



**Regular Meeting of the Planning Board**  
**Monday, March 11, 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** – Ed Stafford, Chair of the Planning Board
2. **Roll Call** – Katie Weiner, Asst. Town Manager/Clerk
3. **Approval of minutes for February 12, 2024 meeting** – Ed Stafford

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 – Ed Stafford, Chair of the Planning Board
- b. Adoption of the Statement of Consistency – Ed Stafford, 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 – Ed Stafford, Chair of the Planning Board
- b. Adoption of the Statement of Consistency – Ed Stafford, 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**

*Next Regularly Scheduled Meeting: April 8, 2024*

**WORKING AGENDA**

*Items on the agenda:*

**1. CALL TO ORDER – Ed Stafford, 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**

	<b>Present</b>	<b>Absent</b>
Ed Stafford, Chair.....	<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.....	<input type="checkbox"/>	<input type="checkbox"/>
Peggy Levi, ETJ.....	<input type="checkbox"/>	<input type="checkbox"/>
Sherrie Richmond, ETJ.....	<input type="checkbox"/>	<input type="checkbox"/>
Pam Burgess, Council Rep. ....	<input type="checkbox"/>	<input type="checkbox"/>

**3. Approval of minutes for February 12, 2024 meeting – Ed Stafford**

- i. Motion:
- ii. Second:

**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 – Ed Stafford, Chair of Planning Board
  - i. **Motion:**
  - ii. **Second:**
  - iii. **VOTE:**

**B. Rezoning Request - 100 Near Lennox Dr - 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 – Ed Stafford, Chair of Planning Board
  - iv. **Motion:**
  - v. **Second:**
  - vi. **VOTE:**

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

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

**6. Adjourn**

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

**7. Next Meetings:**

Next Regularly Scheduled Meeting: April 8, 2024

**Planning Board Meeting  
February 12, 2024  
6:00 pm in the Civic Center  
Minutes & General Account**

**Planning Board Members Present:** Ed Stafford, Jane Walker Payne, Russ Walker, Jr., Denise Johnson, Hope Inge (alternate), Donald Dale, Jr. (ETJ), Peggy Levi (ETJ), Sherrie Richmond (ETJ), Robert Coon (ETJ)

**Planning Board Members Absent:** Dennis Sholl

**Staff Members Present:** Matthew Johnson, Anna Hawryluk, Ty Cheek, Nancy Avery, Interim Town Clerk & Jim Lanik, Town Attorney.

Town Council liaison Pam Burgess was present.

**Visitors Present:** William McLean, Jr. (ETJ)

**Call to Order** – Planning Director Hawryluk called the meeting to order at 6:00 pm.

**Election of Chair of the Planning Board** – Planning Director Hawryluk stated as part of the organizational meeting a new chair is to be elected. She asked for nominations.

Member Coon nominated Member Stafford to be Chair. Member Levi made a second to the motion. The motion passed by a unanimous vote.

**Election of Vice-Chair** – Chair Stafford asked for nominations for Vice-Chair. He nominated Member Walker. Member Coon made a motion to elect Member Walker as Vice-Chair. Member Dale made a second to the motion. The motion passed by a unanimous vote.

**Roll Call** - Planning Director Hawryluk took roll call as follows:

- Hope Inge – present
- Sherri Richmond – present
- Robert Coon - present
- Denise Johnson – present
- Ed Stafford - present
- Russ Walker, Jr. – present
- Peggy Levi - present
- Jane Walker Payne - present
- Donald Dale, Jr. -present

Planning Director Hawryluk stated that a quorum was present.

**Regular Meeting Schedule for 2024** – Planning Director Hawryluk stated there is a proposed 2024 Meeting Schedule in the packet. There is an adjustment to the November 11<sup>th</sup> date as that is a holiday. It has been changed to November 4<sup>th</sup>.

Member Richmond made a motion to adopt the 2024 Regular Planning Board Meeting Schedule as amended for the November meeting date. Member Levi made a second to the motion. The vote passed by a unanimous vote.

**Approval of Minutes June 12, 2023, regular meeting** - Member Richmond made a motion to approve the minutes from the June 12, 2023, regular Planning Board meeting. Member Payne made a second to the motion. The motion passed by unanimous vote.

**Overview of Planning Board Duties** – Planning Director Hawryluk gave an overview of duties of the Planning Board as follows:

- The Planning Board is established by North Carolina General Statute 160D-301 and Article 4.2 of the Town's Land Development Ordinance (LDO).
- The Planning Board is an advisory board to the Town Council. This means that the Board does not make the final decision. The Council will hear the Planning Board's recommendation, but they may or may not follow its recommendation.
- The most common things that the Planning Board have a duty to make recommendations on are rezoning and LDO amendments.
- There are five types of zoning amendments (or rezoning). Conventional, Conditional, Form-based, Overlay districts, and districts allowed by charter. By far the most common you will see in Jamestown are Conventional and Conditional rezonings.
- Conventional zoning districts match up with the uses as outlined in the LDO. An example of this would be if a parcel was zoned Single Family Residential and the owner wanted to market it for businesses. The owner or developer would complete an application for a rezoning and the board would consider it. Keeping in mind that any uses listed in the Commercial Zoning category could occur there.
- Conditional Rezonings have site plans or individual development conditions imposed. The conditions must be agreed upon by both the owner/developer and the Town. A recent example of this was a Conditional Zoning of the parcels in front of Guilford Technical Community College (GTCC) on W. Gate City Boulevard. The owner wanted to rezone these to only allow for very specific uses. In this case they wanted uses they thought would complement the campus. They also wanted to have taller signs than typically allowed. These conditions are included with the zoning and stay with the property. It is not dependent on who owns the property.
- Consideration of rezonings have two parts. The Planning Board will determine if it is consistent with the Comprehensive Plan and adopt a Statement of Consistency that addresses if the zoning is consistent or inconsistent with the Comprehensive Plan. A zoning case can be inconsistent with the Comprehensive Plan and still be recommended, but the statement must explain the reasoning. You all have a printed copy of the Comprehensive Plan to use during rezonings to review the vision for the future and future land use sections of this plan.
- The second part is the Statement of Consistency that addresses if the zoning is consistent or inconsistent with the Comprehensive Plan. A zoning case can be inconsistent with the

Comprehensive Plan and still be recommended, but the statement must explain the reasoning. This statement may consider things such as physical attributes, benefits or detriments to land owners and surrounding neighbors, the relationship between current and permissible development, and why it is in the public interest.

- The other thing the Planning Board members will hear are LDO amendments which occur due to changes in laws that cause the need for an update, to make revisions, correct errors, and provide consistency and clarity. A recent example of this is the updating of the sign ordinance to prohibit digital changeable copy signs in all zoning districts. All of these things will be discussed by the Planning Board with recommendations made to Council.
- The Planning Board also acts as the Board of Adjustment. The Board of Adjustment has authority on quasi-judicial matters, meaning it's "court-like". These are things such as variance request for when a stream is in someone's back yard and their setback needs to be adjusted. Or to hear and decide an appeal of an order, denial of a permit or decision made by an administrative official charged with enforcing this ordinance. Board of Adjustment decisions are final. It does not go to the Town Council. Any appeals of the Board of Adjustment decisions go to the Superior Court.
- The last thing I want to remind you of is to not discuss matters in groups larger than four (4) outside of a public meeting. If you happen to be eating lunch across the street here and decide to sit at a big table together, please do not. A quorum for this full group is four (4) people. If you want to call another member or meet up over coffee and discuss thoughts on upcoming cases you are welcome to. Just do not invite multiple people and have a quorum.
- A quorum of the full Planning Board is four (4). A quorum for in-town only Planning Board is three (3).

### **Public Comment Period - None**

Member Richmond asked where we can make some suggestions about future meetings to research, for example, the number of vehicles on a property. Could we have a meeting and just discuss that. It has twenty-four (24) vehicles on it.

Planning Director Hawryluk said the appropriate and best way to do that is to talk to your Town Council members and see if it is something they are interested in pursuing. The other way is to ask the Planning Board and if there is majority saying yes that is something they want to pursue. There will also be staff time involved. This sounds like a code violation, so if you want to give me that property information, I will be happy to look into it.

Member Richmond said that property has been that way for years. There are other things such as lighting and natural areas. I know code enforcement looks at some of these things, but I do not know if there is a way for us to introduce a topic that we could have staff look at. Are there things that we could review at a particular meeting with staff input and maybe update it or see if there are holes in it like there was in the digital lighting?

Planning Director Hawryluk stated the appropriate way is to ask a Council Member. Digital signage was brought up recently and Council Member Rayborn said she would like staff to review it more and bring forth recommendations.

Member Richmond said she just wanted to know the process. It was mainly with the Horton property where we reviewed a lot of things under that umbrella, not as a separate item.

Chair Stafford repeated if we have a concern with something we need to talk with the Town Council and if it rises to a level then Council will talk to you (Hawryluk) and ask for your assistance or ask to set up a special meeting.

Planning Director Hawryluk said you can also bring it to her and if a majority of members say this is something you would like to address then staff will research it and bring recommendations forward, but number one is to bring it Council Members as the elected officials.

Member Richmond said she wanted to know the process where several of them have the same concern about different issues that come up. If there are certain situations, I can see you (Hawryluk) to see if there are ordinances already that just are not being enforced or there are holes in them. I have three major issues.

Planning Director Hawryluk replied absolutely, you can always speak with me.

Chair Stafford welcomed the new members and said he looks forward to working with everyone this year and thanked the staff for their work.

### **Adjournment**

Motion – Member Coon made a motion to adjourn. Member Payne made a second to the motion. The motion passed unanimously.

The meeting ended at 6:18 pm.



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 coe4r@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:**

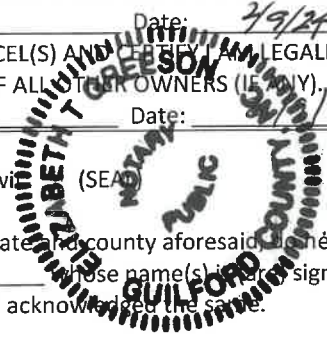
State of North Carolina, County of Guilford to wit: (SEALED)

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%



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

## Guilford County, NC



**Base Layers**

GC\_Centerline

**Parcels**



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	

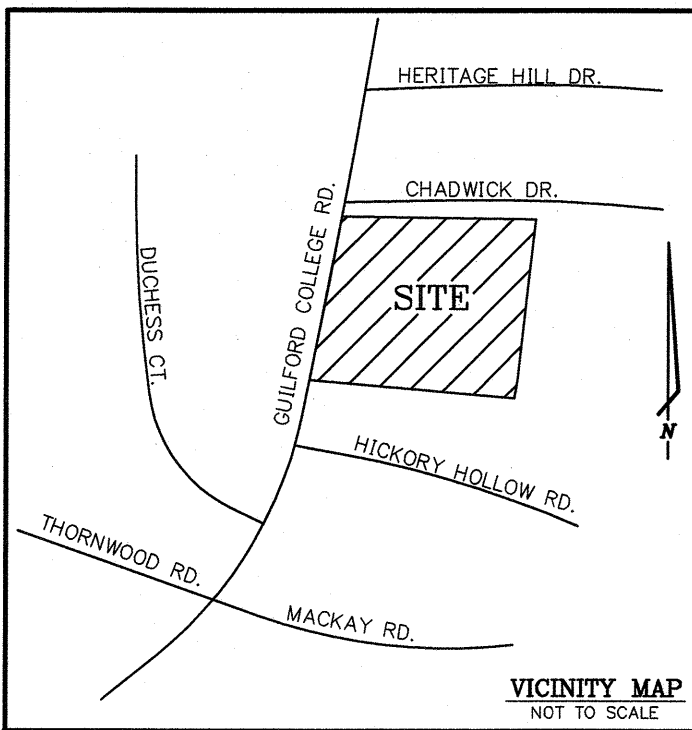


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Map Scale  
**1 inch = 500 feet**  
 1/29/2024

**Jamestown Equestrian Center LLC - Rezoning**

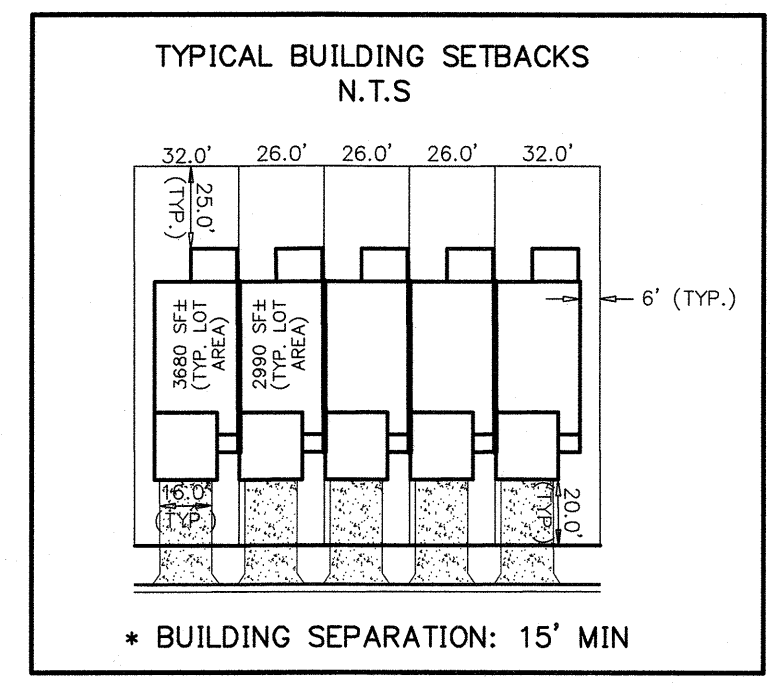
<b>Adjoining Property Owner</b>	<b>Street Address of Adjoining Property</b>	<b>Tax Map Numbers</b>
NGUYEN, KHANH T;NGUYEN, JANIE K	1806 Guilford College Rd, Jamestown, NC 27282	158759
CHURCH OF GOD OF PROPHECY OF NORTH CAROLINA INC	1812 Guilford College Rd, Jamestown, NC 27282	225088
SPENCER, BONNIE 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



BEFORE YOU DIG  
CALL 811  
N.C. ONE-CALL CENTER  
IT'S THE LAW

VICINITY MAP  
NOT TO SCALE

- 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 SIDEWALK WILL BE PROVIDED ALONG GUILFORD COLLEGE ROAD. (SEE SITE NOTES)
  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 ROAD.



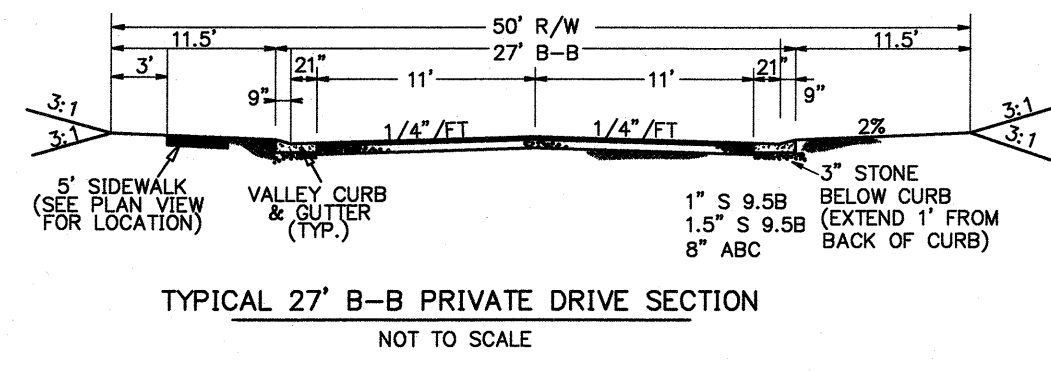
# ZONING SKETCH PLAN FOR JAMESTOWN EQUESTRIAN CENTER

TOWN OF JAMESTOWN  
GUILFORD COUNTY - NORTH CAROLINA

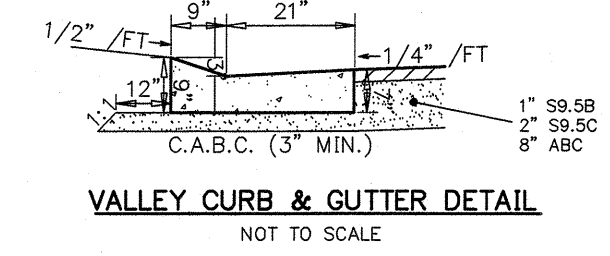
JOB No. 2024007  
FEBRUARY, 2024

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

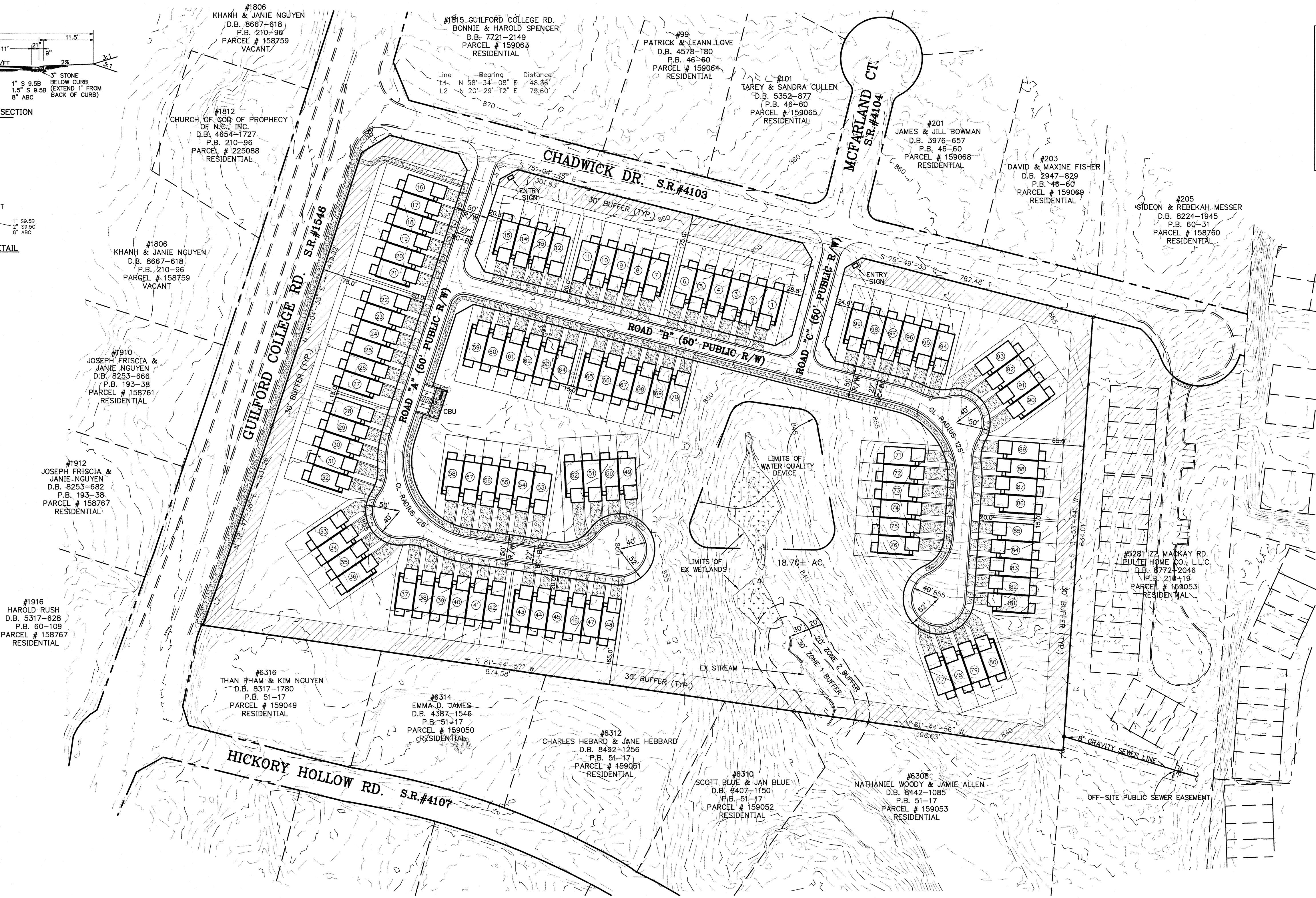
**SITE DATA:**  
 PARCEL No.: 159061 & 159062  
 DEED BOOK 7792, PG. 2781  
 EXISTING ZONING: RESIDENTIAL  
 PROPOSED ZONING: CZ-MFR  
 ALLOWED DENSITY: 6 UNITS/AC. (MAX)  
 PROPOSED DENSITY: 5.3 UNITS/AC.  
 TOTAL SITE AREA: 18.70 AC.  
 TOTAL No. OF LOTS: 99  
 TOTAL LENGTH OF ROAD: 2165 L.F. ±  
 TOTAL LENGTH OF ROAD 'A': 907 L.F. ±  
 TOTAL LENGTH OF ROAD 'B': 1056 L.F. ±  
 TOTAL LENGTH OF ROAD 'C': 202 L.F. ±  
 WATERSHED: LOWER RANDLEMAN LAKE(GWA)



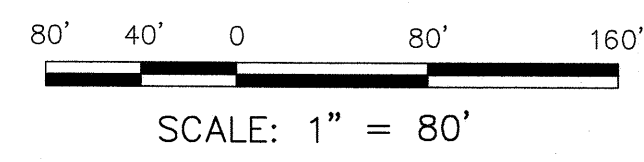
TYPICAL 27' B-B PRIVATE DRIVE SECTION  
NOT TO SCALE



VALLEY CURB & GUTTER DETAIL  
NOT TO SCALE



- SITE NOTES**
1. THE 8' SIDEWALK 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. WATER SERVICE TO THE SITE SHALL BE PROVIDED BY THE TOWN OF JAMESTOWN. REQUIRED WATER LINE EXTENSIONS WILL INCLUDE EITHER A WATER LINE EXTENSION FROM THE TOWN'S EXISTING FACILITIES SOUTH OF MACKAY ROAD, OR A WATER LINE CONNECTION TO THE EXISTING CITY OF HIGH POINT SYSTEM ON GUILFORD COLLEGE ROAD THROUGH A TOWN OF JAMESTOWN OWNED VAULT.
  4. 5' CONCRETE SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERIOR STREETS.



SCALE: 1" = 80'

JAMESTOWN ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
117 E. MAIN STREET  
P.O. BOX 365  
JAMESTOWN, N.C. 27282  
Telephone (336) 886-5523  
C - 0626

SHEET NO.  
1

1903, 1905 1915 Guilford College Rd Rezoning Mailing List  
Mailed 02/23/2024

Parcel Number	Owner	Address	City	Mail State	Mail Zip
Applicant	David B Coe	PO Box 36	Wallburg	NC	27373
159061	Jamestown Equestrian Center Llc	411 E Main St	Jamestown	NC	27282
100102	Amaker, Mattie J	864 Jarman Dr	Jamestown	NC	27282
159097	Amaya, Joshua	114 Duchess Ct	Jamestown	NC	27282
159099	Ash, Richard Robert;Ash, Lisa Marie	110 Duchess Ct	Jamestown	NC	27282
99985	Baruch, Gene G;Baruch, Marlene B	6 Heritage Hill Ct	Jamestown	NC	27282
100107	Batten, Ricky R;Batten, Kandi	846 Jarman Dr	Jamestown	NC	27282
100146	Bekele, Terrefe;Shenkoru, Senait	813 Jarman Dr	Jamestown	NC	27282
100145	Bertrand, Charles J;Bertrand, Karen C	817 Jarman Dr	Jamestown	NC	27282
159052	Blue, Scott Douglas;Blue, Jan Boling	6310 Hickory Hollow Rd	Jamestown	NC	27282
159096	Bolton, Graeme David;Bolton, Kimberly Smith	116 Duchess Ct	Jamestown	NC	27282
100097	Bordeaux Retreat At Jamestown Homeowners Association Inc	315 Pomona Dr Ste A	Greensboro	NC	27407
100086	Boswell, Larry Keith	849 Jarman Dr	Jamestown	NC	27282
226777	Bowen, Ronald A;Bowen, Johna G	306 Jordan Crossing Ave	Jamestown	NC	27282
159068	Bowman, James Robert;Bowman, Jill S	201 Chadwick Dr	Jamestown	NC	27282
100062	Brown, James B;Brown, Rita H	861 Jarman Dr	Jamestown	NC	27282
100082	Brown, Sylvia S	3004 Renaissance Pkwy	Jamestown	NC	27282
100080	Bucey, Leo V;Bucey, Noretta M	3000 Renaissance Pkwy	Jamestown	NC	27282
225088	Church Of God Of Prophecy Of North Carolina Inc	Po Box 699	Jamestown	NC	27282
159065	Cullen, Tarey J;Cullen, Sandra F	101 Chadwick Dr	Jamestown	NC	27282
159067	Dameron, Matthew;Dameron, Rachel	105 Mcfarland Ct	Jamestown	NC	27282
100112	Davidson, Jodi L	845 Jarman Dr	Jamestown	NC	27282
231325	Denglere, John Andrew;Denglere, Marylou	312 Jordan Crossing Ave	Jamestown	NC	27282
218570	Duvall, Gary Roland;Duvall, Kitty Hammack	802 Jarman Dr	Jamestown	NC	27282
100127	Dyer, Benjamin F Jr	835 Jarman Dr	Jamestown	NC	27282
159093	Eggleston, Calvin B;Eggleston, Peggy W	122 Duchess Ct	Jamestown	NC	27282
159069	Fisher, David M Sr;Fisher, Maxine S	203 Chadwick Dr	Jamestown	NC	27282
99979	Fitchett, Arthur W;Fitchett, Judith B	128 Heritage Hill Dr	Jamestown	NC	27282
100130	Fleming, Calvin Jr J/T R/S;Fleming, Lora D J/T R/S	831 Jarman Dr	Jamestown	NC	27282
232575	Fogaca, Marcello;Fogaca, Leila	300 Jordan Crossing Ave	Jamestown	NC	27282
158761	Frischia, Joseph R;Nguyen, Janie K	1910 Guilford College Rd	Jamestown	NC	27282
100120	Gen36 Investments	4368 Peaceford Glen Dr	High Point	NC	27265
231323	Goins, Kerry Dennis;Goins, Lynn B	308 Jordan Crossing Ave	Jamestown	NC	27282
100088	Goraya, Nazia	853 Jarman Dr	Jamestown	NC	27282
100151	Graves, Cheryl D;Graves, Tommie K	806 Jarman Dr	Jamestown	NC	27282
159071	Grove At Jamestown	105 Duchess Ct	Jamestown	NC	27282
100122	Ha, Todd Y	3222 E Caterpillar Ln	Ontario	CA	91762
100134	Harris, Helena Renee	829 Jarman Dr	Jamestown	NC	27282
159051	Hebard, Charles Perry;Hebard, Jane Lynn	6312 Hickory Hollow Rd	Jamestown	NC	27282
155200	Henson, Christie D;Henson, David R	1805 Guilford College Rd	Jamestown	NC	27282
99940	Heritage Hill Homeowners Assoc Inc	Po Box 18186	Greensboro	NC	27409
100099	Hodge, Johnny R	870 Jarman Dr	Jamestown	NC	27282
99984	Hoffman, Rufus B Jr;Hoffman, Donna S	3 Heritage Hill Ct	Jamestown	NC	27282
226776	Hughes, Timothy Keith	304 Jordan Crossing Ave	Jamestown	NC	27282
100135	Hunter, Larry R;Hunter, Mary G	827 Jarman Dr	Jamestown	NC	27282
100081	Inman, Pattie S	3002 Renaissance Pkwy	Jamestown	NC	27282
159050	James, Emma D	6314 Hickory Hollow Rd	Jamestown	NC	27282
158762	Jamestown Presbyterian Church Of Jamestown Nc	1804 Guilford College Rd	Jamestown	NC	27282
100064	Johnson, Ayodele	859 Jarman Dr	Jamestown	NC	27282
232453	Jordan Creek Townhomes Homeowners Association Inc	2904 Lawndale Dr	Greensboro	NC	27408
218569	Kasey, Sharon Harris	804 Jarman Dr	Jamestown	NC	27282
100136	Keaney, James F;Keaney, Patricia A	814 Jarman Dr	Jamestown	NC	27282
100131	Kemp, Thomas David Jr;Kemp, Darcy D	833 Jarman Dr	Jamestown	NC	27282
231324	Kirby, Patricia	310 Jordan Crossing Ave	Jamestown	NC	27282
100094	Kirkland, Ashley E	448 Waller Rd	Lexington	NC	27295
100150	Kirkman, Carol Field	808 Jarman Dr	Jamestown	NC	27282
100084	Komuves, Francis	3008 Renaissance Pkwy	Jamestown	NC	27282
159060	Lea, John Shields;Lea, Arthur B Jr;Lea, David A	Po Box 69	Steinhatchee	FL	32359
100105	Leggette, Edward Lynn Trustee;Leggette, Donna S Trustee;The Edward Ly	850 Jarman Dr	Jamestown	NC	27282
99981	Leverich, William K	124 Heritage Hill Dr	Jamestown	NC	27282
159054	Lewis, Ricky;Lewis, Delbra H	6306 Hickory Hollow Rd	Jamestown	NC	27282
100140	Lidstone, Marianne M;Lidstone, Richard L	812 Jarman Dr	Jamestown	NC	27282
159056	Lopina, Matthew Joseph;Lopina, Erika Carello	6311 Hickory Hollow Rd	Jamestown	NC	27282
159064	Love, Patrick F;Love, Leann H	99 Chadwick Dr	Jamestown	NC	27282
100100	Lukens, Mark L;Lukens, Kathleen L	6 Dovercrest Ct	Greensboro	NC	27407

1903, 1905 1915 Guilford College Rd Rezoning Mailing List  
Mailed 02/23/2024

159055	Mcrae, Daniel P;Mcrae, Tracy P	6309 Hickory Hollow Rd	Jamestown	NC	27282
158760	Messer, Gideon Thomas;Messer, Rebekah Lynn	205 Chadwick Dr	Jamestown	NC	27282
100110	Michie, Michael;Michie, Donna	840 Jarman Dr	Jamestown	NC	27282
229451	Miller, G O Trustee;Miller, Nancy Trustee;Gary & Nancy Miller Living	212 Jordan Crossing Ave	Jamestown	NC	27282
100116	Mobley, Linda A	838 Jarman Dr	Jamestown	NC	27282
159057	Moore, Clifton Earl Jr	6313 Hickory Hollow Rd	Jamestown	NC	27282
100126	Morris, Bianca L	837 Jarman Dr	Jamestown	NC	27282
100087	Musavuli, Kahindo A	851 Jarman Dr	Jamestown	NC	27282
100095	Namihira-Alfaro, Graciela A	860 Jarman Dr	Jamestown	NC	27282
100089	Neal, Linda S	855 Jarman Dr	Jamestown	NC	27282
100128	Newton, Thomas Henry;Newton, Renee Pryor	822 Jarman Dr	Jamestown	NC	27282
159102	Nguyen, Hung Thanh;Lam, Thu Thi	102 Duchess Ct	Jamestown	NC	27282
158759	Nguyen, Khanh T;Nguyen, Janie K	5206 Rose Hill Ct	Greensboro	NC	27407
159072	Nguyen, Toan Trong;Nguyen, Duyen Hong	103 Duchess Ct	Jamestown	NC	27282
159058	Obregon, Amanda Lynn;Obregon, Ernesto Eduardo	6315 Hickory Hollow Rd	Jamestown	NC	27282
159098	Obuch, Greta;Obuch, Joseph	112 Duchess Ct	Jamestown	NC	27282
235423	Oglesby, Tammy	104 Duchess Ct	Jamestown	NC	27282
100093	Parrish, Michael A;Foster, Katherine T	46 Shady Grove Rd	Providence	NC	27315
159049	Pham, Thanh Quoc;Nguyen, Kim Hong Thi	3814 Raintree Dr	Greensboro	NC	27407
100114	Revey, Beth J	841 Jarman Dr	Jamestown	NC	27282
100092	Reyer, Joseph E;Reyer, Theresa A	854 Jarman Dr	Jamestown	NC	27282
159095	Richmond, Ryan L;Richmond, Vicki L	118 Duchess Ct	Jamestown	NC	27282
100125	Rine, Laura Anne	6004 Manor Ridge Trl	Jamestown	NC	27282
159059	Robarge, Courtney C	2003 Guilford College Rd	Jamestown	NC	27282
100065	Robertson, Troy E Jr;Robertson, Christine M	3012 Renaissance Pkwy	Jamestown	NC	27282
100090	Rodriguez, Alberto Sanchez;Rodriguez, Estella Ramirez	857 Jarman Dr	Jamestown	NC	27282
100111	Rogers, Wayne;Rogers, Alida	847 Jarman Dr	Jamestown	NC	27282
100109	Rowe, Renita	842 Jarman Dr	Jamestown	NC	27282
100138	Rudd, Constance Renee	823 Jarman Dr	Jamestown	NC	27282
100083	Rumley, Judith T	3006 Renaissance Pkwy	Jamestown	NC	27282
158767	Rush, Harold	1916 Guilford College Rd	Jamestown	NC	27282
100124	Scotton, Veronica D	6006 Manor Ridge Trl	Jamestown	NC	27282
100133	Sengupta, Raja;Sengupta, Shari	2904 Goodman Ct	Jamestown	NC	27282
100119	Shelton, Dean Joseph Iii	832 Jarman Dr	Jamestown	NC	27282
100118	Shoaf, Sidney S	834 Jarman Dr	Jamestown	NC	27282
100103	Silvestris, Lee S;Fisher, Andrea	862 Jarman Dr	Jamestown	NC	27282
100129	Smith, Dora Jean	824 Jarman Dr	Jamestown	NC	27282
100142	Smith, Nanette D	Po Box 2616	Greensboro	NC	27402
100117	Smith, Sean;Dooley, Patricia M	836 Jarman Dr	Jamestown	NC	27282
100113	Spano, Thomas P Jr	843 Jarman Dr	Jamestown	NC	27282
159063	Spencer, Bonnie P;Spencer, Harold W Jr	1815 Guilford College Rd	Jamestown	NC	27282
229452	Stallings, Kathy A	210 Jordan Crossing Ave	Jamestown	NC	27282
100085	Stewart, Donna	3010 Renaissance Pkwy	Jamestown	NC	27282
100144	Stone, Judith	815 Jarman Dr	Jamestown	NC	27282
159100	Swaim, William H Iii;Swaim, Virginia B	Po Box 2158	Jamestown	NC	27282
232576	Talchik, Rita	302 Jordan Crossing Ave	Jamestown	NC	27282
159094	Taro, Sal Jr;Taro, Sheila H	120 Duchess Ct	Jamestown	NC	27282
100101	Thacker, Ashley N	866 Jarman Dr	Jamestown	NC	27282
100139	The Family Trust Of Marsha Carol Zakaria	825 Jarman Dr	Jamestown	NC	27282
99980	The Steen Carstensen And Vibeke Carstensen Revocable Living Trust	126 Heritage Hill Dr	Jamestown	NC	27282
99982	Thomas, Jack E Sr;Thomas, Judy K	122 Heritage Hill Dr	Jamestown	NC	27282
100137	Thomas, Michele	816 Jarman Dr	Jamestown	NC	27282
100106	Thomas, Salima	2209 Dobbin Pl	Raleigh	NC	27604
100091	Thompson, James;Thompson, Myra	852 Jarman Dr	Jamestown	NC	27282
100141	Tuliao, Imelda C	810 Jarman Dr	Jamestown	NC	27282
159066	Wagner, Keith J;Wagner, Jennifer H	102 Mcfarland Ct	Jamestown	NC	27282
100143	Willard, Kathy L	819 Jarman Dr	Jamestown	NC	27282
100123	Wilson, Inez	826 Jarman Dr	Jamestown	NC	27282
159053	Woody, Nathaniel Brian;Allen, Jamie Christina	6308 Hickory Hollow Rd	Jamestown	NC	27282
100108	Yang, Heidi Ok	844 Jarman Dr	Jamestown	NC	27282
100132	Yeager, Richard;Yeager, Susan H	820 Jarman Dr	Jamestown	NC	27282
100115	York, Jonathan;York, Christina	839 Jarman Dr	Jamestown	NC	27282





Planning Board Hearing Date: March 11, 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.

**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 Sidepath on this section of Guilford College Rd. TRC requested a change from standard 5’ sidewalk to 8’ sidepath, 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.\*\*

## **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.**





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:**

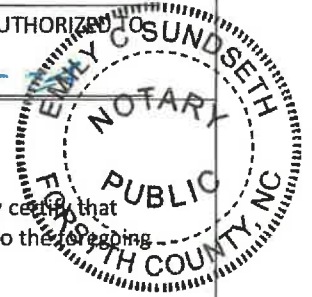
State of North Carolina County of Guilford to wit: (SEAL)

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 12<sup>th</sup> 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:
- 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.
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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.)

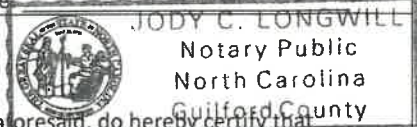
Applicant Signature: [Signature] Date: 02/09/24

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: [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  Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):  
**Parcel #2:** \_\_\_\_\_ Parcel Size: \_\_\_\_\_  
 Tax Map ID \_\_\_\_\_ Acres/Square Ft \_\_\_\_\_ Street Address \_\_\_\_\_  
 Current Parcel Zoning: \_\_\_\_\_ Request to Rezone to: \_\_\_\_\_  
 Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):  
**Parcel #3:** \_\_\_\_\_ Parcel Size: \_\_\_\_\_  
 Tax Map ID \_\_\_\_\_ Acres/Square Ft \_\_\_\_\_ Street Address \_\_\_\_\_  
 Current Parcel Zoning: \_\_\_\_\_ Request to Rezone to: \_\_\_\_\_  
 Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

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

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**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.





100 Near Lennox Drive Rezoning Mailing List  
Mailed 2/23/2024

Parcel Number	Owner	Address	City	Mail State	Mail Zip
Applicant	Sterling Kelly, Burkely Communities	1515 W. Cornwallis Dr, Ste. 204	Greensboro	NC	27408
Applicant Contact	Amanda Hodiernne	804 Green Valley Rd, Ste 200	Greensboro	NC	27408
160268	Adams, Edward Hart	3220 Forsyth Dr	Greensboro	NC	27407
160296	Allen, Tim;Allen, Nancy	200 Lennox Dr Unit 3B	Jamestown	NC	27282
160267	Brc Jamestown Llc	5826 Samet Dr Ste 105	High Point	NC	27265
160548	Calvarese, Stan;Calvarese, Carolyn	103 Forestdale Dr	Jamestown	NC	27282
160500	Card, David;Card, Donna	102 Forestdale Dr	Jamestown	NC	27282
160274	Cherry, Ernestine	100 Lennox Dr Unit 2B	Jamestown	NC	27282
160491	Chisholm, Clay	103 Potter Dr	Jamestown	NC	27282
160304	Christopher, Sylvia	200 Lennox Dr Unit 3D	Jamestown	NC	27282
160264	Click, Charles S;Click, Sondra S	100 Lennox Dr Unit 3A	Jamestown	NC	27282
160502	Coleman, Andrew T;Coleman, Jordan T	304 W Main St	Jamestown	NC	27282
160300	Ellison, Charles R;Ellison, Nathaniel A	200 Lennox Dr Unit 2C	Jamestown	NC	27282
160503	Emelco Properties Llc	5407 Tory Hill Dr	Greensboro	NC	27410
160306	Emfour Properties Llc	3009 Wellingford Dr	High Point	NC	27265
160275	Ford, Simon David;Ford, Terri L	407 Wyndwood Dr	Jamestown	NC	27282
160266	Frazier Family Partners Llc	804 Dorado Cir	High Point	NC	27265
160309	Friedt, Richard C;Friedt, Sheila J	100 Lennox Dr Unit 2D	Jamestown	NC	27282
160292	Glover, Richard R	Po Box 1	Jamestown	NC	27282
160312	Graham, Sean Lewis;Graham, John Phillip;Graham, Preston	100 Lennox Dr #1A	Jamestown	NC	27282
160690	Guilford County Board Of Education	712 N Eugene St	Greensboro	NC	27401
160310	Hamlin, Steven C	100 Lennox Dr Unit 1B	Jamestown	NC	27282
160283	Harden, Martha;Harden, Tammy	P O Box 2005	Jamestown	NC	27282
160293	Henkel Holdings Llc	4010 Sunset Knoll Dr Ext	Trinity	NC	27370
160259	Historical Jamestown Society Inc	11 S Blount St	Raleigh	NC	27611
160573	Horne, Gerald L;Horne, Rose S	102 Knollwood Dr	Jamestown	NC	27282
160501	Hughes Family Llc	Po Box 1468	High Point	NC	27261
160298	Ingram, Robert Scott	200 Lennox Dr Unit 3A	Jamestown	NC	27282
160258	J &Amp; S Land Holding Llc	405 W Main St	Jamestown	NC	27282
160281	Jamestown Village Associates Llc;Rsk/Lg li Llc	1102 Dover Rd	Greensboro	NC	27408
160263	Jarrell, William C;Jarrell, Vicki W	100 Lennox Dr Unit 3D	Jamestown	NC	27282
160504	Lopez, William Joseph	101 Potter Dr	Jamestown	NC	27282
160272	Mathis, Richard	468 Mathis Dr	Union Grove	NC	28689
160291	Mcrae, Daniel P;Mcrae, Tracy P	6309 Hickory Hollow Rd	Jamestown	NC	27282
160297	Moore, Ashley Kathryn	200 Lennox Dr Unit 3C	Jamestown	NC	27282
160308	Murray, Elizabeth	100 Lennox Dr Unit 2A	Jamestown	NC	27282
160260	Otto Stores Llc	Ste 100 North York			
160265	Ragsdale Brothers Llc	3401 Healy Dr	Winston Salem	NC	27103
160926	River Walk West Townhomes Owners Assoc Of Guilford Inc	Po Box 49514	Greensboro	NC	27419
160285	Rode Properties Llc	Po Box 6	Jamestown	NC	27282
155243	Scientific Technologies Inc	600 N Scieintific St	High Point	NC	27260
160303	Sheehan, Anne M	200 Lennox Dr Ste 1B	Jamestown	NC	27282
160302	Skinner, Virginia P Trustee;Virginia P Skinner Living Trust	200 Lennox Dr Unit 2C	Jamestown	NC	27282
160313	Smith, Vicki	3718 Sngle Leaf Cir	High Point	NC	27265
160301	Stephens, Mary Elisabeth	200 Lennox Dr Unit 2A	Jamestown	NC	27282
160270	Thorner Jamestown Llc	407 W Main St	Tiburon	CA	94920
160286	Tucker, Cynthia S;Tucker, William R	Old Us Highway 52	Winston Salem	NC	27107
160294	Walker, Michael Walker;Walker, Hellen	18869 John Connor Rd	Cornelius	NC	28031
160305	White, Yolander H	200 Lennox Dr Unit 1C	Jamestown	NC	27282
160299	Wildfong, Della J	200 Lennox Dr Unit 2B	Jamestown	NC	27282
160295	Williams, Cory S;Williams, Joy S	100 Lennox Dr Unit 2C	Jamestown	NC	27282
160190	Williams, Donald E Trustees;Williams, Nancy A Trustees;Do	4007 Brambletye Ct	Greensboro	NC	27407
160273	Williams, Jerry L;Williams, Carolyn M	115 Byrnwood Dr	Jamestown	NC	27282
160311	Witten, Ashley	100 Lennox Dr Unit 1C	Jamestown	NC	27282
160269	Wrennovation Llc	404 E Main St	Jamestown	NC	27282





**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 Pubic 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**

<b>Overlay Districts:</b>	N/A
<b>Environmental:</b>	
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.**