



Regular Meeting of the Planning Board
Monday, April 8, 2024
6:00PM in the Civic Center
Agenda

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.

1. **Call to Order** – Russ Walker, Vice Chair of the Planning Board
2. **Roll Call** – Katie Weiner, Asst. Town Manager/Clerk
3. **Amend Regular Meeting Schedule** - Anna Hawryluk, Planning Director

4. **Public Hearings:**

*Procedure: Staff will present the case to the Board. The Chair will open the public hearing and request to hear from both those in favor and those opposed. If you wish to address the Board during the public hearing, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you at this time, even if direct questions are asked. **Once the public hearing is closed, no one may speak on the issue unless specifically requested by the Board Chair.***

A. Request for rezoning for the following parcels consisting of a total of 18.704 acres +/- – Anna Hawryluk

- 1903 Guilford College Rd. (Parcel #159062) 4 +/- acres, From SFR to CZ-MFR
- 1905 1915 Guilford College Rd. (Parcel #159061) 15.06 +/- acres, From SFR to CZ-MFR

- a. Vote on recommendation to Town Council – Russ Walker, Vice Chair of the Planning Board
- b. Adoption of the Statement of Consistency – Russ Walker, Vice Chair of the Planning Board

B. Request for rezoning for a portion of the following parcel consisting of a total of 1.7 +/- acres:

- 100 Near Lennox Dr. (Parcel #160267) 1.7 +/- ac portion of 4.56 +/- acre parcel, From RMST to CZ-RMST. – Anna Hawryluk

- a. Vote on recommendation to Town Council – Russ Walker, Vice Chair of the Planning Board
- b. Adoption of the Statement of Consistency – Russ Walker, Vice Chair of the Planning Board

5. **Public Comment Period: (Limited to a total of 30 minutes)**

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

6. **Adjourn**

WORKING AGENDA

Items on the agenda:

1. CALL TO ORDER – Russ Walker, Vice Chair of the Planning Board

- i. Welcome to the March 11, 2024 Planning Board meeting. In order to allow all attendees to be able to hear Board business, I would ask that at this time, members of the board and the audience please set your cell phones to “SILENT”. As a reminder, there are generally two opportunities for the public to address the Board. One other opportunity will be during any “PUBLIC HEARING”, when instructed by the Chair to do so. Speakers in a “PUBLIC HEARING” will be asked to limit their comments to 3 minutes and must speak to the topic being considered. The other opportunity will be during the “PUBLIC COMMENT” portion of the agenda. Speakers during that portion of the meeting will be limited to 3 minutes per speaker and were requested to sign up to speak with the Town Clerk. Thank you.

2. ROLL CALL, Katie Weiner, Asst. Town Manager/Clerk

| | Present | Absent |
|--|--------------------------|--------------------------|
| Vacant (Alternate: John Capes) | <input type="checkbox"/> | <input type="checkbox"/> |
| Russ Walker, Vice Chair..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Denise Johnson..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Jane Walker Payne..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Dennis Sholl..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Robert Coon, ETJ..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Donald Dale, ETJ (Alternate: Susan Stringer)..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Peggy Levi, ETJ..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Sherrie Richmond, ETJ (Alternate: William McLean)..... | <input type="checkbox"/> | <input type="checkbox"/> |
| Pam Burgess, Council Rep. | <input type="checkbox"/> | <input type="checkbox"/> |

3. Amend Regular Meeting Schedule - Anna Hawryluk, Planning Director

- a. Vote on amendment of regularly scheduled May date to move regularly scheduled meeting from May 13 to May 20, 2024 at 6pm in the Civic Center.
 - i. **Motion:**
 - ii. **Second:**
 - iii. **VOTE:**

4. Public Hearings

A. Rezoning Request – 1903 1905 1915 Guilford College Rd – Anna Hawryluk, Planning Director

a. Vote on recommendation to Town Council – Ed Stafford, Chair of the Planning Board

- i. **Motion:**
- ii. **Second:**
- iii. **ROLL CALL VOTE:**

b. Adoption of the Statement of Consistency – Russ Walker, Vice Chair of the Planning Board

- i. **Motion:**
- ii. **Second:**
- iii. **VOTE:**

A. Rezoning Request – 1903 1905 1915 Guilford College Rd – Anna Hawryluk, Planning Director

a. Vote on recommendation to Town Council – Russ Walker, Vice Chair of the Planning Board

- i. **Motion:**
- ii. **Second:**
- iii. **ROLL CALL VOTE:**

b. Adoption of the Statement of Consistency – Russ Walker, Vice Chair of the Planning Board

- iv. **Motion:**
- v. **Second:**
- vi. **VOTE:**

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

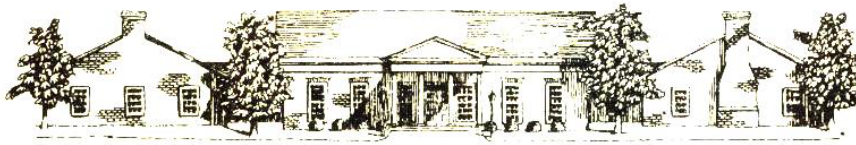
- a. Reminder from Board Chair to audience: The Board Chair will ask the Town Clerk if anyone has signed up to speak to the Board. It is advisable that if you wish to address the Board that you see the Town Clerk prior to the start of the meeting. Once you have been recognized by the Chair, please come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

6. Adjourn

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

Next Meeting:

Next Regularly Scheduled Meeting: ~~May 13, 2024~~ May 20, 2024



Settled 1752
JAMESTOWN
NORTH CAROLINA

**Town of Jamestown
Planning Board 2024 Meeting Schedule**

All meetings are held at 6:00pm in the Civic Center located at 301 E. Main St. in Jamestown.

- February 12, 2024
- March 11, 2024
- April 8, 2024
- ~~May 13, 2024~~ **May 20, 2024**
- June 10, 2024
- July 8, 2024
- August 12, 2024
- September 9, 2024
- October 14, 2024
- November 11, 2024
- December 9, 2024



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

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

Additional Notes:

- Following approval of the rezoning application, your project may require additional permits. Please contact the Planning Department to discuss permits that may be required for the construction of your project at (336) 454-1138.
- **BY SIGNING THIS FORM, YOU ARE GRANTING PERMISSION FOR MEMBERS OF THE STAFF OR ANY APPOINTED OR ELECTED BOARD THE RIGHT TO ACCESS YOUR PROPERTY, INCLUDING BUT NOT LIMITED TO THE USE OF UNMANNED AERIAL SYSTEMS TO OVERFLY YOUR PROPERT.**
- 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: DAVID B COE

PO Box 36 WALLBURG NC 27373
Street Address or P.O. Box City/State/Zip Code

336 769 4673 coe4b@gmail.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: Jamestown Equestrian Center LLC

411 E Main Street Jamestown, NC 27282
Street Address or P.O. Box City/State/Zip Code

704 906 6373
Home/Work Phone Number Mobile Number

will@blackpowder-smokeshouse.com
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: [Signature] Date: 2/9/24

I, THE UNDERSIGNED, AM AN OWNER OF THE ABOVE-DESCRIBED PARCEL(S) AND HEREBY AM LEGALLY AUTHORIZED TO MAKE THIS APPLICATION FOR REZONING, HAVING THE PERMISSION OF ALL OTHER OWNERS (IF ANY).

Owner Signature: [Signature] Date: 2/9/24

NOTARY STATEMENT:

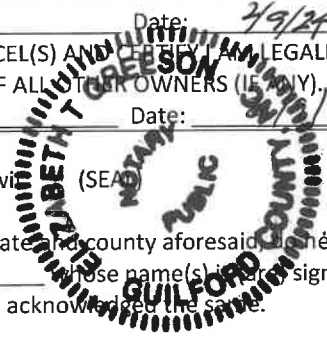
State of North Carolina, County of Guilford to wit: _____ (SEALED)

I, Elizabeth T. Greeson a notary public in and for the state and county aforesaid, hereby certify that William G. Roopstok IV 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 February 20, 2028

Given under my hand this 9th Day of February, 2024

Notary Signature Elizabeth T. Greeson Printed Name of Notary: Elizabeth T. Greeson



Permit Information

Owner Requests Rezoning of the Following Parcel(s):

Parcel #1: 159062 Parcel Size: 4 1903 Guilford College Rd, Jamestown, NC 27282
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: SFR Request to Rezone to: CZ-MFR

Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):

Parcel #2: 159061 Parcel Size: 15.06 1905 1915 Guilford College Rd, Jamestown, NC 27282
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: SFR Request to Rezone to: CZ-MFR

Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):

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

Current Parcel Zoning: _____ Request to Rezone to: _____

Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

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

N/A

Adjoining Property Owner(s)

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

Project Questionnaire

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

Why are you requesting this rezoning?

We are requesting rezoning for this property from single family residential to conditional use multifamily residential because we would like to develop a townhome community.

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

Currently, the site has a bit of terrain, sloping from the front and back to the middle of the site. This site is partially wooded with a mixture of trees and pastures with a house and barns. After development, the site will have attached townhome dwellings.

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

N/A

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

There are residential homes around this site including attached townhomes and detached single family dwellings. Due to the landscape buffering we are proposing, we believe there will be minimal impact regarding noise, light, and environment. Regarding traffic, the impact should be minimized due to the low number of units.

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

The proposed community will be available for empty nesters, so the impact on schools should be diminished. Traffic generation and impact on infrastructure, such as water/wastewater systems, should be less as the number of occupants for these townhomes is expected to be lower than traditional single family homes.

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.

There is the potential need for permitting from some state agencies such as NCDOT, NCDENR and Army Corp of Engineers.

For Town Use Only

Date Application Received: 2/12/2024 

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

Guilford County, NC



Base Layers

GC_Centerline

Parcels



| | | | |
|----------------------|---------------------------------|--------------------------|-------------|
| Parcel Number | 159062 | Total Out Building Value | 4600 |
| PIN | 7822791232 | Total Land Value | 165600 |
| Owner | JAMESTOWN EQUESTRIAN CENTER LLC | Total Deferred Value | 0 |
| Mail Address | 411 E MAIN ST | Bldg Card | 1 |
| Mail City | JAMESTOWN | Appraisal Model Code | 1 |
| Mail State | NC | Deed Data | 3/11/2016 |
| Mail Zip | 27282 | Neighborhood | 7822A12 |
| Property Address | 1903 GUILFORD COLLEGE RD | Property Type | RESIDENTIAL |
| Legal Description | 4 AC PB43-66 CHADWICK PL:43-66 | Structure Size | 1418 |
| Deed | 007792-02781 | Lot Size | 4 |
| Plat | 43-66 | Year Built | 1948 |
| Condo | | Bedrooms | 2 |
| Total Assessed | 295900 | Bathrooms | 1 |
| Total Building Value | 125700 | Grade | B 125% |



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

Map Scale
1 inch = 333 feet
 1/29/2024

Guilford County, NC



| | | | |
|----------------------|--|--------------------------|-------------|
| Parcel Number | 159061 | Total Out Building Value | 22300 |
| PIN | 7822782991 | Total Land Value | 602400 |
| Owner | JAMESTOWN EQUESTRIAN CENTER LLC | Total Deferred Value | 0 |
| Mail Address | 411 E MAIN ST | Bldg Card | |
| Mail City | JAMESTOWN | Appraisal Model Code | |
| Mail State | NC | Deed Data | 3/11/2016 |
| Mail Zip | 27282 | Neighborhood | 7822A12 |
| Property Address | 1905 1915 GUILFORD COLLEGE RD | Property Type | RESIDENTIAL |
| Legal Description | 15.06 AC TR 3 PB 43-66 CHADWICK PL:43-66 | Structure Size | |
| Deed | 007792-02781 | Lot Size | 15.06 |
| Plat | 43-66 | Year Built | |
| Condo | | Bedrooms | |
| Total Assessed | 624700 | Bathrooms | |
| Total Building Value | 0 | Grade | |



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Map Scale
1 inch = 500 feet
 1/29/2024

Jamestown Equestrian Center LLC - Rezoning

| Adjoining Property Owner | Street Address of Adjoining Property | Tax Map Numbers |
|---|---|-----------------|
| NGUYEN, KHANH T;NGUYEN, JANIE K | 1806 Guilford College Rd, Jamestown, NC 27282 | 158759 |
| CHURCH OF GOD OF PROPHECY OF NORTH CAROLINA INC | 1812 Guilford College Rd, Jamestown, NC 27282 | 225088 |
| SPENCER, BONNIE P;SPENCER, HAROLD W JR | 1815 Guilford College Rd, Jamestown, NC 27282 | 159063 |
| LOVE, PATRICK F;LOVE, LEANN H | 99 Chadwick Dr, Jamestown, NC 27282 | 159064 |
| CULLEN, TAREY J;CULLEN, SANDRA F | 101 Chadwick Dr, Jamestown, NC 27282 | 159065 |
| WAGNER, KEITH J;WAGNER, JENNIFER H | 102 McFarland Ct, Jamestown, NC 27282 | 159066 |
| DAMERON, MATTHEW;DAMERON, RACHEL | 105 McFarland Ct, Jamestown, NC 27282 | 159067 |
| BOWMAN, JAMES ROBERT;BOWMAN, JILL S | 201 Chadwick Dr, Jamestown, NC 27282 | 159068 |
| FISHER, DAVID M SR;FISHER, MAXINE S | 203 Chadwick Dr, Jamestown, NC 27282 | 159069 |
| MESSER, GIDEON THOMAS;MESSER, REBEKAH LYNN | 205 Chadwick Dr, Jamestown, NC 27282 | 158760 |
| MACKAY ROAD LLC | 5281 Mackay Rd, Jamestown, NC 27282 | 235862 |
| WOODY, NATHANIEL BRIAN;ALLEN, JAMIE CHRISTINA | 6308 Hickory Hollow Rd, Jamestown, NC 27282 | 159053 |
| BLUE, SCOTT DOUGLAS;BLUE, JAN BOLING | 6310 Hickory Hollow Rd, Jamestown, NC 27282 | 159052 |
| HEBARD, CHARLES PERRY;HEBARD, JANE LYNN | 6312 Hickory Hollow Rd, Jamestown, NC 27282 | 159051 |
| JAMES, EMMA D | 6314 Hickory Hollow Rd, Jamestown, NC 27282 | 159050 |
| PHAM, THANH QUOC;NGUYEN, KIM HONG THI | 6316 Hickory Hollow Rd, Jamestown, NC 27282 | 159049 |
| RUSH, HAROLD | 1916 Guilford College Rd, Jamestown, NC 27282 | 158767 |
| FRISCIA, JOSEPH R;NGUYEN, JANIE K | 1912 Guilford College Rd, Jamestown, NC 27282 | 225089 |
| FRISCIA, JOSEPH R;NGUYEN, JANIE K | 1910 Guilford College Rd, Jamestown, NC 27282 | 158761 |



Planning Board Hearing Date: March 11, 2024
 Continuation: April 8, 2024
Town Council Hearing Date: Not yet scheduled

GENERAL INFORMATION

Applicant: David B. Coe
 PO Box 36
 Wallburg, NC 27373

Request: Request for rezoning of the following parcels:

- 1903 Guilford College Rd, (Parcel # 159062) 4 +/- acres, from SFR to CZ-MFR
- 1905 1915 Guilford College Rd, (Parcel #159061) 15.06 +/- acres, from SFR to CZ-MFR

Conditions: See attached site plan.

Location: 1903, 1905 1915 Guilford College Rd

Parcel ID#: Parcel #159062 and 159061

Public Notice: Notice of Public Hearing mailed 02/23/2024

Tract Size: Total of all tracts is approximately 18.704 +/- acres per survey

Topography: Primarily flat with a slope to southeastern corner

Vegetation: Primarily field with wooded area in center and southeast corner of property

TRC Review: TRC reviewed the proposed rezoning on 2/20/2024. A detailed construction plan review will be required prior to the issuance of any construction permits.

SITE DATA.

Existing Use: Equestrian Center - provides boarding, lessons, and training.

Adjacent Uses:

| Direction | Adj. Zoning | Adj Land Uses |
|-----------|-------------|---|
| North | SFR | Single Family Residential |
| South | SFR | Single Family Residential |
| East | CD-RM-5* | Conditional District* - Residential Multi-family 5 (Greensboro) |
| West | SFR | Single Family Residential |

*Conditions: 1. Only residential uses permitted 2. Maximum of 20 residential dwellings accessing Chadwick Dr for vehicular ingress and egress 3. No structures shall be located within 35 feet of the western property line

Zoning History:

| Case # | Date | Summary |
|--------|------|---------|
| N/A | N/A | N/A |

REQUESTED ZONING – Conditional Zoning – Multi Family Residential (CZ-MFR)

LDO 8.3(D) – *“The Multi-Family Residential District (MFR) ensures the conformity of existing multifamily residential neighborhoods and provides for the development of new multi-family residential neighborhoods in a pattern that encourages the wise use of land. Allowed building/lot types in the Multi-Family District are attached house and multifamily. Neighborhoods in this district consist primarily of currently existing multi-family developments. Standards*

for the Multi-Family Residential District ensure that new development maintains the character of the community. The Multi-Family Residential District permits the completion and conformity of existing multi-family residential subdivisions already existing or approved in preliminary plat or sketch plan form by the Town of Jamestown prior to the effective date of these regulations. For new subdivisions or multi-family developments, the Town encourages the clustering of development and protection of open space through the use of the Cluster Development Overlay District.”

Conditions:

1. Maximum Number of Units = 99
2. Floor Area Per Unit (Living Area) = 1500-2500 sf
3. Building Height = 2 Story Maximum
4. Use: Multifamily Residential/Townhome – No Apartments
5. All installations shall be in conformance with NC Department of Transportation regulations for traffic, access and roadway improvements.
6. An 8’ concrete sidepath will be provided along Guilford College Rd
7. All interior streets shall be provided in conformance with Town of Jamestown standards, with a minimum centerline radius of 125’ allowed at off-set bulbs.
8. A landscape berm will be provided within the 30’ buffer along Guilford College Rd.

CONDITIONS UPDATED V2

SPECIAL INFORMATION

Overlay Districts: N/A

Environmental:

Watershed: Randleman Lake General Watershed

Floodplains: There are no floodplains on these parcels per FEMA map

Streams: An existing stream and wetland are present in the southeastern area of the parcel.

Other: N/A

Utilities: Public Water and Sanitary Sewer are not currently available near this site. Water would need to be accessed from the corner of Mackay and Guilford College, or through a High Point Connection through a Jamestown owned vault.

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

Tree Conservation Areas (TCA): Per LDO and to be reviewed by TRC. LDO requires six percent (6%) of lot area be preserved in a TCA. This amounts to +/- 1.12 acres.

Open Space: Per LDO and to be reviewed by TRC. LDO Table 21.1: Other residential: 500 square feet of open space per unit or 10% of lot area, whichever is greater. This amounts to +/- 1.87 acres. The tree conservation area and open space may be the same area.

Transportation:

Street Classification: Chadwick Dr.– NCDOT, Local

Site Access: Chadwick Dr. (NCDOT, Local) via Guilford College Rd. (NCDOT, Minor Arterial)

Traffic Counts: Traffic Counts for Chadwick Dr are not available.

NCDOT Traffic Counts on Guilford College Rd between Hilltop Rd and Mackay Rd are:
14,000 AADT

Sidewalks: No existing sidewalks. Extension of sidewalks will be required by the Jamestown LDO and type determined by the Comprehensive Bicycle Pedestrian Plan.

Transit: Not currently serviced by transit.

Traffic Impact Analysis: No TIA is required

Street Connectivity: Connects to Guilford College Rd, McFarland Ct. and Lampton Ct.

Other: Any additional applicable information

IMPACT ANALYSIS

Land Use Compatibility and Envision Jamestown Comprehensive Plan

The future land use map identifies these parcels future land use as “Suburban Residential”.

The Envision Jamestown Comprehensive Plan defines “Suburban Residential” as:

“The Suburban Residential land use classification is the most prevalent of the future land use classifications applied on the Future Land Use map, encompassing the majority of the planned residential neighborhoods in the community outside of the Town’s traditional core area. Although primarily developed in larger single-family residential subdivisions, this land use classification is also intended to accommodate lower intensity attached residential development in the same context, along with low intensity civic uses, such as churches. Where undeveloped land is included in this classification, it is intended to be developed in a manner similar to adjacent suburban residential development.”

Envision Jamestown Comprehensive Guiding Principles Applying To This Proposal

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

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

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

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

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

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

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

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

CONFORMITY WITH OTHER PLANS

Town Plans: Jamestown Comprehensive Bicycle and Pedestrian Plan: Prioritized Pedestrian Network ID#15 proposes a Sidewalk on this section of Guilford College Rd. TRC requested a change from standard 5’ sidewalk to 8’ sidewalk, applicant made the requested change.

Other Plans: N/A

STAFF COMMENTARY:

The parcels are located at the corner of Guilford College Rd. and Chadwick Dr. in Jamestown’s ETJ. The applicant wishes to rezone the parcel to CZ-MFR, identifying the primary land use as town homes with floor plan options for both primary bedrooms on the main floor and second floor living.

The Technical Review committee met on February 20, 2024. Public Services Director, Paul Blanchard, has investigated the parcels and found they can be served with water from either the intersection at Mackay and Guilford College Rd or through

a High Point Connection through a Jamestown owned vault. The waterline from Mackay is the preferred access point to help water age in the area and be a lower cost option. Sewer is available from the eastern side of the property.

TRC believe the request to rezone the properties from Single Family Residential (SFR) to CZ- Multifamily Residential (CZ-MFR) is appropriate and consistent with the Envision Jamestown Comprehensive Plan. Therefore, staff recommends that the Planning Board and Council follow the “Motion Finding Proposed Amendment Consistent with Comp Plan” procedure outlined below. This will require two motions - one to consider the proposed zoning amendment and one to adopt the consistency statement.

Suggested timeline for consideration:

Planning Board Public Hearing: March 11, 2024

Town Council Public Hearing: May 21, 2024

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

APRIL STAFF UPDATE - April 1, 2024

An updated site plan was submitted (attached) on March 26th with a revised entrance off of Guilford College Road. A TRC meeting was held on March 26th to review changes. TRC discussed changes in the plan and believed there was an opportunity for an additional exit onto Chadwick, aligned with McFarland Court. Based on Planning Board and public comment, staff recommended several changes to better align with the Envision Jamestown Comprehensive Plan, these include a reduction in units, guest parking, sidewalks on both sides of street, height requirements for the proposed berm, and a condition on materials and/or design, among other technical comments. No additional information or answers to Planning Board questions have been provided by the applicant at this time.

Both the revised and original plan were submitted to the Guilford County Fire Marshal Office. Their response was a recommendation to have two ways of access and egress, one off Guilford College and one off Chadwick.

Staff believe that this location is appropriate for townhomes. However, without additional information and conditions to better meet the Comprehensive Plan staff does not recommend approval at this time.

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:

GS 160D-604 and GS 160D-605 set forth specific requirements for governing board statements.

- 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 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 although inconsistent with the plan and why deemed appropriate. Adoption of a rezoning that is inconsistent with the plan automatically amends the plan.
- 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 to approve/deny the zoning amendment.
- 4) Motion on consistency/inconsistency with the Land Development Plan (Comp Plan).

A sample format is provided on the following pages.

MOTION
FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

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

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

AND

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

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

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

AND

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

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

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

[Call for second etc.]

MOTION
FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

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

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

AND/OR

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

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

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

AND/OR

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

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

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

[Call for second etc .]

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

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

1. *Even though the proposed zoning amendment is inconsistent with the adopted comprehensive plan of the Town of Jamestown, a change in conditions in meeting the development needs of the community has occurred since plan adoption.* These changes include: _____.
Furthermore, the Board finds that the proposed zoning amendment meets the development needs of the community because: _____

AND

2. *The proposed zoning amendment is reasonable.* The Board considers the proposed zoning amendment to be reasonable because:
A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.
B. The Board further finds that the proposed zoning amendment is reasonable because: _____.

AND

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be in the public interest because:
A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.
B. The Board further finds that the proposed zoning amendment is in the public interest because: _____.

AND

4. By approving this motion, the Board also recommends that the Town Council also hereby amends the Town of Jamestown Land Development Plan (comprehensive plan) to reflect the approved zoning amendment.

[Call for second etc .]

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

ZONING SKETCH PLAN FOR JAMESTOWN EQUESTRIAN CENTER

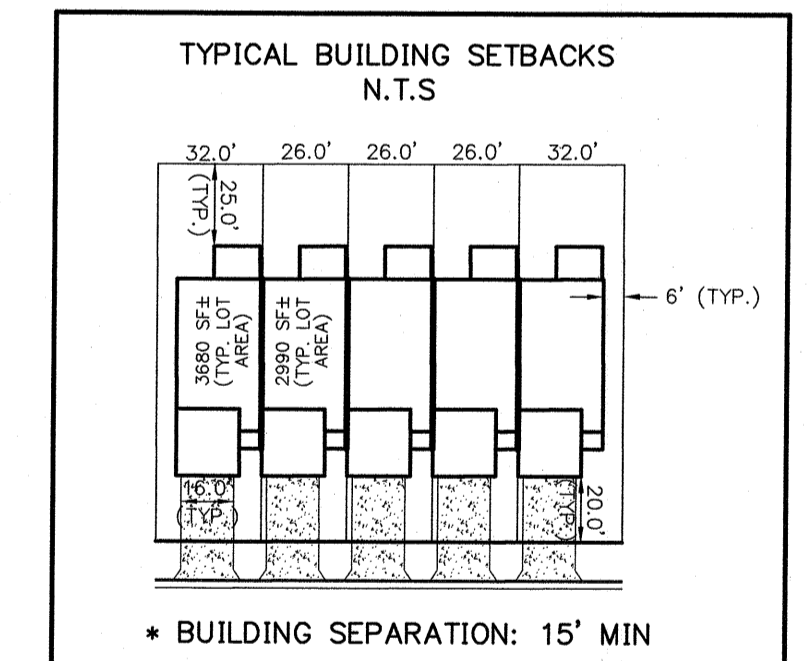
TOWN OF JAMESTOWN
GUILFORD COUNTY - NORTH CAROLINA

JOB No. 2024007
FEBRUARY, 2024
*REVISED MARCH 2024

OWNER
JAMESTOWN EQUESTRIAN CENTER, LLC
1903,1905 & 1915 GUILFORD COLLEGE ROAD
JAMESTOWN, NC 27282

SITE DATA:
PARCEL No.: 159061 & 159062
DEED BOOK 7792, PG. 2781
EXISTING ZONING: RESIDENTIAL
PROPOSED ZONING: CZ-MFR
ALLOWED DENSITY: 6 UNITS/AC. (MAX)
PROPOSED DENSITY: 5.3 UNITS/AC.
TOTAL SITE AREA: 18.70 AC.
TOTAL No. OF LOTS: 99
TOTAL LENGTH OF ROAD: 1950 L.F. ±
TOTAL LENGTH OF ROAD 'A': 607 L.F. ±
TOTAL LENGTH OF ROAD 'B': 1343 L.F. ±
WATERSHED: LOWER RANDLEMAN LAKE(GWA)

- SITE NOTES**
1. THE 8' SIDEPATH WILL BE ALLOWED TO MEANDER TO AVOID UTILITY POLES AND OTHER EXISTING IMPROVEMENTS, AND MAY, IN SOME AREAS, REQUIRE DEDICATION OF A PUBLIC ACCESS EASEMENT WITHIN THE BUFFER AREA ADJACENT TO GUILFORD COLLEGE ROAD.
 2. EFFORTS WILL BE MADE TO SAVE MATURE TREES WITHIN THE 30' BUFFER ALONG CHADWICK DRIVE WHERE FEASIBLE DURING PREPARATION OF GRADING AND LANDSCAPE PLANS.
 3. 5' CONCRETE SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERIOR STREETS.

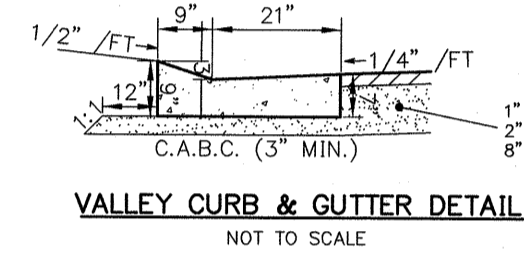
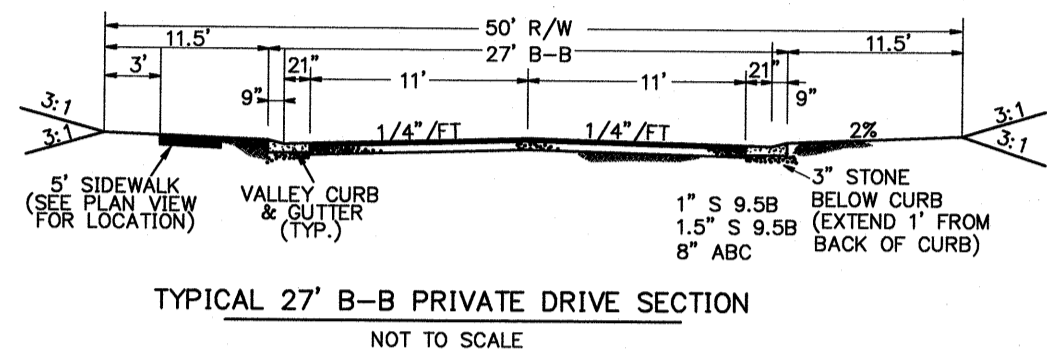


- ZONING CONDITIONS**
1. MAXIMUM NUMBER OF UNITS = 99
 2. FLOOR AREA PER UNIT (LIVING AREA) = 1500-2500 S.F.
 3. BUILDING HEIGHT = 2 STORY MAXIMUM
 4. USE: MULTIFAMILY RESIDENTIAL/TOWNHOME - NO APARTMENTS
 5. ALL INSTALLATIONS SHALL BE IN CONFORMANCE WITH N.C. DEPARTMENT OF TRANSPORTATION REGULATIONS FOR TRAFFIC, ACCESS AND ROADWAY IMPROVEMENTS.
 6. AN 8' CONCRETE SIDEPATH WILL BE PROVIDED ALONG GUILFORD COLLEGE ROAD. (SEE SITE NOTES)
 7. IN AN EFFORT TO PRESERVE THE APPEARANCE OF CHADWICK DRIVE, NO SIDEWALK OR CURB AND GUTTER WILL BE INSTALLED ALONG CHADWICK DRIVE. (SEE SITE NOTE #2)
 8. ALL INTERIOR STREETS SHALL BE PROVIDED IN CONFORMANCE WITH TOWN OF JAMESTOWN STANDARDS, WITH A MINIMUM CENTERLINE RADIUS OF 125' ALLOWED AT OFF-SET BULBS.
 9. A LANDSCAPE BERM WILL BE PROVIDED WITHIN THE 30' BUFFER ALONG GUILFORD COLLEGE ROAD.

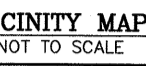
10. A RIGHT TURN LANE WILL BE PROVIDED ON GUILFORD COLLEGE ROAD TO N.C. DEPT. OF TRANSPORTATION STANDARDS. THE DESIGN PLANS WILL INCLUDE A MINIMUM OF 100' STORAGE, 150' TAPER AND ADDITIONAL RIGHT-OF-WAY DEDICATION.
11. ALTERNATIVES FOR PUBLIC WATER SERVICE TO THIS SITE INCLUDE EXTENSIONS OF FACILITIES OWNED BY EITHER THE TOWN OF JAMESTOWN FROM THEIR EXISTING WATER LINE LOCATED AT MACKAY ROAD, THE CITY OF HIGH POINT FROM THEIR EXISTING WATER LINE LOCATED IN GUILFORD COLLEGE ROAD, OR THE CITY OF GREENSBORO FROM THEIR EXISTING WATER LINE LOCATED AT THE EAST END OF CHADWICK DRIVE. DUE TO THE MANY UNKNOWN VARIABLES AND REGULATIONS ASSOCIATED WITH THE USE OF THESE EXISTING PUBLIC FACILITIES, THE SOURCE OF WATER TO THE SITE WILL BE DETERMINED BY THE PROPERTY OWNER/DEVELOPER BASED UPON FUTURE FEASIBILITY ANALYSIS CONFORMING WITH THE NORTH CAROLINA PUBLIC WATER SUPPLY'S REQUIREMENTS AND STANDARDS.



BEFORE YOU DIGI
CALL 811
N.C. ONE-CALL CENTER
ITS THE LAW



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NOT TO SCALE



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CHADWICK DR.
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HICKORY HOLLOW RD.
MACKAY RD.
THORNWOOD RD.
RICHNESS CT.

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NOT TO SCALE

HERITAGE HILL DR.
CHADWICK DR.
GUILFORD COLLEGE RD.
HICKORY HOLLOW RD.
MACKAY RD.
THORNWOOD RD.
RICHNESS CT.

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VICINITY MAP
NOT TO SCALE</



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

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

Additional Notes:

- Following approval of the rezoning application, your project may require additional permits. Please contact the Planning Department to discuss permits that may be required for the construction of your project at (336) 454-1138.
- **BY SIGNING THIS FORM, YOU ARE GRANTING PERMISSION FOR MEMBERS OF THE STAFF OR ANY APPOINTED OR ELECTED BOARD THE RIGHT TO ACCESS YOUR PROPERTY, INCLUDING BUT NOT LIMITED TO THE USE OF UNMANNED AERIAL SYSTEMS TO OVERFLY YOUR PROPERY.**
- 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: Burkely Communities (Sterling Kelly)

1515 W. Cornwallis Dr. Suite 204 Greensboro, NC 27408

Street Address or P.O. Box City/State/Zip Code
336-272-8151 rsk@burkelycommunities.com

Home/Work Phone Number Mobile Number Email

Is the applicant the owner of the parcel(s) to be rezoned? Yes No X

Owner Information

Owner Name: BRC Jamestown LLC

5826 Samet Drive, Suite 105 High Point, NC 27265

Street Address or P.O. Box City/State/Zip Code
336-889-1546 n/a

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).

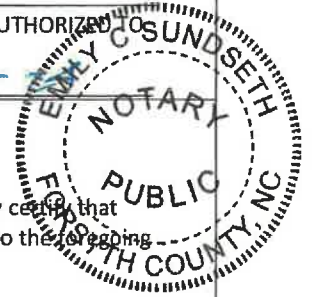
Owner Signature: Christopher Dunbar Date: 2-12-2026

NOTARY STATEMENT:

State of North Carolina County of Guilford to wit: (SEAL)

I, Emily C. Sundseth a notary public in and for the state and county aforesaid, do hereby certify that Christopher T. Dunbar 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 July 13, 2026
Given under my hand this 12th Day of February, 2026
Notary Signature Emily C. Sundseth Printed Name of Notary: Emily C. Sundseth





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:
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 - Property lines and dimensions
 - Easements affecting the property
 - Physical features such as flood plains
 - Setbacks, dimensions, floor area, and height of all existing and proposed buildings
 - Dimensions and locations of existing and proposed roads, driveways, entrances/exits, and parking areas (please label number of parking spaces on plan)
 - Location and description of site features such as landscaping, lighting, and signage (if proposed).

Additional Notes:

- Following approval of the rezoning application, your project may require additional permits. Please contact the Planning Department to discuss permits that may be required for the construction of your project at (336) 454-1138.
- **BY SIGNING THIS FORM, YOU ARE GRANTING PERMISSION FOR MEMBERS OF THE STAFF OR ANY APPOINTED OR ELECTED BOARD THE RIGHT TO ACCESS YOUR PROPERTY, INCLUDING BUT NOT LIMITED TO THE USE OF UNMANNED AERIAL SYSTEMS TO OVERFLY YOUR PROEPERTY.**
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Applicant Information

Applicant Name: Burkely Communities (Sterling Kelly)

1515 W. Cornwallis Dr. Suite 204 Greensboro, NC 27408

Street Address or P.O. Box City/State/Zip Code
336-272-8151 rsk@burkelycommunities.com

Home/Work Phone Number Mobile Number Email

Is the applicant the owner of the parcel(s) to be rezoned? Yes No x

Owner Information

Owner Name: BRC Jamestown LLC

5826 Samet Drive, Suite 105 High Point, NC 27265

Street Address or P.O. Box City/State/Zip Code
336-889-1546 n/a

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.)

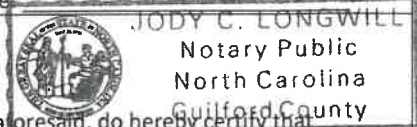
Applicant Signature: [Signature] Date: 02/09/24

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: _____ Date: _____

NOTARY STATEMENT:

State of North Carolina, County of Guilford to wit: (SEAL)



I, Jody C. Longwill a notary public in and for the state and county aforesaid, do hereby certify that R. Sterling Kelly, 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 04-16-2026

Given under my hand this 9th Day of February, 2024

Notary Signature [Signature] Printed Name of Notary: Jody C. Longwill

| Permit Information | | | | | |
|---|--|-----------------------|------------|--------------|---------------|
| Owner Requests Rezoning of the Following Parcel(s): | | | | | |
| Parcel #1: 160267 | Parcel Size: 4.56; portion requested for rezoning is 1.7 acres | 100 Near Lennox Drive | | | |
| Tax Map ID | Acres/Square Ft | Street Address | | | |
| Current Parcel Zoning: RMST | Request to Rezone to: CZ- RMST | | | | |
| Current Parcel Use: | Agricultural | Commercial | Industrial | XResidential | Vacant/Unused |
| Owner Requests Rezoning of the Following Parcel(s): | | | | | |
| Parcel #2: | Parcel Size: | | | | |
| Tax Map ID | Acres/Square Ft | Street Address | | | |
| Current Parcel Zoning: | Request to Rezone to: | | | | |
| Current Parcel Use: | Agricultural | Commercial | Industrial | Residential | Vacant/Unused |
| Owner Requests Rezoning of the Following Parcel(s): | | | | | |
| Parcel #3: | Parcel Size: | | | | |
| Tax Map ID | Acres/Square Ft | Street Address | | | |
| Current Parcel Zoning: | Request to Rezone to: | | | | |
| Current Parcel Use: | Agricultural | Commercial | Industrial | Residential | Vacant/Unused |

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

| Adjoining Property Owner(s) | | |
|---|---|--------------------------|
| Please list ALL property owner(s) and street address(es) of parcel(s) immediately adjoining AND directly across street(s), road(s), and highway(s) from parcel(s) requested for rezoning. | | Tax Map Numbers |
| Ragsdale Brothers LLC | 301 W. Main Street | 160265 |
| Adjoining Property Owner | Street Address of Adjoining Property (if none, list 'Vacant') | |
| BRC Jamestown LLC | 305 W. Main Street | 160261 |
| Adjoining Property Owner | Street Address of Adjoining Property (if none, list 'Vacant') | |
| Otto Stores LLC | 401 W. Main Street | 160260 |
| Adjoining Property Owner | Street Address of Adjoining Property (if none, list 'Vacant') | |
| J & S Land Holding LLC | 405 W. Main Street | 160258 |
| Adjoining Property Owner | Street Address of Adjoining Property (if none, list 'Vacant') | |
| Thorner Jamestown LLC | 407 W. Main Street | 160270 |
| Adjoining Property Owner | Street Address of Adjoining Property (if none, list 'Vacant') | |
| Michael & Helen Walker | 107 Wade Street | 160294 |
| Richard R. Glover | 111 117 / 119 / 126 Wade Street | 160288 / 160287 / 160284 |
| Rode Properties LLC | 121 Wade Street | 160285 |

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 purchasing the project from the current owner in order to provide completion to this residential project. The applicant would like to simply restore the allowable units per acre to what was allowable when the current owner originally contemplated the Lennox Square community. Since the construction of Phase 1 of Lennox Square, the Town's zoning ordinance changed and resulted in a slight decrease to allowable units here. The applicant is seeking this rezoning to restore the consistency between Phase 1 and Phase 2.

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

The requested rezoning area is Phase 2 of the existing Lennox Square community. Currently, Phae 2 consists of two building pads with no vertical construction. The applicant plans to build two multifamily buildings, one on each building pad.

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

Not applicable. This is a proposal for residential housing.

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).

Immediately proximate to the subject area, is the existing portion of Lennox Square, which is also a residential use, specifically condominiums.

Along W. Main Street, the adjoining properties are commerical. Along Wade Street the adjoining property is warehouses. Given the existing residential uses and the mix of more intense non-residential uses in the area, the addition of this small amount of new residences here will not have

a significant impact on noise or light. The traffic increase here is quite de minimus as compared to the residential density already entitled at this location. and the environmental impact is also the same since the applicant is using the same building pad.

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

This is a small increase in density applied to a very small acreage of 1.7, therefore the impact to public facilities and infrastructure would be negligible. This is a location already set up with the proper infrastructure to handle multifamily form residential so it is well suited for this request.

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.

No, not to applicant's current knowledge and understanding.

For Town Use Only

Date Application Received: 2/12/2024 *Ch C H*

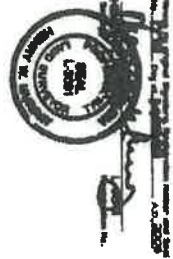
Town of Jamestown, North Carolina
301 E. Main St.
Jamestown, NC 27282
(336) 454-1138

PROPOSED ZONING CONDITIONS

Lennox Square Phase 2

1. Maximum number of units shall be limited to 24.
2. All units shall be 1 Bedroom units.
3. Building height shall be limited to 3 stories, exclusive of architectural roofline features.
4. Maximum number of building shall be limited to 2.
5. Both new buildings shall be placed on existing Phase 2 building pad locations.
6. Phase 2 shall maintain its own separate dumpster and recycling areas.

▨ → sidewalks/landscaping
▨ → driveway/walkways
▨ → sign area
▨ → trash/recycling area



I, **JERRY R. HARRIS**, Surveyor for the State of North Carolina, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified professional surveyor in the State of North Carolina.

CHANGING AND REVISIONS:
 1. The original survey was prepared by the original owner of the property, **ELL ROCK**, and was recorded in the public records of the State of North Carolina. The original survey was prepared by **ELL ROCK** and was recorded in the public records of the State of North Carolina. The original survey was prepared by **ELL ROCK** and was recorded in the public records of the State of North Carolina.

APPROVAL, FOR RECORDATION, UNDER SUBDIVISION:
 I, **JERRY R. HARRIS**, Surveyor for the State of North Carolina, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified professional surveyor in the State of North Carolina.

THE LAND CENTER OF "CHARITABLE" AS A FORM OF LAND REVISION UNDER THE PROVISIONS OF THE STATE OF NORTH CAROLINA. THE LAND CENTER OF "CHARITABLE" AS A FORM OF LAND REVISION UNDER THE PROVISIONS OF THE STATE OF NORTH CAROLINA. THE LAND CENTER OF "CHARITABLE" AS A FORM OF LAND REVISION UNDER THE PROVISIONS OF THE STATE OF NORTH CAROLINA.



NOTES:
 1. PROPERTY ADDRESS: 100-400 LENNOX DRIVE, JUNCTION, NC.
 2. **FOR RECORDATION:**
 3. **FOR RECORDATION:**
 4. PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN BOARDS' ACCORDANCE TO FEMA...
 5. AREA, ART. 15, § 1-107.
 6. ALL BUILDINGS LOCATED ON BK. LOT 9 ARE THE PROPERTY OF THE OWNER OF BK. LOT 9 IN CONNECTION WITH THE VARIOUS SUBDIVISIONS OF LOT 9. THE OWNER OF BK. LOT 9 MAY REVISION ANY SUBDIVISION TO THE TERMS OF JUNCTION AT HIS DISCRETION.
 7. BUILDING & SITE IMPROVEMENTS ARE UNDER CONSTRUCTION.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|----------|-------------|
| L1 | S64.81°N | N17°04.14'N |
| L2 | S11.03°E | N07°41.04'N |
| L3 | 44.04°E | N04°18.58'E |
| L4 | S1.81°E | N73°44.81'E |
| L5 | 42.72°E | S54°30.44'N |
| L6 | S05.08°E | S14°44.45'E |
| L7 | S06.71°E | S07°11.87'E |
| L8 | S04.51°E | S04°40.75'N |
| L9 | S07.74°E | N00°41.04'N |
| L10 | S17.69°E | N01°08.58'E |
| L11 | S05.24°E | N73°44.81'E |
| L12 | 14.40°E | N4°44.40'N |
| L13 | 73.02°E | N07°11.87'N |
| L14 | 122.20°E | S44°41.04'N |
| L15 | 174.42°E | S07°41.04'E |
| L16 | S5.46°E | N01°46.15'E |
| L17 | 12.13°E | S04°22.24'E |
| L18 | S5.28°E | N04°38.40'N |
| L19 | 41.4°E | N04°38.40'N |

LEGEND

- Boundary from file
- Boundary from map
- Iron pipe
- Concrete point

CLINE TABLE

| CLINE | BEARING | CLINE BEARS | CHORD |
|-------|---------|-------------|--------|
| C1 | S04.1°E | N07°03.21'E | 64.21' |
| C2 | S04.1°E | N07°03.21'E | 50.00' |
| C3 | S04.1°E | N07°03.21'E | 50.00' |
| C4 | S04.1°E | N07°03.21'E | 50.00' |
| C5 | S04.1°E | N07°03.21'E | 50.00' |
| C6 | S04.1°E | N07°03.21'E | 50.00' |





Planning Board Hearing Date: March 11, 2024
Town Council Hearing Date: Not yet scheduled

GENERAL INFORMATION

Applicant: Burkely Communities, Sterling Kelly

Request: Request for rezoning of the following parcels:

- 100 Near Lennox Drive, (Parcel #160267) 1.7 +/- acre portion of 4.56 +/- acre parcel, from RMST to CZ-RMST

Conditions: See attached application.

Location: 100 Near Lennox Drive, 1.7 +/- acre portion containing the existing building pads. See application for proposed subdivision line.

Parcel ID#: Parcel #160267

Public Notice: Notice of Public Hearing mailed 02/23/2024

Tract Size: Total acreage of parcel is 4.56 +/- acres. The rezoning request is for a 1.7 +/- portion.

Topography: Primarily Flat

Vegetation: Cleared parcel, with existing building pads and parking. Evergreen trees provide buffer on west of parcel

TRC Review: TRC reviewed the proposed rezoning on 2/20/2024. A detailed construction plan review will be required prior to the issuance of any construction permits.

SITE DATA

Existing Use: Two (2) Existing Condo Buildings, 12 units each. Two (2) empty building pads.

Adjacent Uses:

| Direction | Adj. Zoning | Adjacent Land Uses |
|-----------|-------------|---|
| North | CMST | Commercial Main Street Transitional |
| South | IND, SFR | Industrial, Single Family Residential (Vacant) |
| East | MS | Main Street (Vacant) |
| West | CMST, IND | Commercial Main Street Transitional, Industrial |

Zoning History:

| Case # | Date | Summary |
|--------|------------|---|
| | 11/16/2004 | R-9, Special Use |
| | 7/21/2009 | Zoning Changed to RMST as a result of the adoption of the new LDO |

REQUESTED ZONING – Conditional Zoning – Residential Main Street Transitional

LDO 8.3(E) – The Residential/Main Street Transitional District (R/MST) provides for primarily infill residential development in the existing residential area(s) surrounding the Main Street Periphery District and its logical extensions. The intent of this district is to allow for a gradual transformation of existing low-density single-family development to high quality medium-density residential development, as a higher density residential development is needed to support the growing town center. Higher density residential development allows a greater number of households to walk or bike

to the town center, thus reducing the parking demand in the downtown and providing environmental and health benefits. Allowed building/lot types in this district are the detached house, attached house, and civic building. Streets in the Residential/Main Street Transitional District should be interconnected, with streets and sidewalks providing a connection from Jamestown's downtown to the Single-Family Residential Districts. A range of housing types is encouraged.

Conditions:

1. Maximum number of units shall be limited to 24.
2. All units shall be 1 Bedroom units.
3. Building height shall be limited to 3 stories, exclusive of architectural roofline features.
4. Maximum number of building shall be limited to 2.
5. Both new buildings shall be placed on existing Phase 2 building pad locations.
6. Phase 2 shall maintain its own separate dumpster and recycling areas.

SPECIAL INFORMATION

| | |
|---------------------------|--|
| Overlay Districts: | N/A |
| Environmental: | |
| Watershed: | Oakdale Reservoir General Watershed |
| Floodplains: | There are no floodplains on these parcels per FEMA map |
| Streams: | N/A |
| Other: | N/A |

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

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

Tree Conservation Areas (TCA): Per LDO and to be reviewed by TRC. LDO requires one percent (1%) of lot area be preserved in a TCA. This amounts to 740.52 +/- sf.

Open Space: Per LDO and to be reviewed by TRC. LDO Table 21.1: Other residential: 500 square feet of open space per unit or 10% of lot area, whichever is greater. This amounts to +/- 7,4052 sf

Transportation:

| | |
|------------------------|---|
| Street Classification: | Lennox Dr.– Jamestown, Local |
| Site Access: | W Main St. (NCDOT, Other Principal Arterial) |
| Traffic Counts: | Traffic Counts for Lennox Dr are not available. NCDOT Traffic Counts on W Main St between Scientific St and Dillon Rd is 12,000 AADT |
| Sidewalks: | Sidewalks currently exist on one side of Lennox Dr. and on both sides of W Main St. |
| Transit: | Hi tran Route 25 serves this area on W Main Street. |
| Street Connectivity: | Lennox Drive connects to W Main St |
| Other: | N/A |

IMPACT ANALYSIS

Land Use Compatibility and Envision Jamestown Comprehensive Plan

The future land use map identifies these parcels future land use as “West Main” .

The Envision Jamestown Comprehensive Plan defines “West Main” as:

“The West Main future land use classification is applied to the majority of the land along West Main Street from the Town Center to the Town’s western border with High Point (from Ragsdale Road to Penny Road). This land use classification is intended to accommodate a wide variety of low to moderate intensity uses, including offices, civic uses, attached residential development, and small format retail stores along this traditionally mixed-use corridor. With the majority of the parcels in this

area also located in the Jamestown National Register Historic District, new development will be sensitive to the rich historic context of the area and utilize development styles that blend well with the unique character of the West Main corridor.”

Envision Jamestown Comprehensive Guiding Principles Applying To This Proposal

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

- Ensure that infill development is compatible with its surroundings, from both a use and aesthetic perspective

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

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

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

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

CONFORMITY WITH OTHER PLANS

Town Plans: N/A

Other Plans: N/A

STAFF COMMENTARY:

This parcel is located on Lennox Drive adjacent to the existing Lennox Condominiums. The applicant wishes to rezone the parcel from RMST to CZ-RMST. The primary reason for rezoning is to allow for an increase in units. The ordinance allows for eight units per acre. This limits development of the two existing pads to 13.6 units.

The Technical Review committee met on February 20, 2024. Water and sewer are available. The applicant and homeowner association have come to an agreement for shared use of the stormwater pond and access easements. Parking is appropriately sized, no additional parking would be needed.

TRC believe the request to rezone the properties from RMST to CZ-RMST is appropriate and consistent with the Envision Jamestown Comprehensive Plan. Therefore, staff recommends that the Planning Board and Council follow the “Motion Finding Proposed Amendment Consistent with Comp Plan” procedure outlined below. This will require two motions - one to consider the proposed zoning amendment and one to adopt the consistency statement.

Suggested timeline for consideration:

Planning Board Public Hearing: March 11, 2024

Town Council Public Hearing: May 21, 2024

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

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:

GS 160D-604 and GS 160D-605 set forth specific requirements for governing board statements.

- 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 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 although inconsistent with the plan and why deemed appropriate. Adoption of a rezoning that is inconsistent with the plan automatically amends the plan.
- 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 to approve/deny the zoning amendment.
- 4) Motion on consistency/inconsistency with the Land Development Plan (Comp Plan).

A sample format is provided on the following pages.

MOTION
FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

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

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

AND

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

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

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

AND

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

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

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

[Call for second etc.]

MOTION
FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

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

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

AND/OR

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

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

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

AND/OR

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

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

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

[Call for second etc .]

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

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

1. *Even though the proposed zoning amendment is inconsistent with the adopted comprehensive plan of the Town of Jamestown, a change in conditions in meeting the development needs of the community has occurred since plan adoption.* These changes include: _____.
Furthermore, the Board finds that the proposed zoning amendment meets the development needs of the community because: _____

AND

2. *The proposed zoning amendment is reasonable.* The Board considers the proposed zoning amendment to be reasonable because:
A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.
B. The Board further finds that the proposed zoning amendment is reasonable because: _____.

AND

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be in the public interest because:
A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.
B. The Board further finds that the proposed zoning amendment is in the public interest because: _____.

AND

4. By approving this motion, the Board also recommends that the Town Council also hereby amends the Town of Jamestown Land Development Plan (comprehensive plan) to reflect the approved zoning amendment.

[Call for second etc .]

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