



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 when 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: **SPECIAL CALLED Meeting**
Monday, September 16, 2019 – 6:30 PM
Jamestown Town Hall, Council Chambers

Items on the agenda:

1. Call to Order – Sarah Glanville, Chair of the Planning Board
2. Roll Call – Matthew Johnson, Assistant Town Manager/Director of Planning
3. Approval of minutes from August 12, 2019, meeting – Sarah Glanville, Chair of the Planning Board
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. Rezoning request 2019-02: Request to rezone property located at 111, 113, 115, 121 and a portion of parcel #176232 from Single-Family Residential (SFR) to Conditional Zoning – Civic (CZ-CIV) for Maryfield, Inc. – Matthew Johnson, Assistant Town Manager/Director of Planning
5. 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.

6. Adjourn
7. Next regularly scheduled meeting will be October 14, 2019, at 6:30pm in the Council Chambers.

WORKING AGENDA

Items on the agenda:

1. CALL TO ORDER

- i. Welcome to the **September 16, 2019, SPECIAL CALLED Planning Board meeting**. In order to allow all attendees to be able to hear Board business, I would ask that at this time, members of the board and the audience please set your cell phones to “SILENT”. As a reminder, there are generally two opportunities for the public to address the Board. One 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 are requested to sign up to speak with the Town Clerk at this time. The other opportunity will be during any “PUBLIC HEARING”. Speakers in a “PUBLIC HEARING” will be asked to keep their comments brief and must speak to the topic being considered. Thank you.

2. ROLL CALL

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

3. Approval of Minutes: August 12, 2019, regular meeting – Sarah Glanville, Chair of the Planning Board

- a. **Request from Staff: Staff requests approval of minutes from August 12, 2019, regular meeting as presented.**
 - i. **Motion:**
 - ii. **Second:**
 - iii. **VOTE:**

4. Public Hearings

- A. Rezoning request 2019-02: Request to rezone property located at 111, 113, 115, 121 and a portion of parcel #176232 from Single-Family Residential (SFR) to Conditional Zoning – Civic (CZ-CIV) for Maryfield, Inc. – Matthew Johnson, Assistant Town Manager/Director of Planning**
- a. Recommendation regarding the rezoning request to Town Council
 - b. Adoption of the Statement of Consistency

5. Public Comment

- 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 regularly scheduled meeting will be October 14, 2019, at 6:30pm in the Council Chambers.**

Chair
Sarah Glanville

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Planning Board Members
Art Wise, Vice Chair
Eddie Oakley
Ed Stafford
Russ Walker
Richard Newbill, ETJ
Steve Monroe, ETJ
Robert Lichauer, ETJ
Sherrie Richmond, ETJ
Rebecca Rayborn, Council Representative

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT:

AGENDA ITEM #:

CONSENT AGENDA ITEM

ACTION ITEM

INFORMATION ONLY

MEETING DATE:

ESTIMATED TIME FOR DISCUSSION:

DEPARTMENT:

CONTACT PERSON:

SUMMARY:

ATTACHMENTS:

RECOMMENDATION/ACTION NEEDED:

BUDGETARY IMPACT:

SUGGESTED MOTION:

FOLLOW UP ACTION NEEDED:



Planning Board Meeting
August 12, 2019
6:30 pm
Council Chambers
Minutes & General Account

Planning Board Members Present: Sarah Glanville, Chair; Art Wise, Vice Chair; Eddie Oakley, Ed Stafford, Russ Walker, Steve Monroe (ETJ), Robert Lichauer (ETJ), & Sherrie Richmond (ETJ)

Planning Board Members Absent: Richard Newbill (ETJ)

Council Member Representative: Rebecca Mann Rayborn

Staff Present: Kenny Cole, Matthew Johnson, & Sharen Apple

Visitors Present: Dee Fink

Call to Order- Glanville called the meeting to order.

Roll Call- Johnson took roll call as follows:

Sarah Glanville- Present
Art Wise- Present
Eddie Oakley- Present
Ed Stafford- Present
Russ Walker- Present
Richard Newbill- Absent
Steve Monroe- Present
Robert Lichauer- Present
Sherrie Richmond- Present

Rebecca Mann Rayborn- Present

Approval of minutes from the July 8, 2019 meeting- Monroe made a motion to approve the minutes from the July 8, 2019 meeting. Lichauer made a second to the motion. The motion passed by unanimous vote.

Selection of one additional Member of the Planning Board to serve on the Comprehensive Plan Update Steering Committee- Glanville stated that Johnson had given an overview of the Comprehensive Plan Steering Committee at the previous meeting. She noted that Eddie Oakley, Steve Monroe, and Sherrie Richmond had volunteered to serve on the Committee at the June meeting. She said that one more Planning Board Member needed to volunteer to serve.

Stafford volunteered to serve on the Comprehensive Plan Update Steering Committee.

Wise made a motion to recommend to the Town Council that Stafford be appointed to serve on the Comprehensive Plan Update Steering Committee. Monroe made a second to the motion. The motion passed by unanimous vote.

Discussion: Steering Committee Roles & Responsibilities- Johnson stated that the Comprehensive Plan was a guiding document that would be referenced when making rezoning decisions. He noted that it would help shape the Town's future. Johnson stated that staff was looking forward to working with a diverse set of citizens that would be assisting with the update to the Comp Plan. He said that the Steering Committee Members would be appointed by Town Council at their August 20th meeting. Johnson stated that the Members would provide advice and assistance to the project team comprised of staff and consultants. He noted that the Members would also seek feedback from the public and attempt to engage other citizens. Johnson said that the update would take about eighteen months and that Committee Members would help shape the final draft of the Comprehensive Plan. He gave an overview of the next steps of the project.

Glanville discussed the general time frame for the selection of a consulting firm with Johnson.

Planning Board Members discussed how the completion of the Jamestown Bypass may impact the update to the Comprehensive Plan with Johnson.

Public Comment-

- Dee Fink, 315 Guilford Road- Fink asked if the Steering Committee Members would be paid for their time and asked for clarification on the role of the Committee Members.

Johnson noted that it was not a paid position and briefly reiterated the responsibilities of Committee Members.

Other Business- Oakley noted that he had witnessed several cars speeding throughout Town and that he had also noticed several traffic violations. He highlighted the need for a deputy presence to keep the speed down. Oakley also stated that some neighborhoods were not as well kept as others throughout Town.

Cole noted that he would speak to the Sheriff's Department about the traffic.

Glanville also thanked Town staff for all their hard work on the National Night Out event.

Adjournment- Walker made a motion to adjourn. Oakley made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:04 pm.

TOWN OF JAMESTOWN, NC
CASH RECEIPT

Printed 14:07:37 - 08/09/19

Batch:20950
Transaction:8

Reference Number:
Name: PENNYBYRN
Address:

Item(s) Description:
PLANNING & DEVELOPMENT
FEES-GENERAL

900.00

Check # 94579

900.00

Cash Paid

Credit Paid

Less Change Given ()

TOTAL:

900.00

Comments:
rezoning fee



300 N. Greene Street, Suite 1400
Greensboro, NC 27401
T: 336.378.5200 F: 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: T.Terrell@Foxrothschild.com

August 9, 2019

Mr. Matthew Johnson
Planning Director
301 E. Main Street
Jamestown, NC 27282

Re: Maryfield, Inc. Rezoning Application

Dear Mr. Johnson:

Enclosed you will find the following documents:

1. Town of Jamestown Application for Zoning Amendment for four lots on Penny Road;
2. A check payable to the Town of Jamestown in the amount of \$900 as the filing fee
3. Deeds to each of the four lots at 111, 113, 115, and 121 Penny Road
4. Two full-sized copies of a site plan as required.

Please let me know if you need further information or wish to discuss the enclosed.

Very truly yours,

A handwritten signature in black ink that reads 'Tom Terrell'.

Thomas E. Terrell, Jr.

TET:ths
Enclosure

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington



The following items must be submitted with this form before the application may be processed.

Please bring the following items with you when submitting your application form:

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

Additional Notes:

- Following approval of the rezoning application, your project may require additional permits. Please contact the Planning Department to discuss permits that may be required for the construction of your project at (336) 454-1138.
- **BY SIGNING THIS FORM, YOU ARE GRANTING PERMISSION FOR MEMBERS OF THE STAFF OR ANY APPOINTED OR ELECTED BOARD THE RIGHT TO ACCESS YOUR PROPERTY.**
- You (or a designated representative) are strongly encouraged to attend all public hearings for your project. Failure to appear may result in the delay of the application.

Applicant Information

Applicant Name: Maryfield, Inc.
 109 Penny Road High Point, NC 27260
 Street Address or P.O. Box City/State/Zip Code
 336-821-4004 336-399-6027 rnewman@pennybyrn.org
 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: _____
 Street Address or P.O. Box City/State/Zip Code
 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).

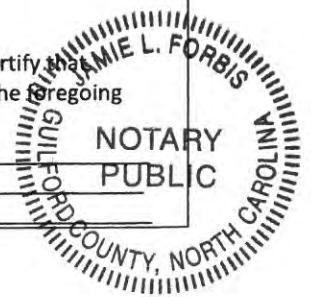
Owner Signature: Maryfield, Inc. by Richard W. Newman, president Date: August 6, 2019

NOTARY STATEMENT:

State of NC, County of Guilford to wit: (SEAL)

I, Jamie L. Forbis a notary public in and for the state and county aforesaid, do hereby certify that Richard W. Newman whose name(s) (is) signed to the foregoing statement, personally appeared before me in my state and county and acknowledged the same.

My commission expires May 18, 2023
 Given under my hand this 6th Day of August, 2019
 Notary Signature Jamie L. Forbis Printed Name of Notary: Jamie L. Forbis



Permit Information

Owner Requests Rezoning of the Following Parcel(s):

Parcel #1: 157818 Parcel Size: .49 AC 111 Penny Road
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: RS-9 Request to Rezone to: CIZ

Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):

Parcel #2: 157819 Parcel Size: .97 AC 113 Penny Road
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: RS-9 Request to Rezone to: CIZ

Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

Owner Requests Rezoning of the Following Parcel(s):

Parcel #3: 157820 Parcel Size: .52 AC 115 Penny Road
 Tax Map ID Acres/Square Ft Street Address

Current Parcel Zoning: RS-9 Request to Rezone to: CIZ

Current Parcel Use: Agricultural Commercial Industrial Residential Vacant/Unused

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

Adjoining Property Owner(s)

Please list ALL property owner(s) and street address(es) of parcel(s) immediately adjoining AND directly across street(s), road(s), and highway(s) from parcel(s) requested for rezoning.		Tax Map Numbers
SEE EXHIBIT A 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?

To develop a transitional rehabilitation center providing short term recovery after surgery or a hospital stay

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

Conversion of 3 residential structures into a state-of-the-art transitional rehab facility

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

Approximately 15 employees per day for 24 hour operation facility

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 will be a modest increase in traffic on Penny Road, but no unreasonable impacts on adjoining owners resulting from this 2 acre expansion of the Pennybyrn campus.

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

Limited increase in traffic - no impact to schools; all public infrastructure needed is available.

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.

Certificate of Need from State of North Carolina

For Town Use Only

Date Application Received: _____

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



Frequently Asked Questions

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

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

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

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

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

Why is it important for the applicant to attend both public hearings?
During the public hearing, you (or your representative) will have the opportunity to present your project and respond to questions from Planning Board members and Interested parties in the audience.

Typical Timeline

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

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

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

Step 4. Complete applications are advertised for public hearing.

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

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

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

Contact Information

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

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

Planning Board Members

Eddie Oakley	336-454-1552
Ed Stafford	336-669-5106
Sarah Glanville	336-209-1712
Art Wise	336-884-1099
Russ Walker	336-454-4405
Richard Newbill**	336-688-2134
Steve Monroe**	336-454-2881
Robert Lichauer**	
Sherrie Richmond**	

**Denotes ETJ member

Exhibit A
Adjoining Property Owners

1.	Maryfield, Inc.	1311 Greensboro Road	176232
2.	Gregory and Vickie Miller	118 Penny Road	157842
3.	Mark Kiandost	116 Penny Road	157843
4.	Sholeh and Philippe Bondat	114 Penny Road	157844
5.	Edna Ruth and Harold Bass	112 Penny Road	157845
6.	Betty Simpson	110 Penny Road	157846

DEED

111 Penny Road

05/13/2005

RECORDED - 961368
JEFF L. THIGPEN
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 6311
PAGE(S): 2690 TO 2692
05/13/2005 12:20:24

AC

GUILFORD COUNTY 5/13/2005
NC REAL ESTATE EXT

\$256.00

\$ 256.00

Mail to: KEZIAH, GATES & SAMET, LLP
Post Office Box 2608
High Point, North Carolina 27261

P/LC KGS
HP

Address of Grantee: 1315 Greensboro Road
High Point, NC 27260

05/13/2005	GUILFORD CO. NC	
1 DEED	961368	\$12.00
1 DEEDS ADDN PGS		\$3.00
1 PROBATE FEE		\$2.00

Prepared by: Alan N. Post

NORTH CAROLINA GENERAL WARRANTY DEED

2/1

THIS DEED, made this 13th day of May, 2005, between **JEROME P. ST. LOUIS** and wife **JUDITH D. ST. LOUIS**, (the "Grantors"), and **MARYFIELD, INC.**, (the "Grantee"):

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, receipt of which is acknowledged, hereby grant, bargain, sell and convey unto the Grantees and its successors and assigns, in fee simple, lands (the "Premises") situated in Jamestown Township, Guilford County, North Carolina, described as follows:

Being all of Lot No. 71 of Pennybryn, recorded in Plat Book 20 at Page 83, Office of the Register of Deeds of Guilford County, North Carolina.

Grantors acquired title to the Premises by deed recorded at Book 4609, Page 0651, Guilford County Registry.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereunto belonging, unto the Grantee and its successors and assigns, in fee simple forever.

AND THE GRANTORS covenant with the Grantee that the Grantors are seized of the Premises in fee and have the right to convey the Premises in fee simple; that the Premises are free from encumbrances, except as stated below; and that the Grantors will warrant and defend the title to the Premises against the lawful claims of all persons, subject only to the following exceptions:

1. Street and utility easements and rights of way of record, or visible upon the Premises;
2. Applicable restrictive covenants of record; and
3. Ad valorem real property taxes for the year 2005, to be prorated as of the date of closing.

IN TESTIMONY WHEREOF, the Grantors have executed this deed under seal on the date first stated above.

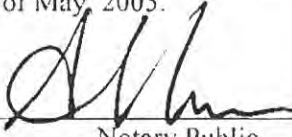
Jerome P. St. Louis (SEAL) *Judith D. St. Louis* (SEAL)
 Jerome P. St. Louis Judith D. St. Louis



SEAL-STAMP

I, Alan N. Post, a Notary Public of said county and state, hereby certify that **Jerome P. St. Louis and Judith D. St. Louis** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal or stamp this the 13th day of May, 2005.

My commission expires: June 16, 2007



Notary Public

16931

DEED

113 Penny Road

BK: R 8107
PG: 3082 - 3083
RECORDED:
11/30/2018
11:49:37 AM
DEPUTY-GB
BY: SHERRY W FARMER

2018062177
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$600.00

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Grant W. Almond
Return to: Keziah Gates LLP, PO Box 2608, High Point, NC 27261
Grantor's address: 113 Penny Road, High Point, NC 27260
Grantee's address: 1311 Greensboro Road, High Point, NC 27260
Tax Parcel No. 0157819
Property Address: 113 Penny Road, High Point, NC 27260
Excise Tax: \$600.00 This property does include the principal residence of Grantor

THIS DEED, made November 29, 2018, between **ELBERT H. BOWMAN and spouse, REBECCA M. BOWMAN** (the "Grantors"), and **MARYFIELD, INC.**, (the "Grantee");

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee receipt of which is acknowledged, hereby grant, bargain, sell and convey unto the Grantee and its successors and assigns, in fee simple, lands (the "Premises") situated in City of Jamestown, Jamestown Township, Guilford County, North Carolina, described as follows:

BEING Lot Nos. 69 and 70 as shown on the map of subdivision of part of Pennybryn Lands, a plat of which said property in recorded in Plat Book 20, Page 83 in the Office of the Register of Deeds for Guilford County, North Carolina.

Grantors acquired title to the Premises by deeds recorded at Book 3774, Page 914 and Book 3774, Page 916, Guilford County Registry.

TO HAVE AND TO HOLD the Premises and all appurtenances thereunto belonging, unto the Grantee and its successors and assigns, in fee simple forever.

AND THE GRANTOR covenants with the Grantee that the Grantors are seized of the Premises in fee and has the right to convey the Premises in fee simple; that the Premises are free from encumbrances, except as stated below; and that the Grantor will warrant and defend the title to the Premises against the lawful claims of all persons, subject only to the following exceptions: (1) Street and utility easements and rights of way of record, or visible upon the Premises; (2) Applicable restrictive covenants of record; (3) Ad valorem real property taxes for the year 2018, to be pro-rated and paid at closing; and (4) Zoning and building laws, rules, regulations and ordinances.

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the date first stated above.

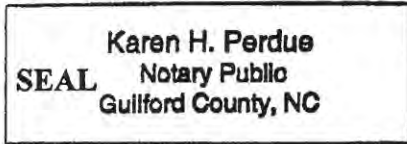
Elbert H. Bowman
Elbert H. Bowman

Rebecca M. Bowman
Rebecca M. Bowman

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Elbert H. Bowman and Rebecca M. Bowman



Date: November 30, 2018

Karen H. Perdue
Print Name: Karen H. Perdue
My Commission Expires: 12/5/2022

DEED

115 Penny Road

10051

10/31/2002	GUILFORD CO. NC	
1 DEEDS	632975	\$12.00
3 DEEDS ADDN PGS		\$9.00
1 PROBATE FEE		\$2.00

RECORDED - 632975
 KATHERINE LEE PAYNE
 REGISTER OF DEEDS
 GUILFORD COUNTY, NC
 BOOK: 5657
 PAGE(S): 0851 TO 0855
 10/31/2002 10:24:56

GUILFORD COUNTY 10/31/2002
 NC REAL ESTATE EXTX \$260.00

DEED OF CONVEYANCE

4,
1,
\$260.00
NORTH CAROLINA

KG-SHP

GUILFORD COUNTY

Prepared By: John C. Riggs, Attorney
 Grantee: ~~REBECCA M. BOWMAN~~ Maryfield, Incorporated
 1315 Greensboro Road
 High Point, NC 27260

This Deed of Conveyance, made and entered into this 24th day of October, 2002 by and between REBECCA M. BOWMAN and husband, ELBERT H. BOWMAN, CHADWICK H. BOWMAN and wife, KIMBERLY B. BOWMAN, AMY M. MOORE (DIVORCED AND NOT RE-MARRIED) AND J. SCOTT McCORMICK, SINGLE, hereinafter referred to as GRANTORS and MARYFIELD, INCORPORATED, A NORTH CAROLINA CORPORATION, GRANTEE;

RECITALS:

The real property hereinafter described, was conveyed to Treva V. McCormick Macon by Deed recorded in Book 3856, Page 1103, Guilford County Registry. Treva V. McCormick Macon died, a resident of Guilford County, North Carolina on March 31, 1994 leaving a Last Will and Testament by which a Life Estate in said property was devised to her husband, John I. Macon, who died a resident of Guilford County on February 28, 2002. The remainder interest in said property was devised to her daughter, Rebecca M. Bowman and three (3) grandchildren, Chadwick H. Bowman, Amy M. Moore and J. Scott McCormick, all of whom, together with their respective spouses, if any, are Grantors herein. (See Estate File 94 E 161)

The Grantors have agreed to sell and the Grantee herein has agreed to purchase the real property hereinafter described.

NOW, THEREFORE, for and in consideration of the premises, and in consideration of other valuable considerations, the adequacy and receipt of which are hereby acknowledged, Grantors have bargained and sold and by these presents do bargain, sell and convey unto the Grantee and its successors and assigns, all that certain tract or parcel of land lying and being in Jamestown Township, Guilford County, North Carolina, and being more particularly described as follows:

BEING Lot Number Sixty-eight (68), as shown on the map of Subdivision of part of Pennybyrn lands, as shown by a map or plat thereof duly recorded in the office of the Register of Deeds for Guilford County, North Carolina, in Plat Book 20, Page 83.

Said property is also known and numbered as 115 Penny Road, High Point, NC.

The above described property is conveyed subject to all rights of ways, easements and restrictions of record, if any, which apply to said property, and subject to ad valorem taxes for the year 2002 which said taxes are to be pro-rated between the parties hereto.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land together with all appurtenances thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple, forever.

And the Grantors covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

Rebecca M. Bowman (SEAL)
REBECCA M. BOWMAN

Elbert H. Bowman (SEAL)
ELBERT H. BOWMAN

Chadwick H. Bowman (SEAL)
CHADWICK H. BOWMAN

1110052

000003

Kimberly B Bowman (SEAL)
KIMBERLY B. BOWMAN

Amy M. Moore (SEAL)
AMY M. MOORE, DIVORCED

J. Scott McCormick (SEAL)
J. SCOTT McCORMICK, SINGLE

STATE OF NORTH CAROLINA

Davidson COUNTY

I, Rosemary D. Williamson, a Notary Public, do hereby certify that REBECCA M. BOWMAN and husband, ELBERT H. BOWMAN, GRANTORS, personally appeared before me this day and acknowledged their due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 24th day of October, 2002.



Rosemary D. Williamson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-20-2003

STATE OF NORTH CAROLINA

Davidson COUNTY

I, Rosemary D. Williamson, a Notary Public, do hereby certify that CHADWICK H. BOWMAN and wife, KIMBERLY B. BOWMAN, GRANTORS, personally appeared before me this day and acknowledged her due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 24th day of October, 2002.



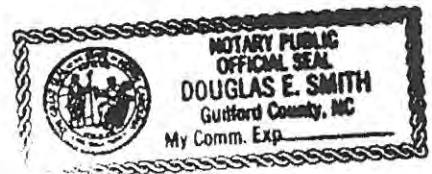
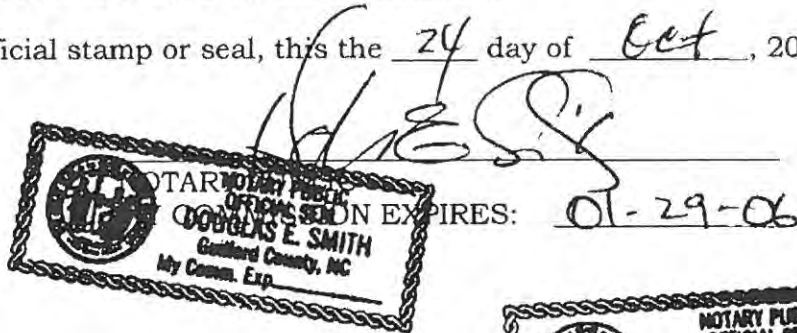
Rosemary D. Williamson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-20-2003

STATE OF NORTH CAROLINA

Guilford COUNTY

I, Douglas E. Smith a Notary Public, do hereby certify that AMY M. MOORE, DIVORCED, GRANTOR, personally appeared before me this day and acknowledged his due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 24 day of Oct, 2002.



STATE OF NORTH CAROLINA

New Hanover COUNTY

I, Irene I. Holmes, a Notary Public, do hereby certify that J. SCOTT McCORMICK, SINGLE, GRANTOR, personally appeared before me this day and acknowledged his due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 15 day of Oct, 2002.

Irene I. Holmes
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 26, 2005



DEED

121 Penny Road

469100

RECORDED - 599372
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 5562
PAGE(S): 1694 TO 1696
07/25/2002 12:02:46

1 DEEDS		
1 DEEDS ADDN PGS		\$3.00
1 PROBATE FEE		\$2.00
GUILFORD COUNTY 7/25/2002		
NC REAL ESTATE EXT		\$370.00

21D

\$370.00

Mail to : KGS-HP

Address of Grantee: 1315 Greensboro Road
High Point, NC 27260

Prepared by: Maurice S. S. Hull

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 24th day of July, 2002, between Irvin D. Tyndall and wife, Lucy A. Tyndall, (the "Grantors"), and Maryfield, Incorporated (the "Grantee");

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, receipt of which is acknowledged, hereby grant, bargain, sell and convey unto the Grantee and its successors and assigns, in fee simple, lands (the "Premises") situated in Jamestown Township, Guilford County, North Carolina, described as follows:

BEING LOT NO. 65 of Pennybyrn Subdivision, plat of said property being made by Wachter Surveys, Inc., Greensboro, North Carolina, and plat of said property is recorded in Plat Book 20, Page 83, in the office of the Register of Deeds of Guilford County, North Carolina, reference to which is hereby made.

Grantors acquired title to the Premises by deed recorded at Book 3308, Page 361, Guilford County Registry.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereunto belonging, unto the Grantee and its successors and assigns, in fee simple forever.

AND THE GRANTORS covenant with the Grantee that the Grantors are seized of the Premises in fee and have the right to convey the Premises in fee simple; that the Premises are free from encumbrances, except as stated below; and that the Grantors will warrant and defend the title to the Premises against the lawful claims of all persons, subject only to the following exceptions:

1. Street and utility easements and rights of way of record, or visible upon the Premises;
2. Applicable restrictive covenants of record; and
3. Ad valorem real property taxes for the year 2002.

001695

Irvin D. Tyndall (SEAL)
Irvin D. Tyndall

Lucy A. Tyndall (SEAL)
Lucy A. Tyndall

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD



I, Susan R. Hayes, a Notary Public of said county and state, hereby certify that Irvin D. Tyndall and wife, Lucy A. Tyndall personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal or stamp this the 25th day of July, 2002.

SEAL-STAMP

Susan R. Hayes
Notary Public

My Commission Expires:

9-6-03



Planning Board Hearing Date: September 16, 2019

GENERAL INFORMATION

Applicant: Maryfield, Inc. 109 Penny Rd. High Point, NC 27260
Request: Rezoning of property located at 111, 113, 115, 121 & a portion of parcel # 176232.
Conditions: Please see attached.
Location: 111, 113, 115, 121 and a portion of parcel #176232 - Penny Rd.
Parcel ID#: 157818, 157819, 157820, 157821, and a portion of 176232
Public Notice: Notice of Pubic Hearing mailed 08/29/2019
Tract Size: Total of all tracts is approximately 3.37 +/- acres.
Topography: Generally flat near Penny Rd. ROW. Some steep sloping near 121 Penny Rd.
Vegetation: Developed with single-family residential homes. Some existing trees and low vegetation is found on these existing sites.
TRC Review: TRC review will be required prior to the issuance of any construction permits.

SITE DATA.

Existing Use: Vacant single-family residential home sites.

Adjacent Uses:

	Adj Zoning	Adj Land Uses
North	SFR	Single family residential
South	SFR	Single family residential
East	SFR	Single family residential
West	N/A	City of High Point jurisdiction (currently Pennybyrn Retirement Home)

Zoning History:

Case #	Date	Summary
N/A	2009	This property was rezoned as part of the LDO update in 2009.

SPECIAL INFORMATION

Overlay Districts: This site is not currently subject to any special overlay districts with the exception of watershed, which all parcels in Jamestown are subject to.

Environmental:

Watershed: City Lake WCA Tier 3
Floodplains: Site is not adjacent to any floodplain per FEMA maps.
Streams: There do not appear to be any streams adjacent to the properties in question.
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): N/A – already developed.

Open Space: N/A – Already developed.

Transportation:

Street Classification: Penny Rd. – Major Thoroughfare

Site Access: Penny Rd.

Traffic Counts: 15,801 trips per HPMPO counts in 2017 at intersection of W. Main St. and Penny Rd. (approximately 1,320 ft. southwest of subject properties)

Sidewalks: Existing along Penny Rd. to Pennybyrn entrance on Penny Rd. Extension of sidewalks are required by the Jamestown LDO.

Transit: HiTran Route 25 services Pennybyrn at Maryfield Ct. (on the Pennybyrn Main Campus)

Traffic Impact Study: No TIS is required.

Street Connectivity: N/A

Other: N/A

IMPACT ANALYSIS

Land Use Compatibility and 2020 Land Development Plan (LDP)

The future land use map identifies a portion of this parcel as being located in the “Suburban Residential” district. The 2020 Land Development Plan defines the “Suburban Residential” district as:

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

2020 LDP Goals and Policies Applying To This Proposal

GROWTH MANAGEMENT

GOALS:

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

POLICIES:

- 1.5 Carefully manage land development patterns along existing and planned major roads (e.g. Guilford College Road, High Point Road, future Bypass) to maintain their safety and function and create welcoming, aesthetically pleasing entranceways that reflect our small-town character.
- 1.6 Encourage the design of new activity centers to provide a wider mixture of uses and to serve as pedestrian-friendly community destinations and gathering areas.
- 1.7 Encourage the development of new commercial uses within designated activity centers to be energy efficient, aesthetically pleasing and pedestrian-friendly and the renovation, maintenance and creative

re-use of existing commercial buildings to provide more retail, business and office uses in convenient locations.

- 1.10 Preservation and continued investment in key institutional & civic uses (e.g. YMCA, Town Hall, libraries, schools) is strongly encouraged throughout the community.
- 1.11 Continue to value, preserve and enhance existing residential uses and neighborhoods, to maintain the unique small-town character of Jamestown. Infill development is encouraged to efficiently use existing infrastructure, however, new buildings and the renovation of existing buildings should fit the scale and character and add value to existing neighborhoods.
- 1.15 Carefully balance individual property rights with the good of the whole community by expecting new development to use the best design features of our favorite existing areas and by providing adequate buffers between incompatible uses.

PLANNING COORDINATION

GOALS:

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

POLICIES:

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

COMMUNITY APPEARANCE

GOALS:

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

POLICIES:

- 3.1 Value and preserve Jamestown's small-town feel.
- 3.3 Maintain a strong sense of place and community pride as each new land use fits into our vision for the future – adding quality and value and enhancing our community character and quality of life.
- 3.4 Carefully consider the appearance and design of new buildings and site development, to insure a good fit, and to maintain and improve the appearance of our community, and to create a greater sense of harmony and compatibility among various uses throughout our community.

3.5 Beautify existing streetscapes, and encourage creation of new streetscapes that provide a pedestrian-friendly environment with adequate sidewalks and street trees, and attractive landscaping, signage and building facades.

QUALITY OF LIFE

GOALS:

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

POLICIES:

N/A

PUBLIC SERVICES AND FACILITIES

GOALS:

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

POLICIES:

5.6 Carefully manage access along major thoroughfares and road entranceways, to protect public safety, road function, and community aesthetics.

5.7 Provide public buildings and facilities in prominent or central locations to conveniently serve the whole community (e.g. YMCA, post office, library, Town Hall, community center)

CONFORMITY WITH OTHER PLANS

Town Plans: N/A

Other Plans: N/A

STAFF COMMENTARY:

These properties were originally used for single-family residential homes, but have since been acquired by Maryfield, Inc. (aka Pennybyrn) as a “land bank” to use for future expansions. The majority of the Pennybyrn site lies within the City limits of the City of High Point. However, these lots are located within the Town of Jamestown’s corporate limits, thus creating a bit of a planning jurisdiction dilemma. The Town of Jamestown has historically maintained an excellent working relationship with the City of High Point and staff in both jurisdictions have been working diligently behind the scenes to ensure a smooth process for rezoning and building plan approval for the applicant.

The property owner wishes to rezone this property to accommodate a 24-bed short-term stay and rehabilitation facility. The closest zoning district that is available to the Town of Jamestown is the “Civic” zoning district which the LDO defines as follows:

The Civic District (CIV) provides a location for large educational, medical, and public uses in a campus like environment. Large developments in the Civic District are encouraged to provide a master plan to the Town and request approval of the Campus Overlay District designation. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses.

The 2020 LDP's (aka the Comp Plan) Future Land Use Map indicates that the area would remain as single-family residential. However, the Comp Plan certainly cannot predict the future and law allows for the Planning Board and Town Council to deviate from any such designation if they can find sufficient justification that such a rezoning would benefit the Town and otherwise meet the intent of the Comp Plan. With the proximity of the adjacent Pennybyrn campus and the methodology used to develop the campus there, staff feels that this use would certainly be justified and would be consistent with the intent of the LDP. Several zoning conditions have been requested both by the applicant and by staff to be considered with this rezoning which would help to ensure compatibility with surrounding properties.

Staff believe that the request to rezone this property from SFR (Single-Family Residential) to CZ-CIV (Conditional Zoning - Civic) is appropriate, yet it is inconsistent with the 2020 Land Development Plan. Therefore, staff recommends that the Planning Board and Council follow the **"MOTION TO APPROVE ZONING AMENDMENT (EVEN IF INCONSISTENT WITH COMP PLAN)"** procedure outlined below. ***This will require a third motion - one to consider the proposed zoning amendment, one to adopt the consistency statement, and one additional motion to amend the Comp Plan to conform with the amendment.***

Suggested timeline for consideration:

Planning Board Public Hearing: September 16, 2019

Town Council Public Hearing: October 15, 2019

The requested CZ-CIV (Conditional Zoning - Civic) zoning district appears to be consistent with the intent of the LDP.

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:

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

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

All amendments must now follow this approach:

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

A sample format is provided on the following pages.

MOTION

FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

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

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

AND

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

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

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

AND

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

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

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

[Call for second etc .]

MOTION

FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

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

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

AND/OR

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

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

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

AND/OR

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

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

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

[Call for second etc .]

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

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

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

_____.

Furthermore, the Board finds that the proposed zoning amendment meets the development needs of the community because:_____

AND

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

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

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

AND

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

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

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

AND

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

[Call for second etc.]

Development Standards:

Part 1. Requested Zoning: CZ-CIV

A. Permitted uses

- 1) Skilled care nursing facility with in-patient and out-patience therapy services associated with a Continuing Care Retirement Community (CCRC) and it's accessory uses. Other uses associated with the CCRC campus may be allowed for future development.

Note that Pennybyrn is a CCRC retirement community configured as a single unified campus that includes independent living dwellings, assisted living facilities, and skilled nursing facilities that provides a continuum of care to residents of the community.

Part 2. DEVELOPMENT STANDARDS:

A. Site Development:

1. Sidewalks, Decorative walls/fencing:

Sidewalks and fencing shall be provided in accordance with the Land Development Ordinance, except as provided below:

- a) New sidewalk extension along Penny Road shall extend approximately forty-five feet (45'-0") to the north side of the primary drive entrance onto said property.
- b) Current campus decorative stone wall and fencing shall be permitted for continuation along Penny Road to approximately forty-five feet (45'-0") to the north side of the primary drive entrance onto said property.

2. Building and Lot Standards: Building and lot Standards shall be provided in accordance with Article 9 of the Land Development Ordinance, except as noted below:

- a) The maximum building height shall not exceed 50 feet to the mid-point of the roof assembly.
- b) A minimum of fifty feet (50'-0") building front yard setback along Penny Road.
- c) A minimum of ten feet (10'-0") side yard setback abutting residential zoning.
- d) There shall be no internal setback within the zoning site except as required by the building code.
- e) No building setbacks shall be required where the zoning site abuts portions of the Pennybyrn CCRC Campus within the City of High Points corporate limits.

3. Uses with Additional Standards & Conditional Uses: Conditional Uses shall be provided in accordance with Article 10 of the Land Development Ordinance, except as noted below:

- a) Some food preparation/delivery will be provided within the CCRC campus main kitchen. Food preparation will be provided within the kitchen of the structure.
- b) Said facility will provide resident and out-patient therapy services.

- B. Landscaping, Setback and Buffers: Landscaping shall be provided in accordance with Article 11 of the Land Development Ordinance, except as noted below:
1. No landscaping shall be required where the zoning site abuts portions of the CCRC Campus within the City of High Points corporate limits.
 2. Street tree plantings shall be reviewed and located as agreed between Pennybyrn and Town Manager *or his designee (red italicized language added by TOJ staff)*
- C. Transportation and Off-street parking
1. Vehicular Access: The portion of the site that lies within the town limits of Jamestown shall be allowed two (2) points of access, *at the discretion of NCDOT who has jurisdiction over Penny Rd. (red italicized language added by TOJ staff)*
 2. Off-street Parking, stacking and loading areas: parking shall be provided in accordance with Article 12 of the Land Development Ordinance, except as noted below:
 - a) Parking lot locations shall be allowed in the front and side yards of said property (12-10.1).
 3. Parking lot placement shall be allowed for construction to within three (3) feet of street facing property line, *provided that it is outside of NCDOT's ROW (red italicized language added by TOJ staff)*
 4. One bicycle rack (to accommodate a minimum of two bicycles) shall be provided on site, in lieu of 5 percent (5%) of the total automobile parking spaces. (12.7)
- D. Open Space:
Development of the site shall comply with the standards in Article 21, Open Space.
- E. Signage/Common Signage Plan:
The location of signage on the said property site shall be in accordance with Article 17 of the Land Development Ordinance.
- F. Environmental Sensitive Areas:
Any portion of the rezoning site that is within a floodway or floodway fringe areas shall be left in its natural state and undisturbed, except to provide access to the common area and approved utility extensions.
- G. Lot Combination
Except for Guilford County Tax Parcel 176235 (1315 Greensboro Road), all parcels owned by Maryfield Inc. that abuts the zoning site, including those outside the High Point Corporate limits, shall be combined into one (1) lot prior to subdivision or development. In the event of new development on tax parcel 176235, that parcel shall be combined with the larger Maryfield, Inc. property.

Guilford County Tax parcels 157818, 157819 & 157820 AND 157821 (121 Penny Rd) are parcels owned by Maryfield within the Town of Jamestown corporate.

.....
Staff requested zoning conditions:

- 1) Any site plans shown shall be for illustrative purposes only.**
- 2) Type "B" landscaping buffers shall be required between any parcels zoned CZ-CIV and SFR to help ensure adequate screening between the Pennybyrn campus and adjacent single-family homes.**

Neighborhood Communications Report

Maryfield, Inc.

Submitted by
Thomas E. Terrell, Jr.
August 27, 2019

1. Letter of Invitation

The letter attached as Exhibit A was sent to all neighbors owning property within 300 feet of the site. The letter included a copy of the official citizens' information statement.

The letter provided ample direct, personal contact information for neighbors with questions prior to the meeting. Phone numbers and emails were provided so that recipients could directly contact Tom Terrell (applicant's attorney).

2. Recipients

The list of recipients, prepared by the City of High Point Planning Department, is attached as Exhibit B.

3. Neighborhood Meeting

The Neighborhood Meeting was held from 5:30 to 7:00 In Ilderton Hall at Pennybyrn. Attending the meeting from Maryfield were Sister Lucy Hennessey, SMG, Richard Newman, Vonda Hollingsworth, Jamie Forbis, Rob Creel, and Melissa Miller; also Alex Toye (Development and Design Team), Shannon Barrett and Mark Ford (Construction), Joe O'Buch (Engineering), and Matthew Johnson, City of Jamestown.

Only 3 members of the community came. The sign in sheet is attached as Exhibit C.

Alex Toye described the master plan and showed the display boards to Matthew Johnson, Planning Director, City of Jamestown. Mr. Toye stated that there will be additional minor adjustments. The following comments were made during the discussion with Mr. Johnson:

- Matthew Johnson inquired about the storm water runoff plans. Joe O'Buch explained by showing on the boards what the storm runoff water treatment process will be.
- Jamestown officials prefer electronic documents be sent to them. Matthew will inform Alex of the dates pertaining to the application process.
- Matthew noted that sidewalks will be required in front of the entire property line. Pennybyrn can request a variance to the requirement. He does not anticipate the current sidewalk plan to be an issue.
- The parking and landscaping plans do not have to be included in the zoning documents, but will be part of the final submittal of the landscape plans.
- The September Planning Board date has been scheduled for September 16, 2019 at 6:30 p.m. in the Council Chambers.

- Alex inquired as to any requirements regarding trash enclosures. Matthew directed him to the City of Jamestown website under the Public Services tab. He stated that it contains a list of requirements.
- Jamestown has an 11:00 p.m. to 7:00 a.m. noise ordinance. Pennybyrn performs generator tests at 9:00 a.m. so this will not pose a problem. There are no screening requirements for generators.

4. Specific Questions/Concerns/Comments from Neighbors

Nicole and Jeffrey Hammond – The Hammonds live on Willowood Drive, High Point, NC. They wanted to know if Pennybyrn planned to purchase their property in the future. They also asked if there would be any road closures during the project. Joe O’Buch explained that there would not be any complete road closures, but the project may require some periodic lane closures on Penny Road. They also asked if there would be any disruption in their power or water services during construction. Mr. Toye explained that new services would be tapped into existing services and would not require a disruption in their power or water. The Hammonds were pleased with the plans shown.

Robin Hackley – Ms. Hackley lives on Dogwood Circle, High Point, NC. She dropped by just to see what the plans were. She had no questions or concerns and expressed that she was impressed with the project.

Exhibit A



Fox Rothschild LLP
ATTORNEYS AT LAW

300 N. Greene Street, Suite 1400
Greensboro, NC 27401
T: 336.378.5200 F: 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

July 12, 2019

Dear Neighbor,

I represent Maryfield, Inc. (Pennybyrn) that will soon file rezoning applications with the City of High Point and the Town of Jamestown to make some modest changes to its campus. You are receiving this letter because you own property within 300 feet of the High Point campus or 500 feet of the adjoining properties that lie within Jamestown.

Maryfield has been a proud mainstay of this community since its founding by the Poor Servants of the Mother of God in 1947. Pennybyrn now supports a gorgeous 71-acre campus with carefully maintained landscaping and serves aging populations in a variety of ways.

The rezoning request to the Town of Jamestown will be for conditional zoning to enable development of a transitional rehab center providing short term recovery after surgery or hospital stay on lots just north of the main entrance on Penny Road. The High Point rezoning will amend the current district to allow construction of independent living units within the heart of the campus.

Enclosed is a map and statement prepared by the City of High Point about its rezoning process. If applications are timely filed, this matter will be heard by the High Point Planning and Zoning commission on September 24 at 6:00 p.m. and the City Council at 5:30 on November 4th. Both meetings will be in the City Council chambers at the High Point Municipal Building at 211 S. Hamilton St. The Jamestown Planning Board and Town Council both meet at 6:30 in the council chambers at 301 E. Main Street. Dates are to be determined.

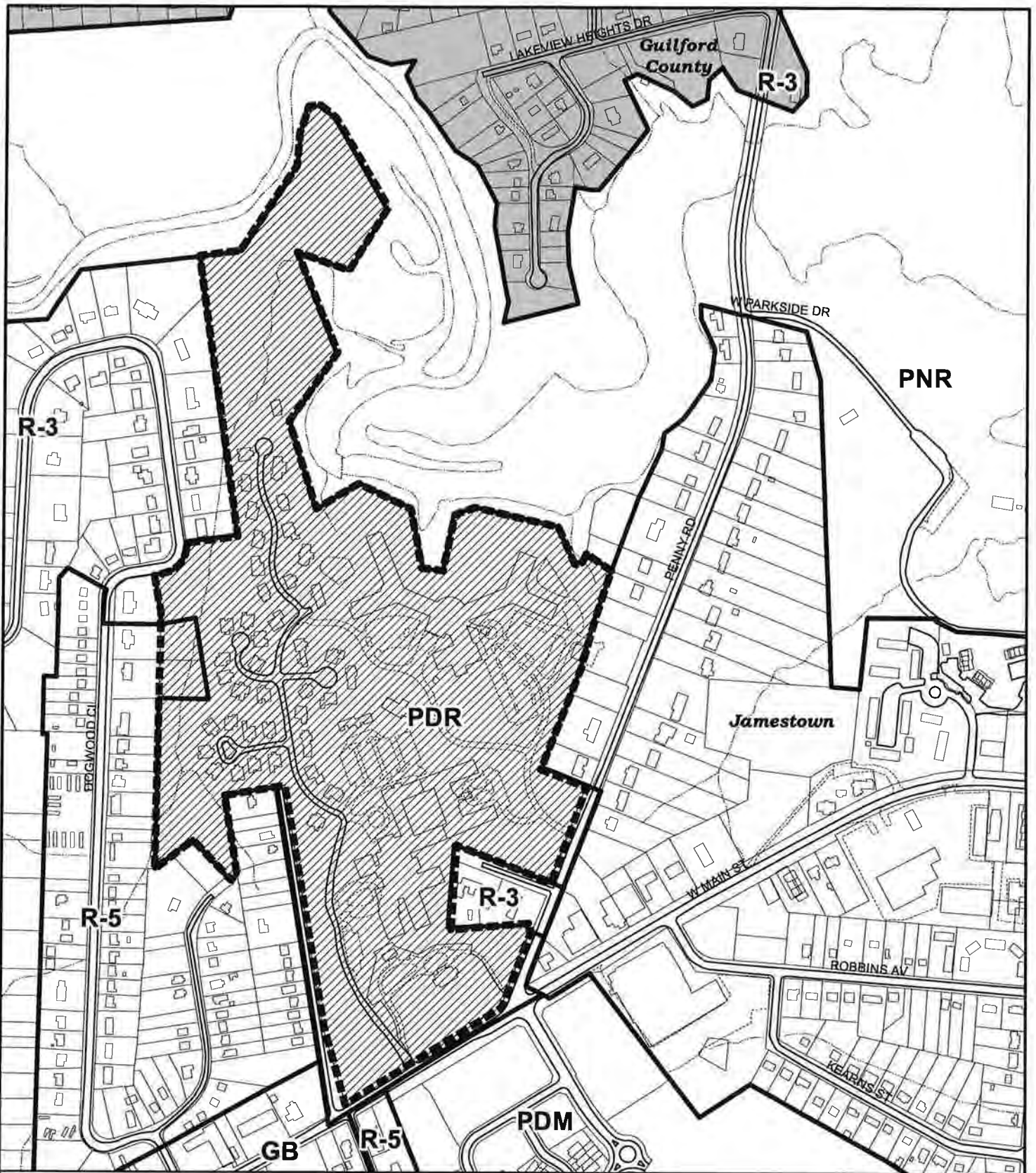
In the meantime, we invite you to a neighborhood meeting to be held at Pennybyrn between 5:30 and 7:00 on July 30th to learn more about these exciting projects. We will do this on a casual drop-in-when-you-can basis. Enter the gates on Penny Road and come to the main entrance at the end of the parking lot. You will be directed to Ilderton Hall. If you have a question before then, please call me at 336-378-5412 (direct number) or email me at tterrell@foxrothschild.com.

Very truly yours,

Thomas E. Terrell, Jr.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington



ZONING MAP AMENDMENT ZA-19-

From:
To:

Existing Zoning Boundary
Subject Property Boundary



**Planning & Development
Department**

City of High Point



Scale: 1"=500'

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ZMA\2019\MXDs\za19-

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Exhibit B

AGUILERA- RODRIGUEZ, CESAR;AGUILERA,
KARINA
101 MANOR DR
HIGH POINT NC 27260

AIKENS, R KEITH;AIKENS, W ANDY
PO BOX 780
TRINITY NC 27370

ANDERSON III, JAMES T;ANDERSON, AMBER W
900 W RAY AVE
HIGH POINT NC 27262

ANDREWS, RICHARD
4030 WATERVIEW RD
HIGH POINT NC 27265

ATKINS, BRENDA R;ATKINS JR, LARRY W
PO BOX 304
JAMESTOWN NC 27282

AZAR, JOHN L
4205 W FRIENDLY AVE
GREENSBORO NC 27410

BARNES, MILTON FLOYD;BARNES, KAY M
737 DOGWOOD CIR
HIGH POINT NC 27260

BASS, HAROLD B;BASS, EDNA RUTH B
3912 KALLORAMO DRIVE
GREENSBORO NC 27407

BEACOM JR, ROBERT ALAN;BEACOM, JENNIFER M
PO BOX 5272
HIGH POINT NC 27262

BEAUCHAMP, THERESE A
634 DOGWOOD CIR
HIGH POINT NC 27260

BMRS PROPERTIES LLC
1713 W LEXINGTON AVE
HIGH POINT NC 27262

BMS INVESTMENT PROPERTIES RP LLC
PO BOX 1752
HIGH POINT NC 27261

BONDAT, PHILIPPE;BONDAT, SHOLEH
114 PENNY RD
HIGH POINT NC 27260

BROWNING, MARY A
8 CEDAR CREEK
JAMESTOWN NC 27282

BURDEN, RODGER JOHN;BURDEN, RUTH
ELIZABETH
129 PENNY RD
HIGH POINT NC 27260

BURTON, SUSAN M
220 WILLOWOOD DR
HIGH POINT NC 27260

BYRD JR, JAMES O;BYRD, MARY L
1202 PENNYWOOD DR
HIGH POINT NC 27265

CAMERON, MYRON C;CAMERON, MAVIS A
130 PENNY ROAD
HIGH POINT NC 27260

CARMICHAEL, TED AARON
605 DOGWOOD CIR
HIGH POINT NC 27260

CAVI CORP HOLDINGS LLC
1415 S ELM ST
HIGH POINT NC 27260

CHANDLER, MAURICE D;BOLEJACK, CYNTHIA M
609 DOGWOOD CIRCLE
HIGH POINT NC 27260

CHASE, SHANEEKA D
626 DOGWOOD CIR
HIGH POINT NC 27260

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

CLARK, HAROLD RAY;CLARK, FREDA F
731 DOGWOOD CIR
HIGH POINT NC 27260

COLEMAN, LEO SR;COLEMAN, MARY J;COLEMAN,
ANGEL L
132 PENNY RD
JAMESTOWN NC 27282

COOK, BOYD E;COOK, SHERRYL A
226 WILLOWOOD DR
HIGH POINT NC 27262

CREWS, DEBORAH L
629 DOGWOOD CIR
HIGH POINT NC 27260

CULLOM, TABATHA J
522 DOGWOOD CIR
HIGH POINT NC 27260

DAH, CHA;PLO, MU
622 DOGWOOD CIR
HIGH POINT NC 27260

DAVIS, AMIE H
123 PENNY RD
HIGH POINT NC 27260

DIX, SARAH WOOD
3101 GROOMETOWN RD
GREENSBORO NC 27407

DURLAND, BONNIE M
1037 N MANOR DR
HIGH POINT NC 27260

EDWARDS, ROBERT THOMAS;EDWARDS, NICOLE
S
3102 WINNFIELD DR
HIGH POINT NC 27265

ELLENBOGEN, DANIEL;ELLENBOGEN, MARY
128 PENNY RD
HIGH POINT NC 27260

FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265

FINN, DENNIS R;FINN, KATHRYN A
619 DOGWOOD CIR
HIGH POINT NC 27260

FLOWERS BAKING CO OF HIGH POINT INC
1919 FLOWERS CIRCLE
THOMASVILLE GA 31757

FORD, BRENDA T;FORD, RICKY W
230 WILLOWOOD DR
HIGH POINT NC 27260

FORTNEY, AUSTIN P - PIEDMONT RESTAURANT
GROUP
3302 OLDE SEDGEFIELD WAY
GREENSBORO NC 27407

GATE CITY MANAGEMENT LLC
P O BOX 28
SUMMERFIELD NC 27358

GIACOMO, LEONARD MILES
800 S 14TH STREET
WILMINGTON NC 28401

GILLESPIE, CLAYTON;GILLESPIE, ROSETTA M
1212 PENNYWOOD DR
HIGH POINT NC 27265

GILLILAND, CHRISTOPHER R
126 PENNY RD
JAMESTOWN NC 27282

GLOVER JR, HAROLD L;NESSLER, KATHY G
102 OLD INDIAN TRAIL
LEXINGTON NC 27292

HAMMOND, JEFFREY II;HAMMOND, NICOLE
224 WILLOWOOD DR
HIGH POINT NC 27260

HARRELL, STEVEN
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRELL, STEVEN;SLOAN, STUART
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRINGTON, SYNIECE E;HARRINGTON,
BARBARA ANN
627 DOGWOOD CIRCLE
HIGH POINT NC 27260

HENDERSON, CLARA ANN
1027 MANOR DR
HIGH POINT NC 27260

HINSHAW, MATTHEW GLEN;HINSHAW, DEBRA J
624 DOGWOOD CIR
HIGH POINT NC 27260

HOBE WAHAB, ABD AL
133 PENNY RD
HIGH POINT NC 27260

HOWARD, JAMES JR
618 DOGWOOD CIR
HIGH POINT NC 27260

JARRELL, MICHAEL L;JARRELL, CAROL A;ETAL,
JOEL BROWNIE
708 VINEBURY LN
HIGH POINT NC 27265

JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JEMSITE DEVELOPMENT LLC
JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JOHNSON, JEFFREY KEITH
621 DOGWOOD CIR
HIGH POINT NC 27260

KELLAM, DAVID LEE;KELLAM, FELECIA G
1208 PENNYWOOD DR
HIGH POINT NC 27265

KELUBIA, LAVERNE E;KULUBIA,
SMARTFEONUKWU I
687 DOGWOOD CIR
HIGH POINT NC 27260

KIANDOST, MARK
PO BOX 2316
JAMESTOWN NC 27282

KNIGHT, STEPHANIE
127 PENNY RD
HIGH POINT NC 27260

KROLL, MICHAEL DAVID
636 DOGWOOD CIR
HIGH POINT NC 27260

KRYSIK, ANDREZEJ;KRYSIK, IRENA
520 DOGWOOD CI
HIGH POINT NC 27260

LAIN, ROBERT J
200 EDINBURG DR # F
CARY NC 27511

LAIN, ROBERT J;LAIN, JAMES RAY;NESBIT LAIN,
JUDITH JOYCE
200 EDINBURG DR #F
CARY NC 27511

LAZO, LUIS E
688 DOGWOOD CIR
HIGH POINT NC 27260

LLEWELLYN, ROBERT J
693 DOGWOOD CIR
HIGH POINT NC 27260

MACABUAG, ANGELITO;MACABUAG, ELSIE
125 PENNY ROAD
HIGH POINT NC 27260

MAGAR, BISHNU MAYA
692 DOGWOOD CIR
HIGH POINT NC 27260

MANGUM, NORA L;WITCHER, REBECCA M
1212 GREENSBORO RD
HIGH POINT NC 27260

MARYFIELD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

MASON, SHERRILL J
1004 OAKHURST AVE
HIGH POINT NC 27262

MIKLES JR, PHIL S;MIKLES, LISA G
1451 MANOR DRIVE
HIGH POINT NC 27260

MIKLES, PHIL SCOTT;MIKLES, LETTY L
1039 N MANOR DR
HIGH POINT NC 27260

MILLER, GREGORY STEPHEN;MILLER, VICKIE W
118 PENNY RD
HIGH POINT NC 27260

MIRWANI, LUTRICIA
675 DOGWOOD CIR
HIGH POINT NC 27260

MOORE, MARK T;MOORE, JILL
4500 OAKMOOR DR
GREENSBORO NC 27406

MOSS SR, TIMOTHY EARL
PO BOX 2435
JAMESTOWN NC 27282

NESBIT, JUDITH JOYCE LAIN
1625 JOHN KNOX DR APT M102
COLFAX NC 27235

OLASIN, MICHAEL;OLASIN, BARBARA
715 SUMMIT RD
HIGH POINT NC 27265

OLIPHANT, RICHARD L;OLIPHANT, DOROTHY J
617 DOGWOOD CIR
HIGH POINT NC 27260

PIERCE, NORMA D
PO BOX 873
JAMESTOWN NC 27282

PLYLER, MICHAEL
5453 CRESCENTVIEW PKWY
RALEIGH NC 27606

POLLARD, KEVIN MICHAEL
694 DOGWOOD CIR
HIGH POINT NC 27260

POOR SERVANTS OF THE MOTHER OF GOD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

PRICE, WILMER HEIRS
105 FORESTDALE DR
JAMESTOWN NC 27282

PUCKETT, JAMES MICHAEL;PUCKETT, TAFFY W
800 W MAIN ST
JAMESTOWN NC 27282

RATTANA, KEOKAHLAYA;RATTANA, OUN
1516 HOMEWOOD AVE
HIGH POINT NC 27262

RICHARDSON, SHARON T
305 ARBORFIELD RD
RANDLEMAN NC 27317

RISSLER, JAMES L;RISSLER, PATRICIA A
6004 NEW BAILEY TRL
GREENSBORO NC 27455

ROAN, THIEN THANH
2204 PLAINVIEW DRIVE
HIGH POINT NC 27265

ROBINSON, BILLY LEWIS
120 PENNY RD
HIGH POINT NC 27260

ROBINSON, DENISHA RENEE;ROBINSON, HAZEL
GALES;ROBINSON, JAMES
1017 MANOR DR
HIGH POINT NC 27260

SALGADO, SARA
4035 WINDSTREAM CT
JAMESTOWN NC 27282

SALSICH, BRADLEY E;SALSICH, NANCY J
233 WILLOWOOD DR
HIGH POINT NC 27260

SAWYER, ARTHUR JR
623 DOGWOOD CIR
HIGH POINT NC 27262

SECHREST, JULIA PINKERTON;SECHREST,
TIMOTHY DWIGHT
625 DOGWOOD CIR
HIGH POINT NC 27260

SERRANO, RYAN A;SERRANO, BRITTANY S
698 DOGWOOD CR
HIGH POINT NC 27260

SFR MT LLC
1209 ORANGE ST
WILMINGTON DE 19801

SHAWKAT, HILAL
5404 EMERALD SPRINGS CT
GREENSBORO NC 27407

SIMPSON, BETTY S
110 PENNY RD
HIGH POINT NC 27260

SMITH, RONALD W;SMITH, JANICE L
PO BOX 799
TRINITY NC 27370

SQUIRES, DOUGLAS H
122 PENNY RD
HIGH POINT NC 27260

STREBA, DANIEL
696 DOGWOOD CR
HIGH POINT NC 27260

TRIPLE C HOLDINGS LLC
506 OVERBROOK DR
HIGH POINT NC 27262

VALLADARES, DONATO RAFAEL
733 DOGWOOD CIR
HIGH POINT NC 27260

WARD, GRAYSON LEE;WARD, JOYCE E
837 DOGWOOD CIR
HIGH POINT NC 27260

WHITAKER JONES, ROBIN VICTORIA
638 DOGWOOD CIR
HIGH POINT NC 27260

WILLIAMS LAND DEVELOPMENT INC
2990 #604C BETHESDA PL
2990 #604C BETHESDA PL
WINSTON-SALEM NC 27103

WILLIARD INVESTMENT LLC
499 S WRENN ST
HIGH POINT NC 27260

ZAREMBA, PAUL D
628 DOGWOOD CIR
HIGH POINT NC 27260

Exhibit C

**Neighborhood Meeting Held
At Pennybyrn
109 Penny Road, High Point, NC 27260
July 30, 2019**

PLEASE SIGN IN

Name (print)	Address (print)
MATTHEW JOHNSON TOWN OF JAMESTOWN	PO BOX 248 JAMESTOWN, NC 27282
Nicole + Jeffrey Hammond	224 Willowood Dr High Point NC 27260
Robin Hackley	638 Dogwood Circle High Point, NC 27260

NOTICE OF PUBLIC HEARING
Proposed Amendment to the Land Development Ordinance
Town of Jamestown, NC

Notice is hereby given that a Public Hearing will be held by the Planning Board at the Town Hall on the 16th day of September, 2019, at 6:30 pm in the Council Chambers, for the purpose of considering an amendment to the zoning ordinance. The proposed amendment is as follows:

Request for rezoning of Maryfield, Inc. (Pennybyrn) for the following parcels: 111 Penny Road, 113 Penny Road, and 115 Penny Road from Single Family Residential (SFR) to Conditional Zoning Civic (CZ-CIV).

The public is invited to be present for this important meeting. A copy of the proposed ordinance and map are on file in the Town Clerk's office for inspection by all interested citizens.

Katie McBride, CMC
Town Clerk
Town of Jamestown



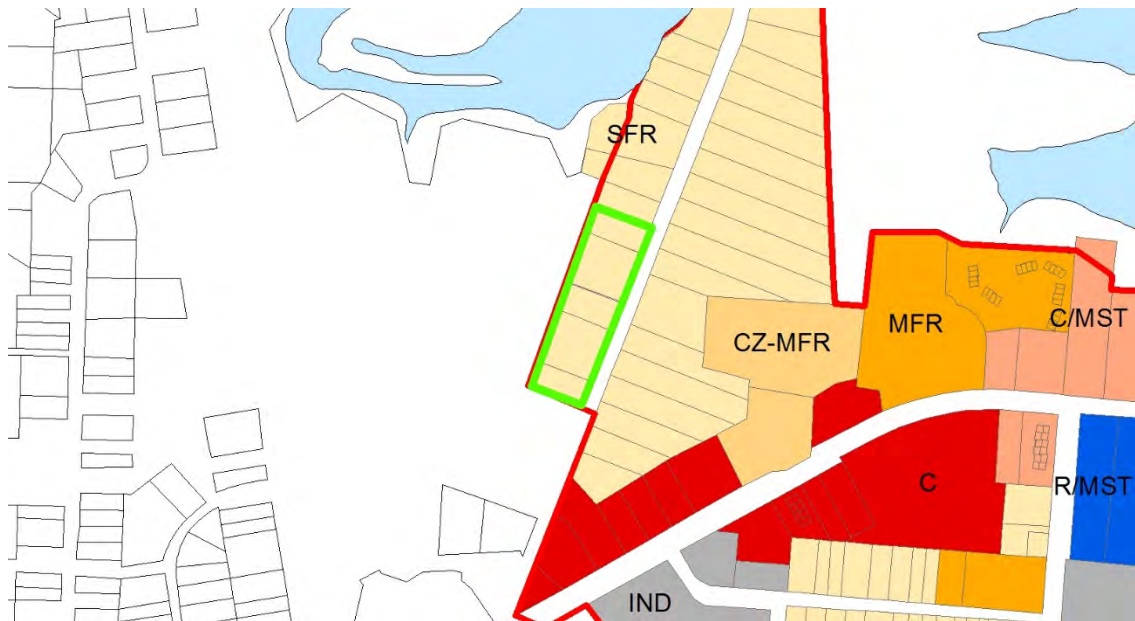
NOTICE OF PUBLIC HEARING Planning Board

ZONING CASE 2019-02

A request for rezoning has been filed with the Town of Jamestown Planning Department for the property shown on the attached map (highlighted in green). The request is described below:

Proposal: Request for rezoning of 111, 113, 115, 121 and a portion of parcel #157818 (no address) from “SFR – Single Family Residential to CZ-CIV – Conditional Zoning - Civic”.

Location: The site is located at 111, 113, 115, 121 and a portion of parcel #157818 (in green below).



Applicant: Maryfield, Inc. 109 Penny Rd. High Point, NC 27260

Applicant's
Contact: Tom Terrell – 336-378-5200

You are receiving this notice because public records indicate that you own property adjacent to this rezoning request, which has been scheduled for a public hearing. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted zoning proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request.

The public hearing is not the appropriate setting to learn about a zoning proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The staff recommend that you contact the applicant or the Town of Jamestown prior to the meeting to learn more about the proposal.

PUBLIC HEARING

PUBLIC HEARING DATE: Monday, September 16, 2019
LOCATION: Town of Jamestown Town Hall, 301 E. Main St., **COUNCIL CHAMBERS** TIME: 6:30 PM

The meeting facilities of the Town of Jamestown are accessible to people with disabilities. Anyone needing special accommodations should call (336) 454-1138. Notice of public hearing shall also be published in the Jamestown News.

Mailed: August 29, 2019

AFFIDAVIT OF NOTICE

REGARDING NOTIFICATION REQUIREMENTS FOR request for rezoning of 111, 113, 115, 121 and a portion of

parcel #157818 Penny Road from SFR to CZ-CIV located on Guilford County Tax Map/Parcel(s), and

PIN#(s) _____.

Check box if additional sheets are attached:

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD, to-wit:

I Katie McBride, the undersigned, being first duly sworn, do hereby depose and certify as follows:

That in accordance with Section 160A-384 of the North Carolina General Statutes, the property owners listed on the attached sheet were notified of the September 16, 2019, public hearing before the Planning Board, to be held at 301 E. Main St.- Council Chambers at 6:30 pm.

That said notification consisted of a written notification letter mailed to each listed property owner or their agent at least 10 and no more than 25 calendar days before the referenced public hearing.

That a sample notification letter and a list of the names of property owners or their agents or occupants of the property to whom notification was sent are attached.

That said notification was mailed from the Jamestown Post Office, on August 29, 2019 by First Class mail.

That pursuant to the Town of Jamestown Land Development Ordinance, placards furnished by the Town, indicating the date, time and place of the public hearing before the Planning Board, a brief description of the matter being heard, and identifying the land which is the subject of the application, were erected on the property at least 10 and no more than 25 calendar days prior to the public hearing, and further, that said placards have been maintained up to the time of said hearing.

That the placards were posted on Sept. 3, 2019.

Katie McBride
Town Clerk's Signature

Subscribed and sworn to before me this 29th day of August, 2019.

My Commission Expires: 8/9/2022

[Signature]
Notary Public's Signature

SHAREN APPLE
Printed Name of Notary Public



