiner](#); [Sarah Glanville \(sglanville77@hotmail.com\)](#); [Dennis Sholl](#); [Eddie Oakley \(jeo@northstate.net\)](#); [Ed Stafford](#); [Russ Walker \(rsciwalker@gmail.com\)](#); [Rebecca Rayborn](#); [Richard Newbill \(richardnewbill@yahoo.com\)](#); [Steve Monroe](#); [Sherrie Richmond \(leefrich@northstate.net\)](#)  
**Cc:** [Kenny Cole](#); [Lynn Montgomery](#); [Martha Wolfe](#); [Lawrence Straughn](#); [John Capes](#); [Rebecca Rayborn](#)  
**Bcc:** [Amanda Hodierne](#)  
**Subject:** RE: Castleton Village Items  
**Date:** Thursday, August 13, 2020 4:29:00 PM  
**Attachments:** [image001.png](#)

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Good afternoon, Planning Board members.

I hope that you are diligently working on the site specific master plan booklets that were provided to you and coming up with questions and/or suggestions for how to ensure that Jamestown's vision for the future is encapsulated into these planning documents. I have had several additional good questions come in and I wanted to share them with you and my responses. Overall, I want to reiterate that the PUD zoning district will allow you to deviate from the Ordinance where desired. You will be creating an **all new** zoning district for this one specific area. The design choices are endless, but at the end of the day, the applicant must voluntarily agree to the conditions being asked of them.

1. What is the current maximum dwellings per acres for the SFR and MFR zoning districts in the LDO?
  - a. SFR would allow for up to 4 units/acre, which roughly equates to 10,000 sq. ft. lots (or ¼ acre). MFR allows for up to 6 units/acre.
2. What is the current minimum lot size for SFR and MFR and what are the current setbacks?
  - a. SFR requires a minimum of a 10,000 sq.ft. lot, a minimum of 60 ft. of lot width, front setbacks of 15 ft., rear setbacks of 25 ft. and side setbacks of 6 ft.
  - b. MFR requires a minimum of a 7,000 sq. ft. lot for the 'parent' parcel, a minimum of a 50 ft. lot width for the parent parcel, a 20 ft. minimum front setback, 5 ft. min. rear setback and 5 ft. minimum side yard setback (0 ft. if attached).
3. What is the current maximum height limit for SFR and MFR in the LDO?
  - a. SFR detached houses have a maximum height allowance of 30 ft.
  - b. MFR attached buildings have a maximum height allowance of 36 ft. (roofs may be taller, but essentially this limits buildings to 3 stories).
4. What are our current open space requirements?
  - a. Residential districts require 10% of the subdivision lot area be reserved as open space. All other districts (excluding the Main Street zoning district) requires 5% of the lot area be reserved as open space.
5. Is there any part of this property which may be located in a floodplain.
  - a. Yes. There are multiple creeks running throughout the property. Floodplains will be noted on the technical plans and there are ordinance requirements for how floodplains may be utilized which are proscribed by the State.
6. Will the Town get a copy of the arborist's report for tree preservation?
  - a. Yes. We will expect to see the results of that study.
7. It had previously been discussed to place the age-targeted homes, which would be one level, in the front of the development. Reasons being, one level homes would be more compatible with the Cedarwood development and visually you would not see the roof tops

from Guilford Rd. Then place the SFR homes and the Town Homes toward the back of the development to screen the height of the buildings.

- a. This is a question that will need to be directed to the applicant.
8. There is a 50 ft. scenic corridor overlay along Guilford College Rd. What does that mean and can it be made larger?
  - a. Descriptions of the SCOD may be found in section 8.5-3 of the LDO. The SCOD in question is a "Gateway Scenic Corridor Overlay District". Essentially, it provides an area to restrict the placement of buildings and other development to preserve the aesthetic quality of the entryways into Town. These areas may be areas to discuss aesthetic protection tools such as landscaping, fencing, berms, and other landscape techniques which might help preserve the 'feel' of the current views along Guilford College Rd. Setbacks are set by Ordinance at 50 ft., currently. As discussed previously, the PUD would allow some variance from the strict application of the ordinance, but would have to be agreed to by the applicant.
9. I feel that the SFR lots are too small. How can we change that?
  - a. The Board will have the discretion to ask for any changes that they feel are reasonable to ask for and that the applicant will agree to.
10. What is the proposed ratio of SFR to MFR (townhomes)?
  - a. This is a question for the applicant and will likely change slightly as the plan is altered due to feedback from the Boards and citizens.
11. Architecture - The illustrations for TH And SF homes is not unique or charming. They look like any other TH development currently being built. I see nothing about the building materials and the design in the plan. I feel it should have more decorative features to make it an original and unique development. It is concerning that not more detail was shown and not more details about building types, home products, detailing materials, articulated front facades and decorative features.
  - a. It is reasonable for the Board to begin asking for the applicant to address your concerns related to these issues. Photos speak volumes and it would be great for you to provide Town staff (me) with photos of things that you like about other developments or photos of architectural features which are important to you. That way, we can supply those to the applicant and they can write standards which address those issues.
12. I feel that 1,400 sq. ft. is too small for a home.
  - a. As I discussed in a previous email, this can be discussed, but we want to be sure that we are not being exclusionary.
13. Can we prevent slab-on-grade construction?
  - a. You may ask the applicant to consider providing crawl spaces for each building. There are pros/cons to both types of construction techniques.
14. What types of roof pitches are allowed under the current LDO?
  - a. Roof pitches are not proscribed (and cannot legally be for SFR homes), but suggested roof pitches between 4:12 and 12:12 are recommended.
15. Are all homes marketed for sale only? (i.e. – no "rentals")
  - a. As I addressed in a previous email, we cannot regulate 'rentals'.
16. What is proposed to be built/occupying the commercial areas?
  - a. This is a great question for the applicant. However, rather than focus on a particular

brand name or type of business (ex – ‘Biscuitville’ or ‘pub-style restaurant’), it is most appropriate to determine a list of acceptable land uses and focus on those. (ex. – will allow restaurants, but will not allow restaurants with drive-thrus).

17. Does the recreation amenity have to be a ballfield?
  - a. During the rewrite of the Master Recreation Plan, it was determined that the current ballfields have far exceeded their useful life and may be better to be relocated to a different location. Concurrently, the applicant indicated that they would likely be offering approximately 30 acres of land for the construction of a recreation amenity to be dedicated to the Town for public use. To staff, it was reasonable to think that this may be a better location for the ballfields and a ‘sketch’ was produced showing the possible relocation to this site. However, this is still up for discussion amongst the Board and Town Council.
18. What happened to the veterans housing components?
  - a. This is a question for the applicant to address.
19. The phasing plan should show which improvements or amenities that are necessary or beneficial to the town will be constructed.
  - a. This is a question for the applicant to address.
20. Castleton is the name of a street in Whittington Hall. Will that be confusing to emergency responders?
  - a. Staff will follow up with emergency services to verify this concern.
21. Can you describe water/sewer utility capacity and the impacts this development will have on our ability to serve existing residents?
  - a. We will be asking the Public Services Director to address this for the Board.

Please let me know if you have further questions.

Thanks!

**Matthew Johnson, AICP**

**ICMA-CM Candidate**

Assistant Town Manager/Director of Planning, Town of Jamestown

336.454.7386 | [mjohnson@jamestown-nc.gov](mailto:mjohnson@jamestown-nc.gov) |

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**From:** Matthew Johnson

**Sent:** Tuesday, August 11, 2020 3:42 PM

**To:** Katie Weiner <[kweiner@jamestown-nc.gov](mailto:kweiner@jamestown-nc.gov)>; Sarah Glanville ([sglanville77@hotmail.com](mailto:sglanville77@hotmail.com)) <[sglanville77@hotmail.com](mailto:sglanville77@hotmail.com)>; Dennis Sholl <[lohs11351@aol.com](mailto:lohs11351@aol.com)>; Eddie Oakley

(jeo@northstate.net) <jeo@northstate.net>; Ed Stafford <ed.stafford@coldwellbanker.com>; Russ Walker (rscjwalker@gmail.com) <rscjwalker@gmail.com>; Rebecca Rayborn <rreyborn@jamestown-nc.gov>; Richard Newbill (richardenewbill@yahoo.com) <richardenewbill@yahoo.com>; Steve Monroe <stv.monroe@gmail.com>; Sherrie Richmond (leefrich@northstate.net) <leefrich@northstate.net>

**Cc:** Kenny Cole <kcole@jamestown-nc.gov>; Lynn Montgomery <lmontgomery@jamestown-nc.gov>; Martha Wolfe <mwolfe@jamestown-nc.gov>; Lawrence Straughn <lstraughn@jamestown-nc.gov>; John Capes <jcapes@jamestown-nc.gov>; Rebecca Rayborn <rreyborn@jamestown-nc.gov>

**Subject:** Castleton Village Items

Good afternoon, all.

A couple of items to catch up on...

- 1) The Traffic Impact Study is available on the town's website here: <https://www.jamestown-nc.gov/news-and-notice/town-news>. Sharen has set up this area as a 'clearinghouse' for documents related to the Johnson property rezoning. Our Facebook page has also been updated and will continue to be updated as we have future meetings.
- 2) Diamondback is setting aside roughly 30 acres of land for a recreation amenity to be built and donated to the Town of Jamestown. Currently, some limited discussion has been to move the current baseball fields (which are small, lack lighting, and are in need of major repairs) to this location. However, Council has indicated that other uses should be considered. I would ask that all of you (Planning Board and Town Council) be willing to discuss what should be included on this site as we move forward with the planning process.
- 3) In light of last night's discussion regarding school overcrowding, I have asked the Mayor to assist us with making contact with GCS Board members and/or staff contacts to be willing to come to a future meeting(s) to help answer some of the citizens' questions regarding their planning processes for school infrastructure.

Thank you for your service!

**Matthew Johnson, AICP**

**ICMA-CM Candidate**

Assistant Town Manager/Director of Planning, Town of Jamestown

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### General Observations and Thoughts Regarding the Proposed PUD (August 17, 2020)

Planning Board: The Town has reached out to Benchmark Planning (our consultant for the Comp Plan) and they have provided some feedback related to the initial proposal. I have also inserted staff thoughts on the matter as well. Please consider using this as a basis for your discussion on Monday, August 24, 2020, as well as some of the questions/answers that have been proposed at the August 10<sup>th</sup> meeting.

1. Consider moving the park area (baseball fields, or whatever it may be) into the space between the main entrances. This could add significantly to the function of the site.
  - a. You eliminate a good bit of peak hour turning traffic going into the dense townhome development so close to the major signalized intersections
  - b. You make the park the most prominent feature of the development.
  - c. Ties together the two mixed use commercial areas (see below for more on that).
  - d. More accessible by foot along trails, sidewalks, etc. from more of the development.
2. Farmers market - Perhaps it may be better to just call that an event space or something along those lines to make it more flexible in its use. Will this be dedicated to the Town to own/operate?
3. White house along Guilford College Rd. - Diamondback has repeatedly offered this to a willing non-profit. However, none have appeared to date that are willing to take the house and fix it up. Options include: 1) asking the developer to fix it up and use it as an amenity (sales office, clubhouse, etc.); 2) allowing a non-profit to acquire it and fix it up within a specified time frame; 3) allowing HJS to come in and remove qualifying components for architectural salvage prior to demolition.
4. Possible needs for public safety land/buildings should be discussed with PSFD and GCSD.
5. Recommend moving the clubhouse amenity into the interior of the project to one of the flatter spaces that is about the same size. This could promote walking to the clubhouse. Having it at the entrance may create problems and makes it harder for families and older kids who can get there on their own to access it.
6. If that amenity area moves from the front, we can have small neighborhood-scale commercial areas on either side of the park. Make them 2 stories, ground floor retail and service uses – ice cream, wine bar, sandwich shop, dry cleaners, kids clothes – and other similar uses. Upstairs areas could be office suites for music studios, a dentist, accountants, and other similar uses. Nothing big, but leasable space for professionals who might live there, or similar uses to serve the neighborhood. We need to keep in mind that the fewer daily errands that can be accomplished right around the neighborhood, the more external car trips this is going to generate.
7. In place of the park (ballfields or another use) at the corner of Mackay, townhomes could be relocated into this area.

8. Overall, suggest reducing the amount of land for townhomes somewhat. Having them mostly on the Mackay side, except for keeping the ones beside the originally proposed commercial area, will help with traffic since there is better dispersal using the three Mackay Road entrances. So...the two T-2s that were on the inside of the loop are replaced with single family and the pod of SF in the northeast along Mackay is shown as townhomes in this layout (by the relocated amenity area). The topography in those two interior T-2s may better suited for single family as well.
9. Civic use at the corner of Guilford Rd./Guilford College Rd. - We have heard that this could be a "church". However, it might be a good place to plan for possible campus for Sheriff/PSFD.
10. The C/I area shown on the south side of Guilford College along Bull Run needs to have specific uses planned for it. Access to this area is difficult.
11. The age targeted housing doesn't really seem to make sense to me in its proposed location. It's completely segregated from everything else the community has to offer. If it really is age targeted, then isolating / forcing people to drive everywhere doesn't seem like a big selling point. Also, we only see one entrance, so the developer either needs to strike a deal with the pet cemetery folks to get across their parcel into Fox Hollow, or there could be ramifications due to Fire Code. In light of that, that spot could be good for any of the following uses: church, small private school, big preschool, congregate care facility or a similar use.
12. In the plans, replace stock photos with photos from Jamestown (i.e. – no mountains, Castle McCulloch is in High Point, etc.)
13. Can you distinguish between the S2 and S3 products? They have the same setbacks.
14. On page 8, it talks about the housing "product". Perhaps we should focus on "neighborhoods" and the distinguishing characteristics of the community.
15. Street layout – We understand that there are environmental features which cross throughout the community. However, we would like to see more interconnected streets and less cul-du-sacs, per the Comp Plan's requests. We are not really sure how you can efficiently install townhomes in cul-du-sacs.
16. Mixed-use components – Building design needs to be addressed. Some comments have said that the buildings look too "vanilla". The Board needs to spend time in dialogue with the applicant to consider how to improve upon the designs presented. Also, the Board should spend some time considering the types of land uses they would like to permit/prohibit (i.e. – prohibit adult uses, vape shops, CBD/marijuana shops, etc.)
17. Parking should be addressed. We have found (ex – Riverwalk) that townhomes with garages and only one parking space are inadequate for households with several drivers. Also, neighborhood gatherings or visitors to residents in these homes will require overflow parking areas.
18. Label which street cross sections will be public vs. private.

19. Identify who will operate/maintain public vs. private trails. (We assume the HOA will handle all private trails and amenities).
20. Identify areas where existing sidewalk networks can/will cross into this development.
21. Entrance corridor – Details about the entrance corridor need to be expanded. Would suggest keeping the existing cedar trees and possibly installing a berm behind them for the proposed plantings. Would like to see more diversity in the plant selections and inclusion of native species.
22. Building heights – 50 ft. maximum for townhomes seems excessive.
23. Building lots – lot sizes are small – would like to see a better mix of sizes, styles, and layouts. Front-loading garages and multiple driveways block after block is not likely the design that most Jamestown residents would prefer to see. If the lot width is only 20 ft., and it includes a garage which typically takes up 12', then the effective living space on the main floor is approximately 8' wide.
24. Architectural design – Staff recommends a conversation about the more typical Jamestown architectural vernacular. Jamestown tends to lean more Federal/Colonial and this should be reflected in the design guidelines.
25. Single family – Also showing a maximum height of 50', which is tall.
26. In the single family neighborhoods, it may be good to also design some lot with detached garages, which is doable on 50' lot widths.
27. Some members of the Board have asked for “no slab on grade” construction. There are various schools of thought on this – slabs may offer better air quality since there is not an area to allow for mold growth, moisture, etc. Others may say that slabs are difficult to service since utilities will be encased in concrete. Staff will need direction from the Board/Council on these matters. Perhaps there is a compromise somewhere where a portion are allowed to be slab and a portion are required to have a crawl-space.
28. “Standards for Residential Homes” on page 21 – need to specify details on the covered front entryways to ensure usability as a porch, etc. Also, would like to have details on types of building materials (shingles, siding, colors, styles, etc.). Perhaps not “all” homes need garages. Maybe there can be a product that can be mixed in that doesn't offer a garage?