



Town of Jamestown
Planning Board

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

TO: Planning Board Members

FROM: Matthew Johnson, AICP; Director of Planning

RE: **Regular Meeting**
Monday, August 14, 2017 – 6:30 PM
Jamestown Town Hall, Council Chambers

Items on the agenda:

1. Call to Order – Art Wise, Chairman
2. Roll Call – Matthew Johnson, Director of Planning
3. Approval of minutes from June 12, 2017, meeting – Art Wise, Chairman
4. **Public Hearings:**
*Procedure: Staff will present the case to the Board, followed by commentary from the applicant. The Chair will open the public hearing and request to hear from both those in favor and those opposed. If you wish to address the Board during the public hearing, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you at this time, even if direct questions are asked. **Once the public hearing is closed, no one may speak on the issue unless specifically requested by the Board Chair.***
 - A. **Proposed ordinance amendment:** Amending Article 2.19-11 and 12.9 of the Land Development Ordinance as it relates to the Parking of Oversized Vehicles in Residential Areas- Matthew Johnson, Director of Planning
5. Discussion of updates to Annexation Agreement between the Town of Jamestown and the City of High Point – Matthew Johnson, Director of Planning
6. Discussion of ongoing Planning Board training modules – Matthew Johnson, Director of Planning

7. Public Comment Period:

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.

8. Other business

- a. No meeting for September due to there being no items on the agenda.

9. Adjourn

10. Next regularly scheduled meeting will be October 9, 2017, at 6:30pm in the Council Chambers.

WORKING AGENDA

Items on the agenda:

- 1. **CALL TO ORDER**
 - i. **Welcome to the June 12, 2017, regularly scheduled Planning Board meeting. As a reminder, public comments are welcome during public hearings and during the “PUBLIC COMMENT” portion of the agenda. Speakers during that portion of the meeting will be limited to 3 minutes per speaker.**

2. ROLL CALL	Present	Absent
Art Wise	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Glanville	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Oakley	<input type="checkbox"/>	<input type="checkbox"/>
Ed Stafford	<input type="checkbox"/>	<input type="checkbox"/>
John Capes	<input type="checkbox"/>	<input type="checkbox"/>
Richard Newbill, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Steve Monroe, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Robert Lichauer, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Sherrie Richmond, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Lynn Montgomery, Council Rep.	<input type="checkbox"/>	<input type="checkbox"/>

- 3. **Approval of Minutes: May 8, 2017, regular meeting**
 - a. **Request from Staff: Staff requests approval of minutes from May 8, 2017, regular meeting as presented.**
 - i. **Motion:**
 - ii. **Second:**
 - iii. **VOTE:**

4. **Public Hearings**

- A. Proposed rezoning: New Patrick Place, LLC, owners; 720 R1 W. Main St.** Consideration of rezoning from CZ-MFR (Conditional Zoning – Multifamily Residential) to CZ-MFR (Conditional Zoning – Multifamily Residential) for 4.09 ac +/-; **Tax Map # 0157856** and request for rezoning for 101 Matthews Ln. from C (Commercial) to CZ-MFR (Conditional Zoning – Multifamily) for 1.44 ac +/-; **Tax Map # 0157857**- Matthew Johnson, Director of Planning

Request from Staff: Staff requests approval of zoning request as presented.

i. Motion:

ii. Second:

iii. VOTE:

5. Discussion on Planning Board training modules – Matthew Johnson

6. Public Comment

7. Other business

8. Adjourn

9. Next regularly scheduled meeting will be July 12, 2017, at 6:30pm in the Council Chambers.

Planning Board Meeting
6-12-17

Council Chambers
6:30 pm

Minutes & General Account

Planning Board Members Present: Art Wise, Chair; Sarah Glanville, Vice Chair; Eddie Oakley, Ed Stafford, Richard Newbill (ETJ), Sherrie Richmond (ETJ), & Russ Walker, Alternate

Planning Board Members Absent: John Capes, Steve Monroe (ETJ), & Robert Lichauer (ETJ)

Town Council Representative: Lynn Montgomery

Staff Present: Kenny Cole, Matthew Johnson, & Katie McBride

Visitors Present: Tom Flanagan, Rich Glover, Greg Miller, Vickie Miller, & Carol Brooks, Jamestown News

1. **Call to Order-** Art Wise, Chair, called the meeting to order
2. **Roll Call-** Matthew Johnson, Planning Director, took roll call as follows

Art Wise- Present
Sarah Glanville- Present
Eddie Oakley- Present
Ed Stafford- Present
John Capes- Absent
Richard Newbill- Present
Steve Monroe- Absent
Robert Lichauer- Absent
Sherrie Richmond- Present
Lynn Montgomery- Present

3. **Approval of minutes from May 8, 2017-** Stafford made a motion to approve the minutes from the May 8th meeting. Oakley made a second to the motion. The motion passed by unanimous vote.
4. **Request for rezoning of 720 RI W. Main St. from CZ-MFR (Conditional Zoning- Multifamily Residential) to CZ-MFR (Conditional Zoning- Multifamily Residential) for 4.09 ac +/- and request for rezoning for 101 Matthews Ln. from C (Commercial) to CZ-MFR (Conditional Zoning- Multifamily) for 1.44 ac +/-** - Wise explained the procedure for public hearings. Johnson presented the background information of the rezoning request. He stated that the property was approximately 5.5 acres in total and that the applicant was requesting to change the conditions that had been placed on the previous rezoning. The land was currently vacant and mostly wooded. The applicant was requesting the rezoning in order to develop a 36 unit townhome

community. Johnson stated that there was a sketch of the proposed townhomes included in the Planning Board packet. Johnson asked the Board if they had any questions. There were none.

Rich Glover, Jamestown Engineering, spoke on behalf of the applicant. He stated that the current zoning of the property would allow for a four-story, forty-seven unit apartment complex. The applicant would like to rezone the property in order to develop single-family townhome units. This would allow for a lower population density and potentially better neighbors. Glover stated that he and the developer were both available to answer any questions the Members may have.

Stafford asked Glover if the units were going to be for sale or if they would be rented to tenants. Glover stated that they would be for sale.

There was a brief discussion about the design of the potential townhomes between Oakley and Glover.

Wise opened the public hearing to anybody that would like to speak in opposition of the rezoning. There was no one. Wise closed that portion of the public hearing.

Wise opened the public hearing to anybody that would like to speak in favor of the rezoning.

Greg Miller, 118 Penny Rd.- Miller stated that he and his wife live on one of the adjacent properties of the proposed townhomes. He asked Glover if they were going to leave the wooded area as a buffer between the two properties. Glover assured Miller that the wooded area would not be developed. There was some discussion between Miller and the developer about the outdoor lighting for the townhomes and parking.

Wise asked if there was anyone else that would like to speak in support of the rezoning. There was no one. He closed that portion of the public hearing.

Oakley stated that he was glad to see that there were townhomes being built for purchase instead of being leased out as rental properties.

Planning Board Members discussed the possibility of the rezoning having a positive impact on West Main Street.

Glanville made a motion to approve the rezoning as presented. Stafford made a second to the motion.

McBride took a roll call vote as follows:

Eddie Oakley- Aye
Sarah Glanville- Aye
Ed Stafford- Aye
Russ Walker- Aye

The motion passed by unanimous vote. Johnson stated that staff will recommend that Council set a public hearing date for July 18th.

5. **Discussion of ongoing Planning Board training modules-** Johnson stated that he was not sure that the training modules were being utilized effectively. He asked Members to give him feedback. The Planning Board Members and Johnson discussed how to improve the training. They also entertained new ideas such as having guest speakers and work sessions. Johnson stated that he would like to incorporate more citizen involvement within the planning process that extends further than the Board itself. He highlighted the importance of feedback from the public. Johnson said that he was going to consider new training options and then present them to the Planning Board at their next meeting. Members could give feedback to staff at that time and they could create a plan that would make the training more effective.
6. **Other Business-** Glanville asked Johnson about some new developing businesses in Town. She also informed Johnson about some overgrown vegetation along Guilford Road. Johnson stated that he would let public services know and they would be able to address the issue.
7. **Adjournment-** Glanville made a motion to adjourn. Newbill made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:08 pm

AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE
OF THE TOWN OF JAMESTOWN, NORTH CAROLINA

Text Amendment 2017-02

WHEREAS, the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statute §160A-364 enacted an Official Zoning Ordinance, also referred to as the Land Development Ordinance, for the Town of Jamestown, North Carolina;

WHEREAS, the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statutes §160A-364 through §160A-366 and §160A-381 through §160A-392 may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zoned boundaries; and

WHEREAS, the Town Council of the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statutes §160A-381 through §160A-394 does hereby recognize a need to amend the text of certain articles of the Town of Jamestown Land Development Ordinance.

WHEREAS, the Town Council finds that it is necessary to update the Land Development Ordinance to correct inconsistencies between permitted uses and permitted building types.

NOW, THEREFORE, IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN, NORTH CAROLINA:

Part 1. That Article 2.19-11 “Parking of Commercial Vehicles” is hereby amended by adding the following language in that section:

2.19-11. Parking of Commercial Vehicles in Residentially Zoned Areas. Vehicles used primarily for commercial purposes or ~~with more than two axles~~ **that exceed 13,000lbs GVWR or; that have more than two axles or; are used to transport hazardous materials or; construction vehicles designed for off-road usage or ; which require the driver to have a Commercial Driver’s License; or any oversize vehicles which, in the opinion of the Code Enforcement Officer are determined to be commercial in nature; are prohibited from parking on streets** in residentially zoned districts. This shall not be construed as preventing the temporary parking of delivery trucks, **construction vehicles working on-site during normal business hours**, moving vans, and similar vehicles which deliver goods or services.

Part 2. That Article 12 Section 12.9 “Parking of Oversize Vehicles in Residential Districts” is hereby amended by adding the following language in that section:

12.9 Parking of Oversize Vehicles in Residential Districts.

In order to maintain the visual appeal of residential areas, oversize vehicles such as RV’s (recreational vehicles), water craft and accessories, towing trailers, and commercial vehicles larger than one ton shall not be parked or stored on the street in residential districts. **Per article 2.19-11, commercial vehicles are prohibited from being parked in residentially zoned districts, whether located on the property or in the street right-of-way.**

Part 3. This Ordinance shall be effective immediately upon its adoption.

Adopted this the _____ day of _____, 2017.

Attest: Town Council
Town of Jamestown, North Carolina

Keith Volz, Mayor

Katie McBride, Town Clerk

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OF THE TOWN OF JAMESTOWN, NORTH CAROLINA

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WHEREAS, the Town Council of the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statutes §160A-381 through §160A-394 does hereby recognize a need to amend the text of certain articles of the Town of Jamestown Land Development Ordinance.

WHEREAS, the Town Council finds that it is necessary to update the Land Development Ordinance to correct inconsistencies between permitted uses and permitted building types.

NOW, THEREFORE, IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN, NORTH CAROLINA:

Part 1. That Article 2.19-11 “Parking of Commercial Vehicles” is hereby amended by adding the following language in that section:

2.19-11. Parking of Oversize Vehicles in Residentially Zoned Areas. Oversized vehicles, which are defined as those which exceed 20,000 lbs. GVWR or; are used to transport hazardous materials or; construction vehicles designed primarily for off-road usage; are prohibited from parking or being stored in residentially zoned districts whether they are located on private or public property. This shall not be construed as preventing the temporary parking of delivery trucks, construction vehicles working on-site during normal business hours, moving vans, church vans or buses, emergency vehicles and vehicles which deliver goods or services.

Part 2. That Article 12 Section 12.9 “Parking of Oversize Vehicles in Residential Districts” is hereby amended by adding the following language in that section:

12.9 Parking of Recreational Vehicles in Residential Districts.

Vehicles such as RV’s (recreational vehicles), water craft and accessories, and towing trailers shall not be parked or stored on the street in residential districts. This shall not prohibit these vehicles from being parked or stored on private property. School buses, church vans and/or buses, and emergency vehicles shall be considered exempt from the requirements prohibiting storage on private property, but shall not be stored on the street in residential districts.

Part 3. This Ordinance shall be effective immediately upon its adoption.

Adopted this the _____ day of _____, 2017.

Attest:

Town Council
Town of Jamestown, North Carolina

Keith Volz, Mayor

Katie McBride, Town Clerk








Vehicle Types - Descriptions and Photos






GVWR - gross vehicle weight rating (maximum design loaded weight)

LVW - loaded vehicle weight

ALVW - adjusted loaded vehicle weight (numerical average of the GVWR and the curb weight)

Technical Vehicle Description	Description	Photo(s)
Light-Duty Vehicles (Passenger Cars)	Sedans and station wagons	
Light-Duty Trucks 1 (0-6,000 lbs. GVWR, 0-3750 lbs. LVW)	Most small SUVs, most small pickups	
Light Duty Trucks 2 (0-6,000 lbs. GVWR, 3751-5750 lbs. LVW)	All minivans, "compact" SUVs (e.g., Ford Explorer), most Dakota and T100 pickups	 
Light Duty Trucks 3 (6,001-8500 lbs. GVWR, 0-3750 lbs. ALVW)	Most 1/2-ton pickups, base full-size vans, and intermediate SUVs (e.g., Land Cruiser)	
Light Duty Trucks 4 (6,001-8500 lbs. GVWR, 3751-5750 lbs. ALVW)	Some 1/2 and 3/4 ton pickups, some full-size vans, and larger SUVs (e.g., Ford Expedition)	
Class 2b Heavy Duty Vehicles (8501-10,000 lbs. GVWR)	Utility vehicles, the largest SUVs, many "Dually" pickups, and some heavy duty vans	

<p>Class 3 Heavy Duty Vehicles (10,001-14,000 lbs. GVWR)</p>	<p>Multi-stop vehicles and motorhomes</p>	 
<p>Class 4 Heavy Duty Vehicles (14,001-16,000 lbs. GVWR)</p>	<p>Flat bed and stake trucks</p>	
<p>Class 5 Heavy Duty Vehicles (16,001-19,500 lbs. GVWR)</p>	<p>Flat bed trucks and step-vans</p>	 
<p>Class 6 Heavy Duty Vehicles (19,501-26,000 lbs. GVWR)</p>	<p>Dump trucks, garbage trucks, and concrete trucks</p>	 
<p>Class 7 Heavy Duty Vehicles</p>	<p>Fuel trucks, dump trucks, and beverage</p>	

<p>(26,001-33,000 lbs. GVWR)</p>	<p>delivery</p>	
<p>Class 8a Heavy Duty Vehicles (33,001-60,000 lbs. GVWR)</p>	<p>Tractor trailer trucks (single)</p>	
<p>Class 8b Heavy Duty Vehicles (>60,000 lbs. GVWR)</p>	<p>Tractor trailer trucks (double)</p>	
<p>School Buses</p>	<p>All multipassenger vehicles designated for use by schools</p>	
<p>Transit and Urban Buses</p>	<p>All multipassenger vehicles other than school buses</p>	



Motorcycles (All)

Any vehicle with less than four wheels





Annexation Agreement Summary Report

**Town of Jamestown
Planning Department**

July 2017

Introduction

In the mid-1980s, the areas between Greensboro and High Point started to become particularly attractive for development. Developers were negotiating with Greensboro and High Point for the best infrastructure incentives before requesting annexation. Both cities were willing to make costly water and sewer line extensions to lure new development to their community.

Annexation agreements, which were a relatively new tool, provided a way to avoid costly battles between cities over water and sewer expansions to serve new developments. An annexation agreement between High Point and Greensboro was executed in 1988.

Shortly thereafter, a series of annexation agreements were reached with neighboring communities, including Jamestown, which collectively define each municipality's future planning area. Map 1 indicates the planning area boundary as established by Jamestown's agreements with High Point and Greensboro.

What Is An Annexation Agreement?

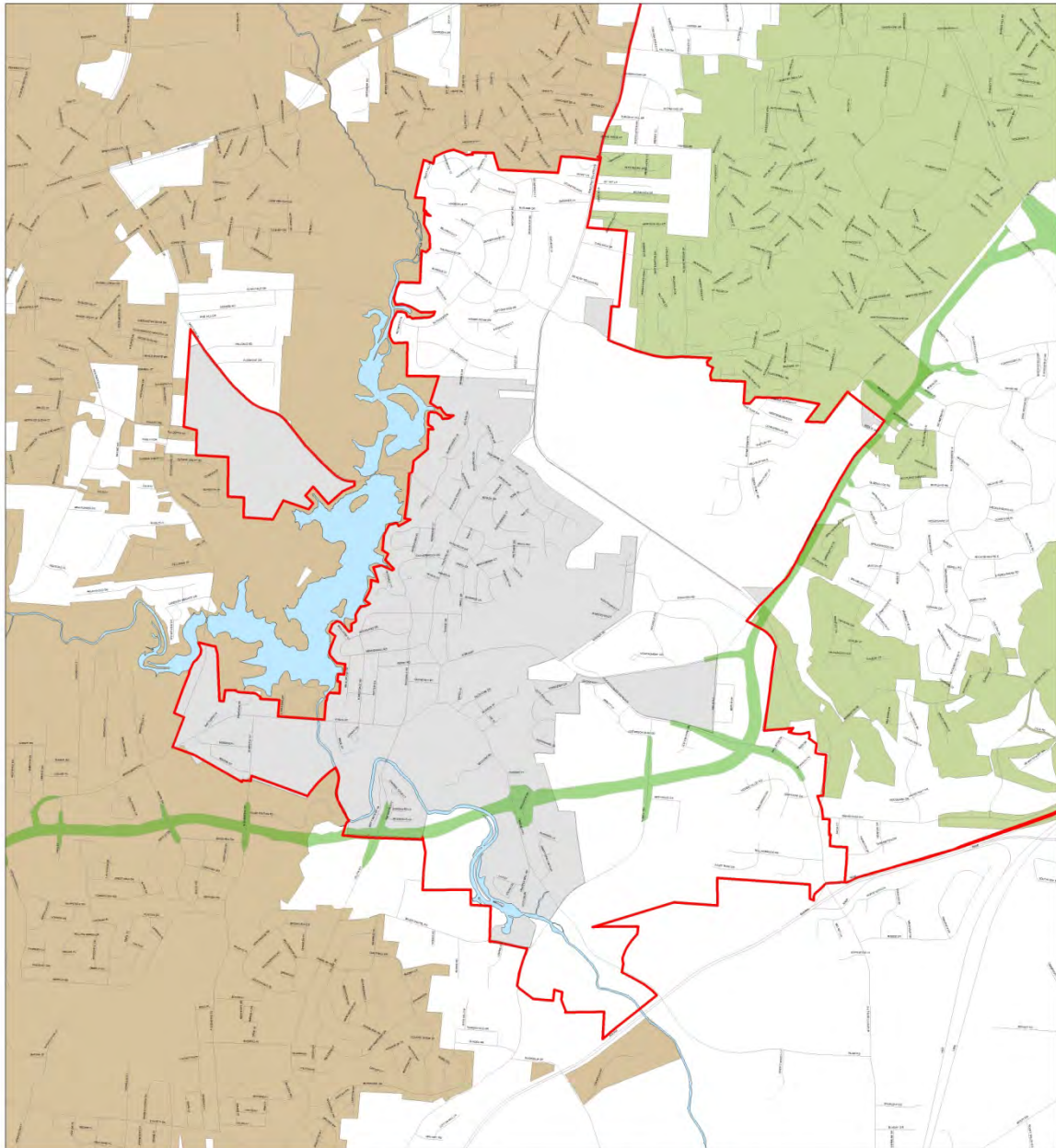
An annexation agreement is a legal agreement that defines territory that each participating municipality may not annex within a specific timeframe. The agreement sets limits on each municipality's future annexation into an area, thus establishing its potential future jurisdiction.

The agreement, however, does not obligate a municipality to undertake annexations. Several benefits flow from this type of agreement:

1. Municipalities can efficiently plan and provide municipal services, including water and sewer;
2. They promote the orderly and logical extension of municipal boundaries; and
3. They reduce uncertainty among property owners and public and private development interests.

North Carolina General Statutes authorize municipalities to enter into agreements for up to 20 years, or for 30 years under local enabling legislation that only applies to municipalities located wholly or partly in Guilford County. Once the annexation agreement is adopted, participating municipalities may amend the agreement or may agree to terminate it prior to the adopted date. Under the agreements, each participating municipality must also notify the other of subsequent annexation proposals within the affected area.

MAP 1 - JAMESTOWN PLANNING AREA BOUNDARY



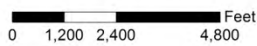
MAP 1 - JAMESTOWN PLANNING AREA BOUNDARY

Town of Jamestown, North Carolina
 Planning Department
 November 2011

Legend

-  Streets
-  Jamestown Corporate Limits
-  Jamestown Planning Boundary
-  Lakes
-  Jamestown Bypass ROW

1 inch = 1,200 feet



This information is preliminary and has not been through a quality control review. This information is subject to inaccuracies. The data is provided to you "as is" with no claim made as to its accuracy or its appropriateness to your intended use of the data. This information should not be used for engineering design or in the field survey by the users of this information. It is the responsibility of the user of the data to the area of its limitations and to utilize the data in an appropriate manner. The Town of Jamestown will not be held responsible for any inaccuracies in the information. Therefore, under no circumstances shall the Town of Jamestown or its representatives be held responsible for any costs, expenses, damages or claims, including special or incidental or consequential damages to any person(s) or property that arises from the use of the information provided.



Map Prepared by:
 Matthew Johnson, Planner, Town of Jamestown, NC
 Current as of 11/20/2011

How Are Annexation Agreement Lines Determined?

One important factor in determining logical annexation agreement lines is topography. Sanitary sewer service, a key to development and growth, is most efficiently and inexpensively provided by gravity flow. Jamestown is a capital partner with the City of High Point and sends sanitary sewer to the Eastside WWTP on Riverdale Drive near Interstate 85. Other factors reflected in agreements include ensuring that property is wholly within the same jurisdiction and keeping single ownership tracts in the same jurisdiction, whenever possible.

Map 2 indicates the specific annexation agreement boundary of each participating municipality.

Table 1: Jamestown's Annexation Agreements

<i>Municipality</i>	<i>Originally Established</i>	<i>Current Agreement</i>	<i>Last Amended</i>	<i>Terminates</i>	<i>Authority 1,2</i>
Greensboro	1991	2011	2011	2041	SL 1009
High Point	1991	1991	NA	2018	SL 1009

1. Chapter 1009 of the 1987 Session Laws of the North Carolina General Assembly.

2. General Statutes of North Carolina, Chapter 160A, Section 58.21 et seq.

Jamestown Today and Tomorrow

Jamestown now has the opportunity to expand into the areas defined by its annexation agreements and could nearly double its incorporated land area from approximately 3 square miles to over 6 square miles. It is imperative that Jamestown continue to protect its interests in nearby properties in order to preserve future tax-base. Additionally, it is important that lands on the "fringe" of Jamestown's corporate limits develop in a manner which would both benefit Jamestown and continue to promote Jamestown's unique community feel.

Frequently Asked Questions

1. If the agreement is valid until 2018, why should Jamestown desire to renew or amend any annexation agreement at this time?

Renewing or amending current agreements would encourage continued cooperation among adjacent municipalities regarding areas available for annexation. Furthermore, extending annexation agreement lines would give property owners in the vicinity of the line some certainty of which municipality would govern their properties if annexed.

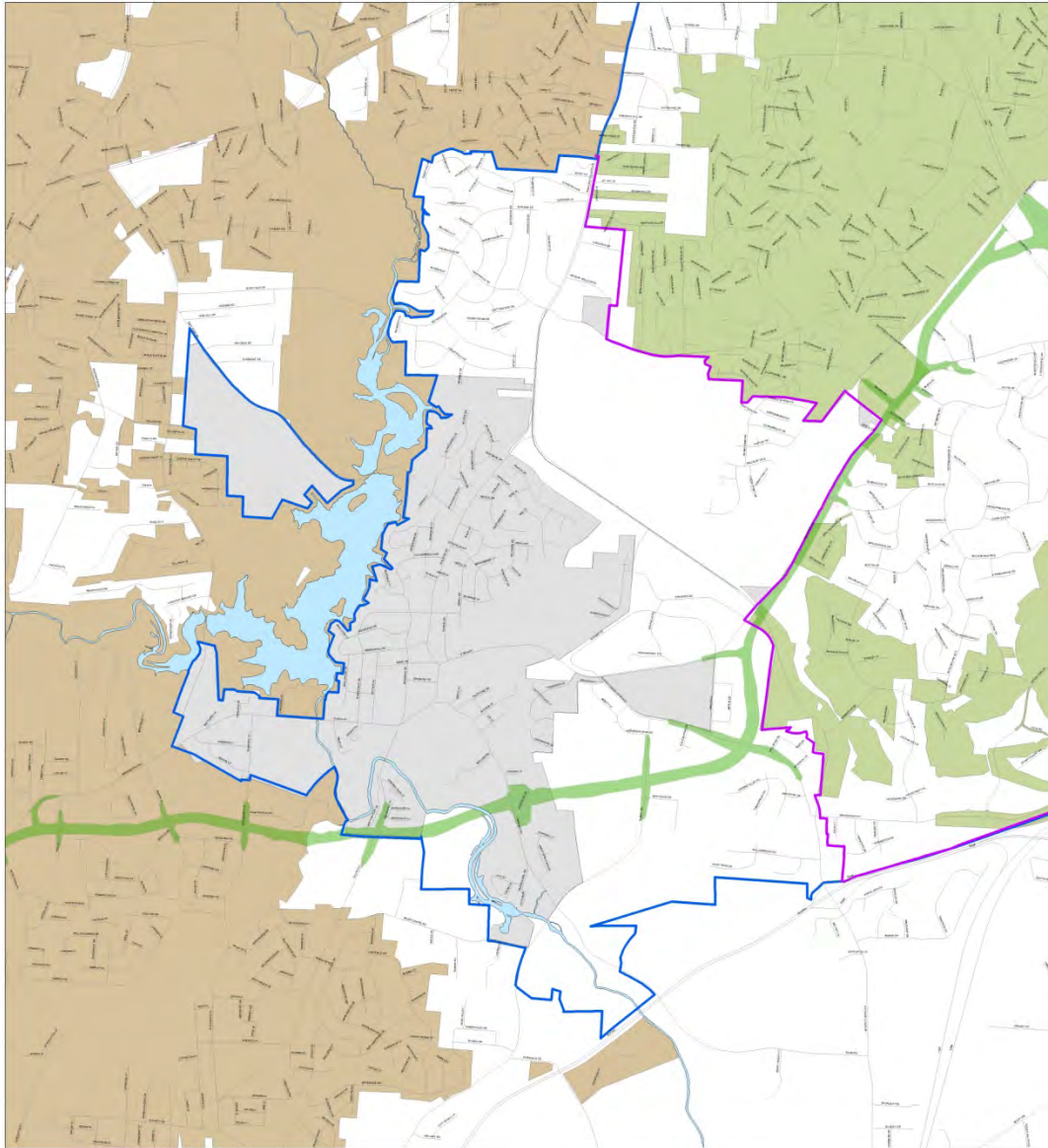
2. Has an economic impact analysis' been completed to determine how properties would develop and what types of tax values can be expected?

Economic impacts can be discussed in very *general* terms. Certain assumptions can be made regarding commercial, residential, and industrially zoned properties and potential for revenues. However, it is **impossible** for anyone to determine *how and when* a property might develop, or what types of property values would be realized after development. Therefore, any types of economic analysis based on speculation would likely be subject to major inaccuracies.

3. How does Jamestown benefit from any proposed amendments to the current annexation agreement lines?

The Town of Jamestown's Planning Department staff may, from time to time, suggest amendments to the annexation agreement lines. As you may recall, the Planning Department staff negotiated an update to the agreement with Greensboro which was adopted by the Town Council in 2011. This change benefited the citizens of Jamestown as it included important tax-base that is currently developing near Gate City Blvd/Jamestown Parkway and E. Main St. During updates to these agreements, the Planning staff, Town Manager, and Council carefully weigh the options before them - realizing that each jurisdiction wishes to retain property which would benefit their respective jurisdictions - and consider potential future development, parcel ownership, parcel size, and parcel location. Should you have specific questions regarding pending amendments, please contact Matthew Johnson, Planning Director at 336-454-1138 for additional information.



MAP 2 - JAMESTOWN'S ANNEXATION AGREEMENT LINES



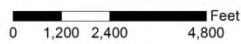
MAP 2 - JAMESTOWN'S ANNEXATION AGREEMENT LINES

Town of Jamestown, North Carolina
 Planning Department
 November 2011

Legend

-  Streets
-  Jamestown/GSO Annexation Line
-  High Point/Jamestown Annexation Line
-  Lakes
-  Jamestown Bypass ROW
-  Jamestown Corporate Limits

1 inch = 1,200 feet



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Map Prepared by:
 Matthew Johnson, Planner, Town of Jamestown, NC
 Current as of 11/20/2011

6/30/17

RESOLUTION TO RENEW AN ANNEXATION AGREEMENT BETWEEN THE TOWN OF JAMESTOWN, NORTH CAROLINA AND THE CITY OF HIGH POINT, NORTH CAROLINA.

WHEREAS, the Town of Jamestown and the City of High Point entered into a joint annexation agreement on November 21, 1991; and

WHEREAS, the agreement is due to expire on December 20, 2018; and

WHEREAS, the Town of Jamestown and the City of High Point want to continue to encourage the orderly development of the unincorporated areas adjacent to the two municipalities; and

WHEREAS, the Town of Jamestown and the City of High Point want to delineate growth boundaries in Guilford County between the two municipalities to promote orderly growth and allow for the efficient provision of municipal services; and

WHEREAS, the two jurisdictions want to reduce the uncertainty among residents and property owners in the potential growth areas of the municipalities, which will improve planning by both public and private interests in such areas; and

WHEREAS, Chapter 1009 of the 1987 Session Laws of the North Carolina General Assembly authorizes municipalities located in Guilford County to enter into agreements designating areas which are not subject to annexation by the participating municipalities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF JAMESTOWN, NORTH CAROLINA AND THE COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA that the jurisdictions agree as follows:

1. This agreement shall be valid for 30 years as per Chapter 1009 of the 1987 Session Laws of the North Carolina General Assembly.
2. This agreement shall terminate on January 1, 2048.
3. Attached hereto and incorporated by reference and on file with the Clerks of Jamestown and High Point is Exhibit A, which illustrates Lines 1, 2 and 3 of this agreement that Jamestown and High Point agree not to cross with municipal boundaries by voluntary or involuntary annexation during the term of the agreement.
4. Attached hereto and incorporated by reference is Exhibit B, which describes the lines shown on Exhibit A.
5. At least thirty (30) days before the adoption of any annexation ordinance covering property within the notification areas shown on Exhibit C by either City, the Planning Director of the City which is considering annexation shall give written or electronic notice to the other City of the proposed annexation. The City of High

6/30/17

Point and the Town of Jamestown hereby authorize each other to use whichever of these two forms of notice the City sending the notice prefers. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to: the boundaries of the area which the annexing City has agreed not to annex pursuant to this Agreement; roads, streams, and any other prominent geographical features. Such notice shall not be effective for more than one hundred eight (180) days.

- 6. For the purposes of this Agreement, whenever the right-of-way line of a street, other than an interstate highway, described in Exhibit B is moved due to an increase in the right-of-way width or a change in alignment, the Agreement line shall be on the new right-of-way line.
- 7. Nothing in the Act nor this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law, except G.S. 160A-58.1(b)(2) shall not apply.
- 8. Any party, which shall believe that a violation of SL 1009 or this Agreement has occurred, shall have available to it all remedies and relief authorized by the Act in addition to such remedies or relief as are authorized by other applicable law.
- 9. This Agreement may not be amended or terminated except upon the written agreement of both Cities, approved by resolution of the governing boards and executed by the Mayors of the Cities, and spread upon their respective minutes.
- 10. The municipalities shall cooperate in the provision of water and sewer services to properties on both sides of the agreement line. Each City may permit properties on its side of the annexation agreement line to receive water and/or sewer service from the other City upon agreement of both parties.
- 11. The effective date of this agreement is January 1, 2018.

IN WITNESS THEROF, the parties hereto have caused this agreement to be duly executed by each of their properly authorized officials on the day and year first written below, and this agreement is executed in duplicate.

Adopted by High Point City Council
this 21st day of August 2017

Adopted by Jamestown Town Council
this 15th day of August 2017

CITY OF HIGH POINT

TOWN OF JAMESTOWN

BY: _____
William Bencini, Mayor

BY: _____
Keith Volz, Mayor

6/30/17

ATTEST:

Lisa Vierling, City Clerk

APPROVED AS TO FORM:

City Attorney

ATTEST:

Katie McBride, Town Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT B

JAMESTOWN-HIGH POINT ANNEXATION AGREEMENT BOUNDARIES

Line 1

Area of Jamesford Meadows and Arnold J. Koonce, Jr City Lake Property. High Point shall not annex south or east of Line 1 described as follows:

Beginning on the west right-of-way line of Guilford College Road and the southeast corner of Guilford County Tax Department Parcel ID 0207338, then in a westerly direction along the southern line of Jamesford Subdivision and Parcel IDs 0207338, 0207228, 0207229 and, 0207230, to the southwest corner of Parcel ID 0207230 and the southeast corner of Parcel ID 0207231 and the northeast corner of Parcel ID 0207238, then in a southerly direction along the eastern boundary of Jamesford Subdivision and Parcel IDs 0207238, 0207239 and 0207240 to the southeast corner of Parcel ID 0204240 then continuing in a westerly direction along the southern property line of Parcel IDs 0207240, 0207241, 0207242, 0207243, 0207246, 0207247, 0207248, 0207249, 0207250 and 0207343 to the southwest corner of Parcel ID 0207343, then in a northwesterly direction following the western property line of Parcel ID 0207343 to the southeast corner of Parcel ID 0207163, then in a westerly direction along the southern property line of Parcel IDs 0207163, 0207164, 0207165, 0207166, and 0207167 to the southwest corner of Parcel ID 0207167, then in a southeasterly direction to the southeast corner of Parcel ID 0207168, then in a westerly direction along the southern property line of Parcel IDs 0207168 and 0207169 to a point at the southeast corner of Parcel ID 0207344, and then in a southwesterly direction following the southern property line of Parcel ID 0207344 to the northeast corner of Parcel ID 0207337, then in a southwesterly direction to the southeast corner of Parcel ID 0207337, then in a northwesterly direction to the southwest corner of Parcel ID 0207337 the same being a point in the property line of Parcel ID 0202937 (Arnold J. Koonce, Jr. City Lake, property owned by the City of High Point), then continuing south along the eastern property line of Parcel ID 0202937 and the western lines of the Wellington and Cedarwood residential subdivisions to a point in the southwestern corner of Cedarwood Subdivision, then due east to a corner in the property line of Parcel ID 0202937 and the northwest corner of Parcel ID 0159185 .

Line 2

Jamestown Park Golf Course and Athletic Complex. Jamestown shall not annex North or West of Line 2 described as follows:

Beginning at the southeast corner of Parcel ID 0157582 and the southern right-of-way line of East Fork Road (northern portion of the right-of-way line being a point at the City of High Point city limits line and a point in the southern property line of Parcel ID 0202937), then in a northwesterly direction with the southern right-of-way of East Fork Road along the northern

boundaries of Parcel IDs 0157582 and 0157586 to the northeast corner of Parcel ID 0157586, then in a southwesterly direction along the southern property line of Parcel ID 0157592 to the southwest corner of Parcel ID 0157592, then due south along the western property lines of Parcel IDs 0157586 and 0157582 to the southeast corner of Parcel ID 0157594 and a point in the line of Parcel ID 0212579, then in a southeasterly direction along the northern property lines of Parcel IDs 0212579 and 0212590 to a corner in Parcel ID 0157582 and the northeast corner of Parcel ID 0212590, then due south along the western property line of Parcel ID 0157582 to a corner in Parcel ID 0157582 and the southeast corner of Parcel ID 0157688.

Line 3

Dillon Road, Bales Chapel Road, Harvey Road, and Business I-85 area. High Point shall not annex North or East of Line 3 and Jamestown shall not annex South or West of Line 3 described as follows:

Beginning at a point, said point being a corner in the High Point and Jamestown city limits line that is also a corner in the City of High Point's ETJ boundary on the western edge of the Deep River, and a point in the property of Parcel ID 0177930, then leaving the High Point city limit line in a southerly direction along the eastern boundary of the High Point ETJ boundary line and the western line of the Jamestown city limit line, to a point in the southern property line of Parcel ID 0177930 and a southwestern corner in the Jamestown city limit line, then in an easterly direction along the northern property lines of Parcel IDs 0160612 and 0221945 to a point in the centerline of Dillon Road, then continuing in an easterly direction along the northern property lines of 0160141 and 0160140 to the northeast corner of parcel ID 0160140 and a point in the western line of Parcel ID 0160156, then in a northerly direction along the western boundary line of the northern portion of Parcel ID 0160156 to a point in the eastern property line of Parcel ID 0160139, then in a southeasterly direction along the eastern property line of the northern portion of Parcel ID 0160156 and Parcel ID 0160140, and again with the southern portion of Parcel ID 0160156 and Parcel IDs 0160180 and 0160173 to a point in the eastern property line of 0160153, said point also being the southwest corner of 0160143 and the northwest corner of Parcel ID 0160147, then due east following the northern property lines of Parcel IDs 0160147 and 0160144 to the northeast corner of Parcel ID 0160144, then due south following the eastern property line of Parcel ID 0160144 to a corner, then in an easterly direction along the northern property lines of Parcel IDs 0160144 and 0160170 to the northeast corner of Parcel ID 0160170, then in a southerly direction along the eastern boundary of Parcel ID 0160170 to a point in the line of Parcel ID 0160164, then in a southwesterly direction along the western property of Parcel ID 0160164 to a point in the northern right-of-way line of Bales Chapel Road, then due south across Bales Chapel Road to the southern right-of-way line of Bales Chapel Road, the same being the northern edge of High Point's ETJ boundary line, then continuing in an easterly direction along the southern right-of-way line of Bales Chapel Road and the northern property line of Parcel IDs 0160339, 0160134, then continuing in an easterly

direction across Lenard Road, then continuing in an easterly direction along the northern property line of Parcel IDs 0160332, 0160331, 0160330 to the northeast corner of Parcel ID 0160330 and a point in the western right-of-way of Harvey Road, then in a southerly direction along the western right-of-way of Harvey Road and the eastern High Point ETJ limit line, and eastern property line of Parcel IDs 0160330, 0160329, 0160328, 0160327, 0160326, and 0161110 to a southeast corner of Parcel ID 0161110 and the northeast corner of 0161156, then leaving said western right-of-way of Harvey Road in a southeastern direction to a point in the eastern right-of-way of Harvey Road, said point being the northwest corner for Parcel ID 0161111 and continuing along the northern property line of Parcel ID 0161111 to the northeast corner of Parcel ID 0161111, then in a southeasterly direction across Parcel ID 0161008 to the northeast corner of Parcel ID 0160996, also being a corner in the property line of Parcel ID 0161008, then due south following the eastern property line of Parcel ID 0160996 to the southeast corner of Parcel ID 0160996, then continuing due south across Parcel ID 0161008 to the northwest corner of 0160995, then due east along the northern property line of Parcel ID 0160995 to the northeast corner of Parcel ID 0160995 and a corner in Parcel ID 0161008, then due south along the eastern property line of Parcel ID 0160995 to the southeast corner of 0160995 and a point in the northern right-of-way for Business I-85, then in a northeasterly direction following the northern edge of said right-of way of Business I-85 and the southern property lines of Parcels IDs 0161008, 0160998, 0160130, and 0160990 to a point on the western right-of-way for River Road, then in a northwesterly direction along said right-of-way of River Road and the eastern property lines of Parcel IDs 0160990 and 0160130 to a corner of Parcel ID 0160130, also being the northeast corner of the southern portion of Parcel ID 0160101, then in a northeasterly direction crossing the right-of-way of River Road to a point in the eastern edge of the right-of-way of River Road and the southeast corner of the northern portion of Parcel ID 0160101 and the southwest corner of Parcel ID 0160100, then in northeasterly direction along the western property line of Parcel ID 0160100 to the northwest corner of Parcel ID 0160100, the same being a northeast corner of Parcel ID 0160101 and a point in the line of Parcel ID 0160116, then due west along the northern property line of Parcel IDs 0160101 and 0160102 to a northwest corner of Parcel ID 0160102, then continuing due west across Parcel ID 0160116 to a corner in Parcel ID 0160116 and 0160132, then in a northeasterly direction along the western property line of Parcel ID 0160116 to the northwest corner of Parcel ID 0160116, the same being a southeast corner of Parcel ID 0160097 and a southwest corner of Parcel ID 0160131, then due east along the northern property line of Parcel ID 0160116 to the northeast corner of Parcel ID 0160116 and a point in the western property line of Parcel ID 0156693, then due north, then northwest, then due north, then due east, then due south and then southeast along the property line of Parcel ID 0156693, the same point being the northern right-of-way line of Business I-85, then in a northeasterly direction along the southern property line of Parcel IDs 0156692 and 0156682 to the southeast corner of Parcel ID 0156682 and a point in the western right-of-way of Vickrey Chapel Road at its intersection with the northern right-of-way of Business I-85.

Exhibit A

HIGH POINT & JAMESTOWN ANNEXATION AGREEMENT

Map of Line 1

Annexation Agreement Line

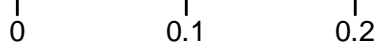


Map Date: July 20, 2017

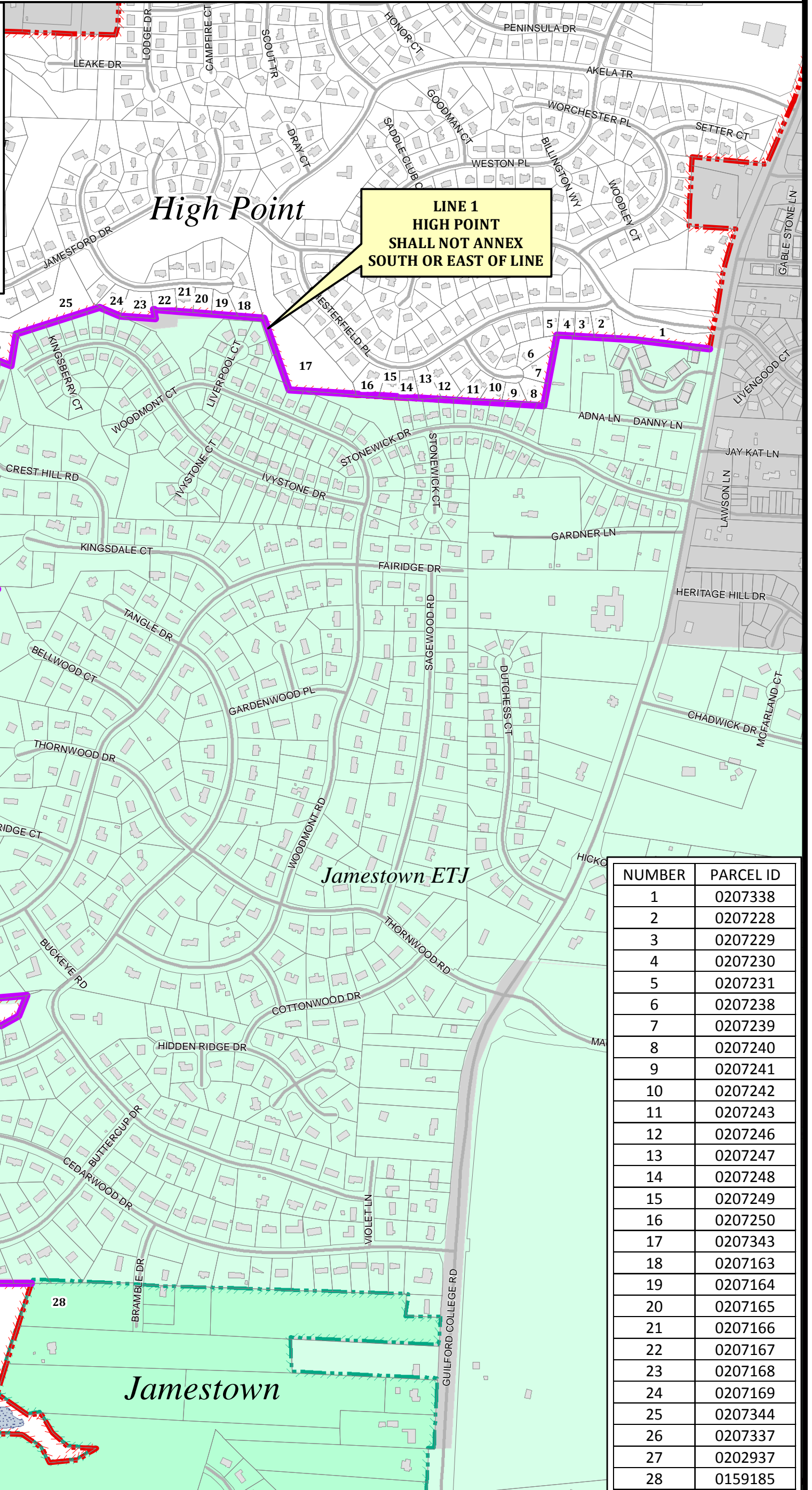


211 South Hamilton Street
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Scale = Miles



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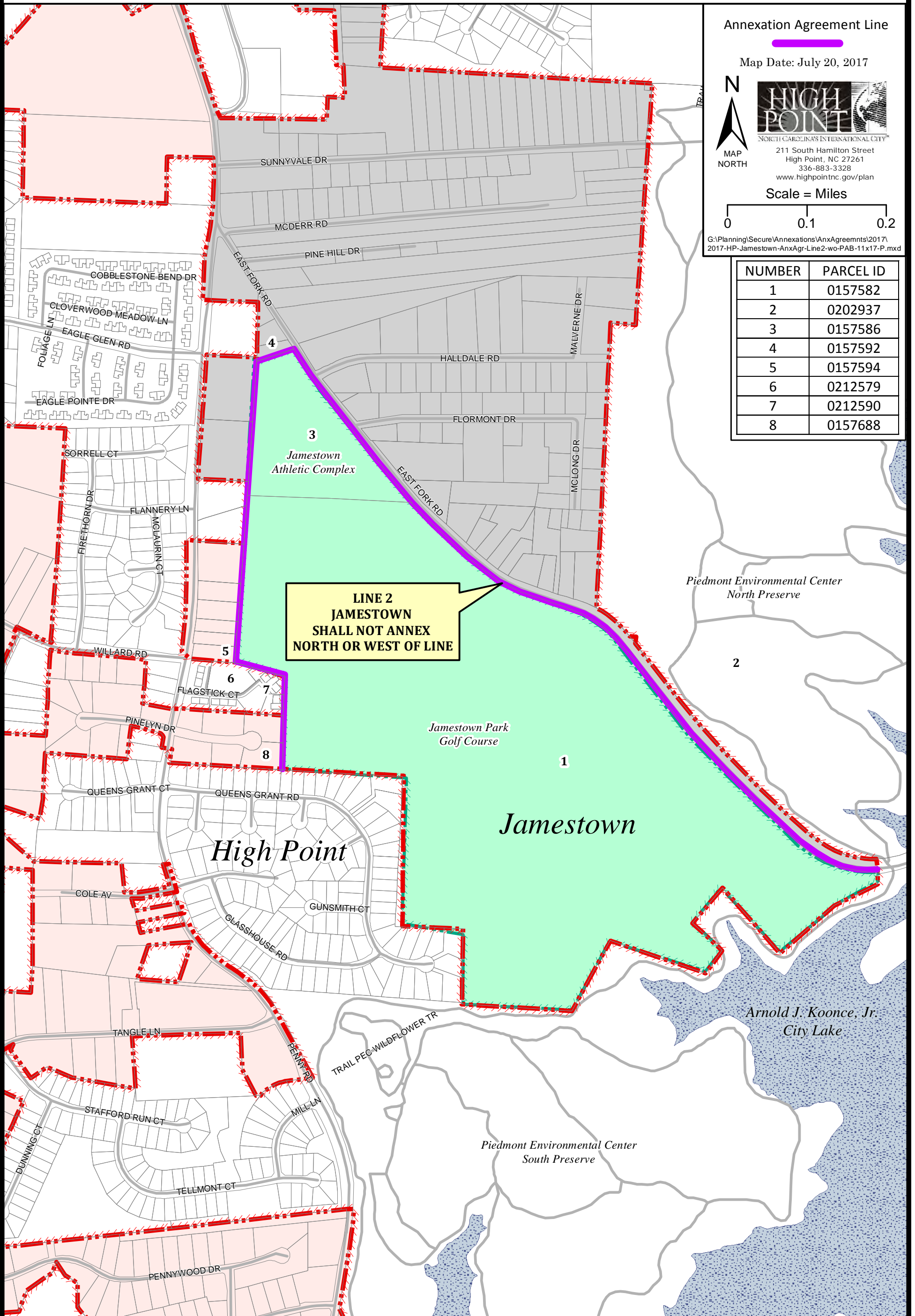


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4	0207230
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9	0207241
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11	0207243
12	0207246
13	0207247
14	0207248
15	0207249
16	0207250
17	0207343
18	0207163
19	0207164
20	0207165
21	0207166
22	0207167
23	0207168
24	0207169
25	0207344
26	0207337
27	0202937
28	0159185

Exhibit A

HIGH POINT & JAMESTOWN ANNEXATION AGREEMENT

Map of Line 2



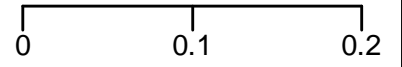
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NUMBER	PARCEL ID
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2	0202937
3	0157586
4	0157592
5	0157594
6	0212579
7	0212590
8	0157688

**LINE 2
JAMESTOWN
SHALL NOT ANNEX
NORTH OR WEST OF LINE**

High Point

Jamestown

Jamestown Athletic Complex

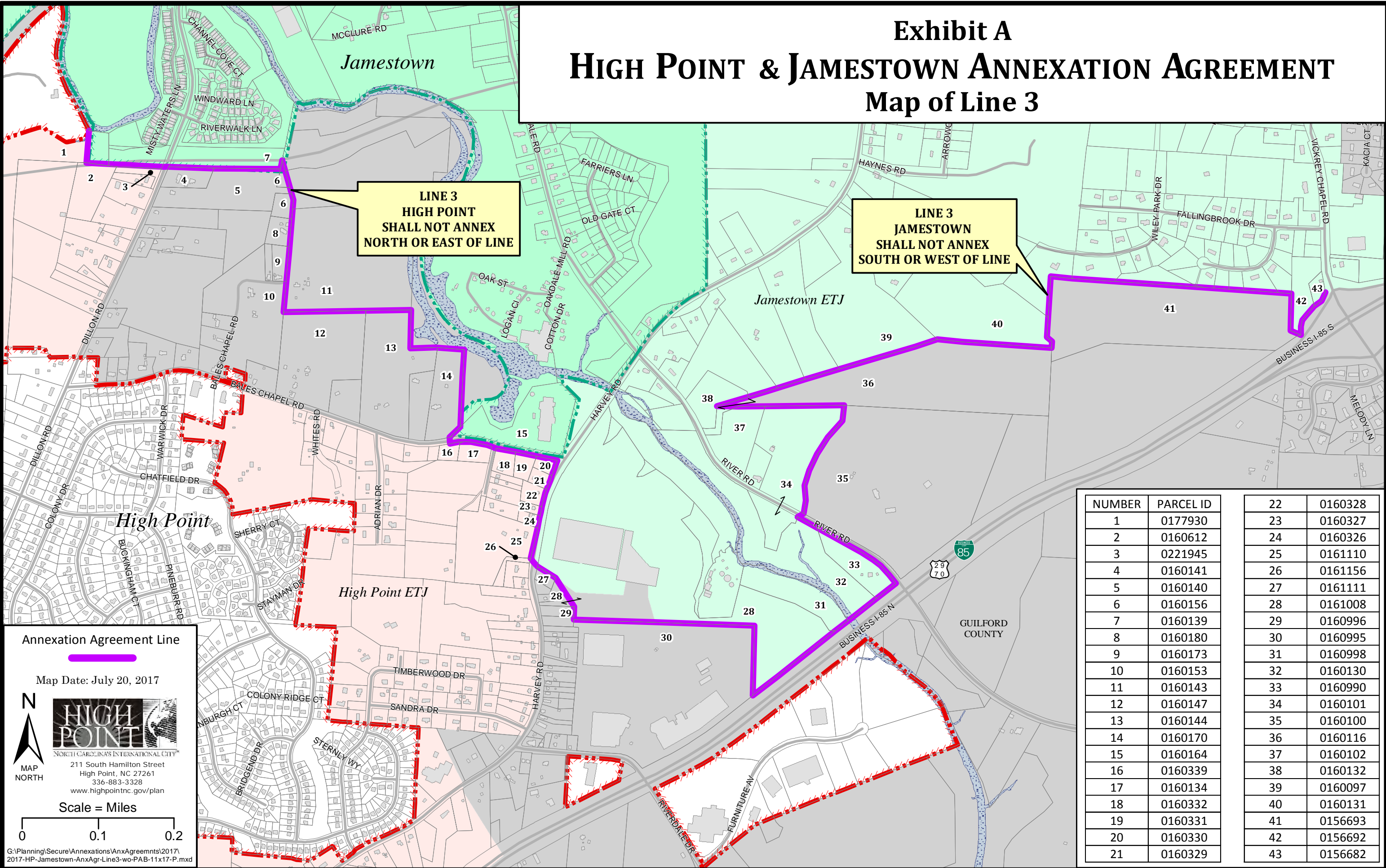
Jamestown Park Golf Course

Piedmont Environmental Center North Preserve

Piedmont Environmental Center South Preserve

Arnold J. Koonce, Jr. City Lake

Exhibit A HIGH POINT & JAMESTOWN ANNEXATION AGREEMENT Map of Line 3



**LINE 3
HIGH POINT
SHALL NOT ANNEX
NORTH OR EAST OF LINE**

**LINE 3
JAMESTOWN
SHALL NOT ANNEX
SOUTH OR WEST OF LINE**

NUMBER	PARCEL ID		
1	0177930	22	0160328
2	0160612	23	0160327
3	0221945	24	0160326
4	0160141	25	0161110
5	0160140	26	0161156
6	0160156	27	0161111
7	0160139	28	0161008
8	0160180	29	0160996
9	0160173	30	0160995
10	0160153	31	0160998
11	0160143	32	0160130
12	0160147	33	0160990
13	0160144	34	0160101
14	0160170	35	0160100
15	0160164	36	0160116
16	0160339	37	0160102
17	0160134	38	0160132
18	0160332	39	0160097
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20	0160330	41	0156693
21	0160329	42	0156692
		43	0156682

Annexation Agreement Line

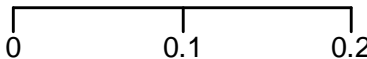


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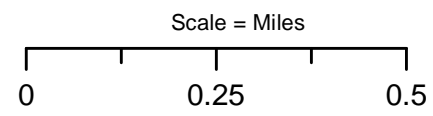
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High Point & Jamestown Annexation Agreement Notification Areas

Exhibit C

Planning & Development Department
Map Date: July 20, 2017
Annexation Agreement Line



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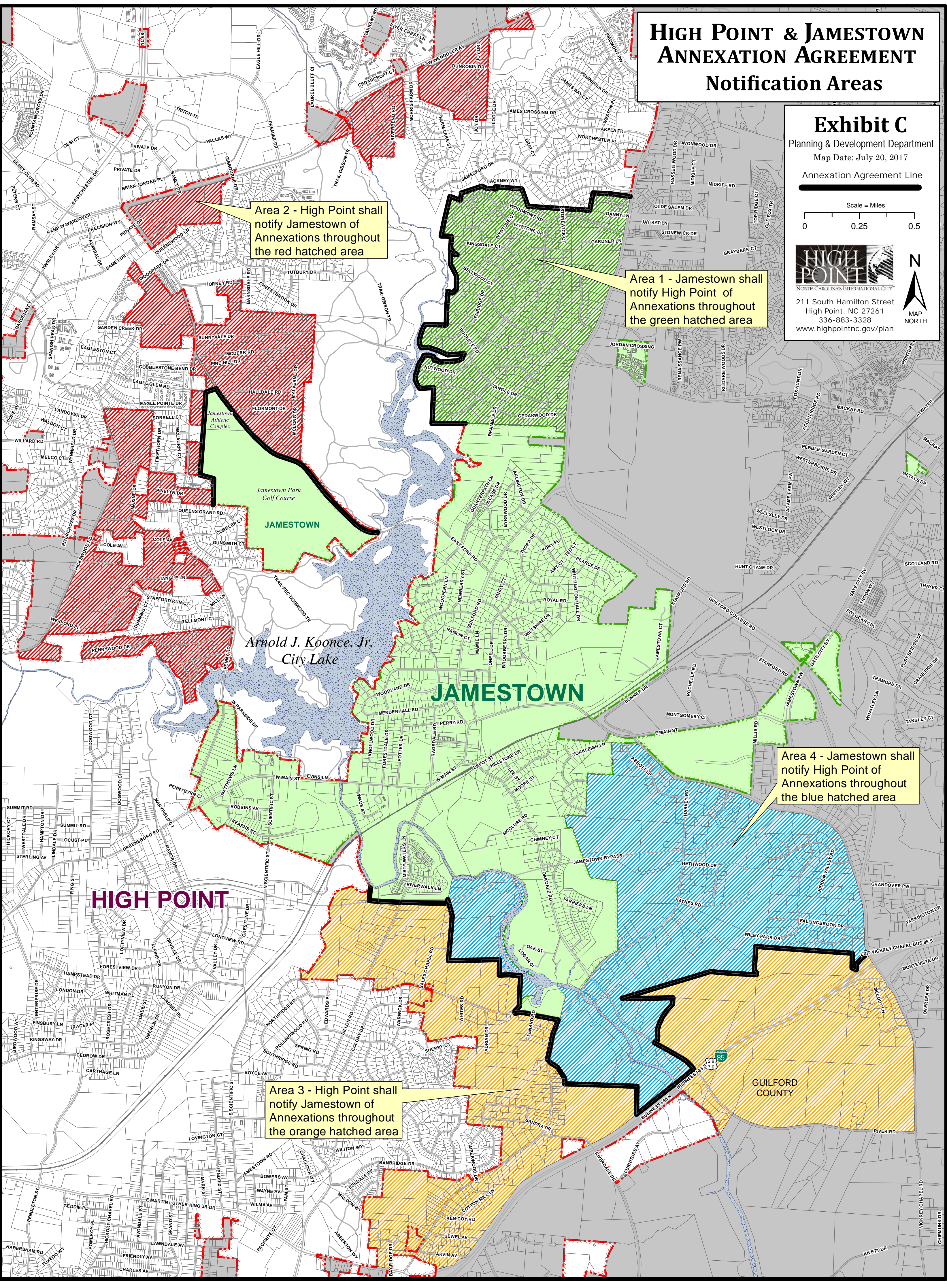


Area 2 - High Point shall notify Jamestown of Annexations throughout the red hatched area

Area 1 - Jamestown shall notify High Point of Annexations throughout the green hatched area

Area 4 - Jamestown shall notify High Point of Annexations throughout the blue hatched area

Area 3 - High Point shall notify Jamestown of Annexations throughout the orange hatched area



High Point & Jamestown Annexation Agreement Notification Areas

Exhibit C

Planning & Development Department
Map Date: July 20, 2017

Annexation Agreement Line



Scale = Miles
0 0.25 0.5



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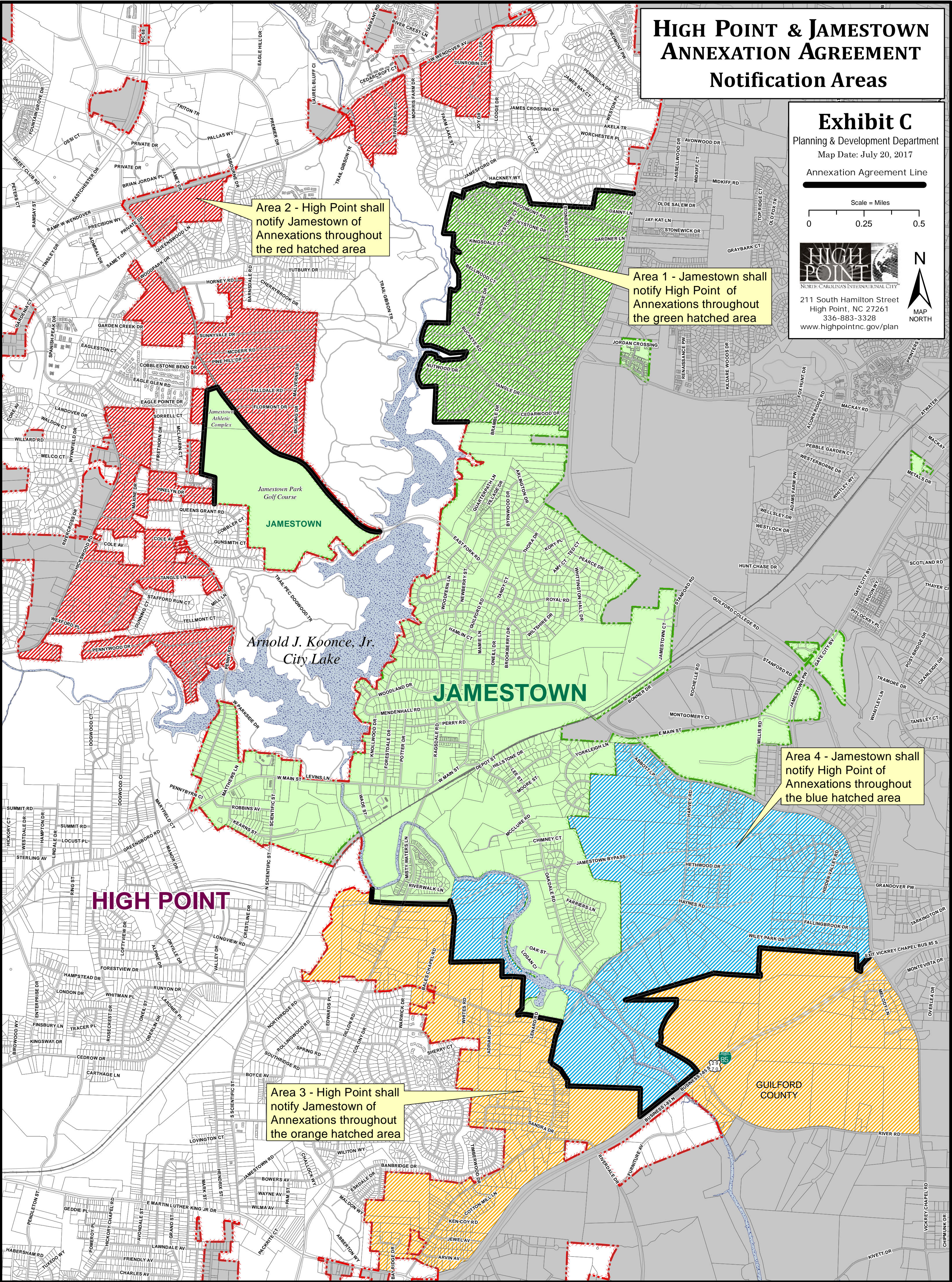


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HIGH POINT & JAMESTOWN ANNEXATION AGREEMENT

Map of Line 1

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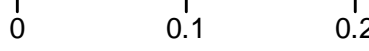


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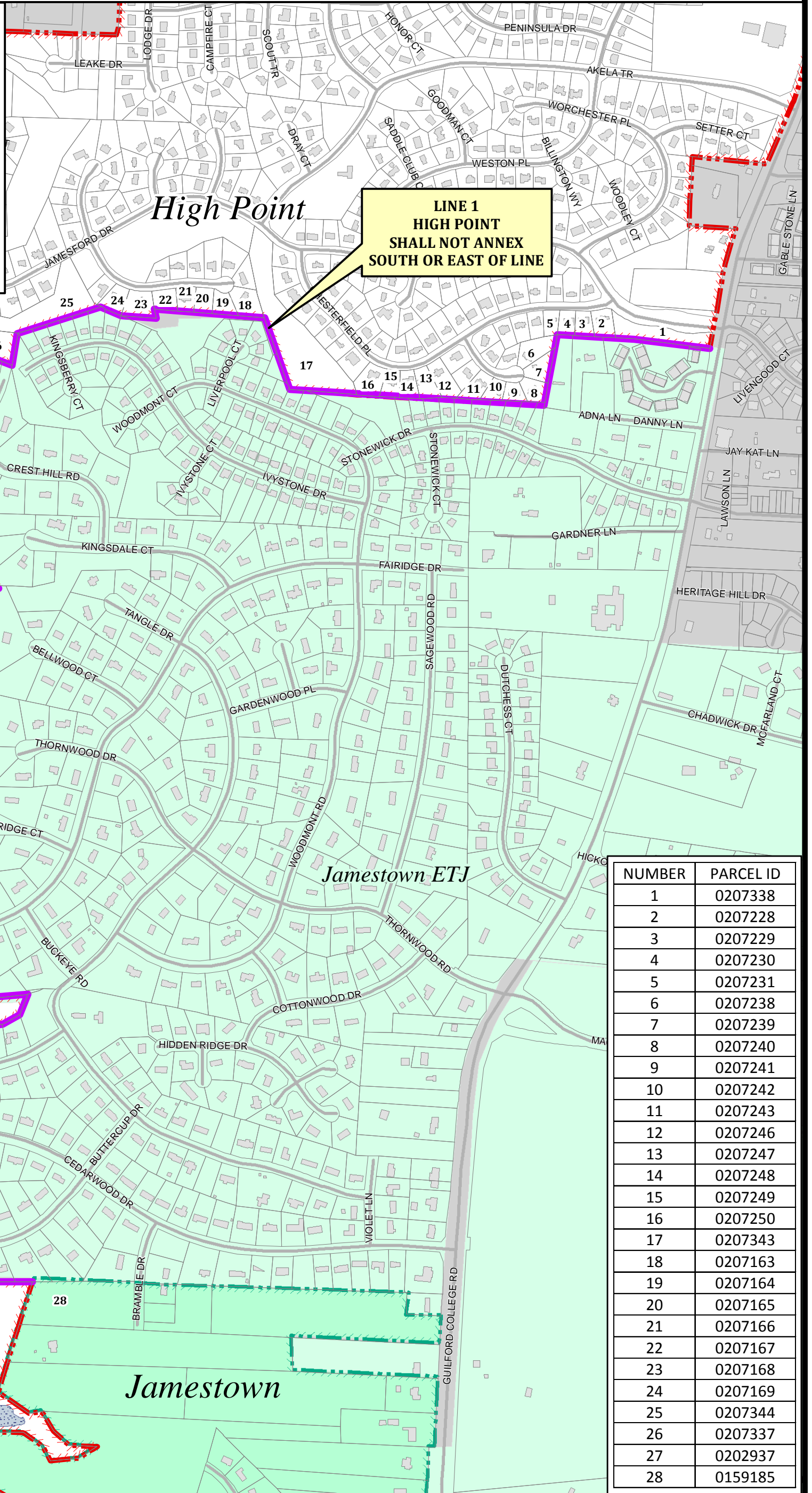


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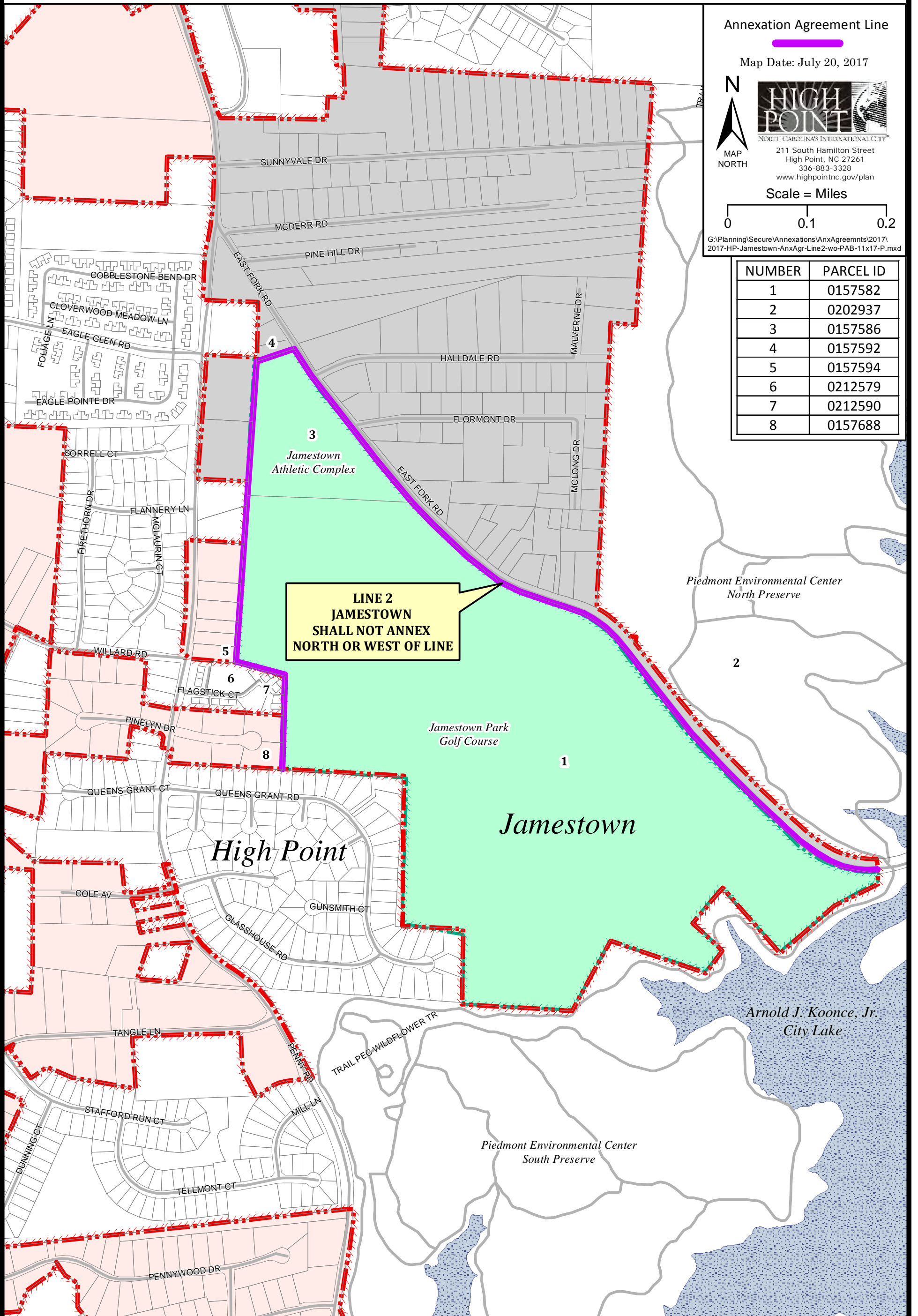


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Map of Line 2



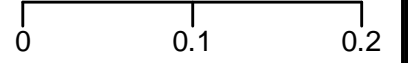
Annexation Agreement Line

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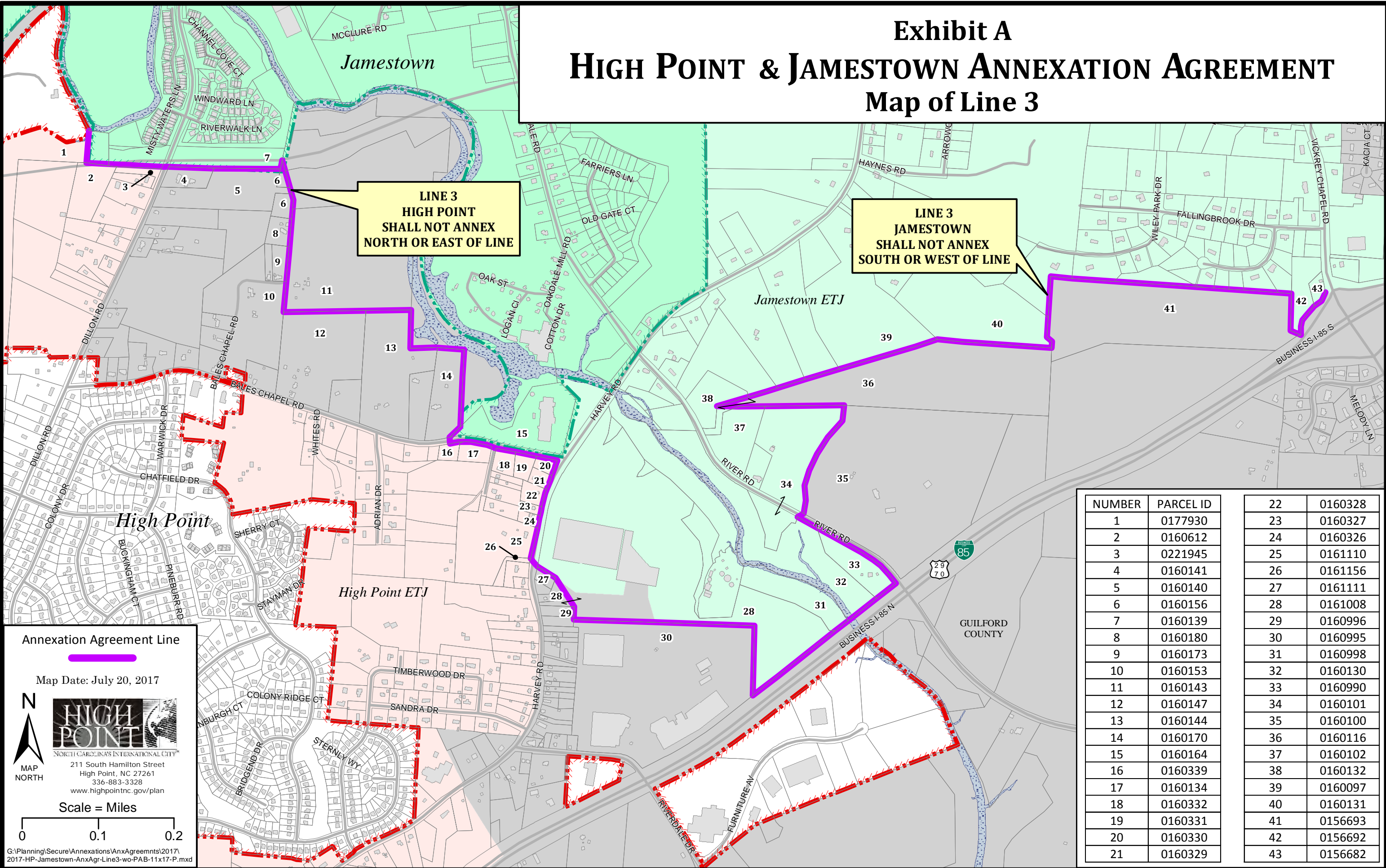
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Annexation Agreement Line



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