

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-21
(*Yearns Properties, Inc.*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 18, 2019

Public Hearing: Yes

Advertising Date: November 6, 2019, and
November 13, 2019

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by Yearns Properties, Inc. to rezone approximately 20.84 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

The staff report and the Planning and Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request as outlined in the attached staff report.
- B. On October 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-21. The Planning and Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 8-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Yearns Properties, Inc.

Zoning Map Amendment 19-21

At its October 22, 2019 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 20.84 acres to a Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. All members of the Commission were present except for Mr. Jim Armstrong. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request was the applicant's representative, Mr. Wiley Sykes, 110 Elgin Place, Greensboro. Mr. Sykes provided an overview of the proposal to rezone this site in order to develop a mixed residential development consisting of townhomes and single family homes.

Speaking in opposition were Mr. David Hagger, 902 Chatfield Drive, High Point; Ms. Judy Nalley, 3309 Warwick Drive, High Point, Mr. Tim Small, 1103 Bales Chapel Road, Jamestown; and Ms. Ann Dixon, 907-A Chatfield Court, High Point. These speakers expressed the following concerns:

- Density – The proposed density of the development is greater than the surrounding area.
- Traffic & Safety – There is limited visibility at the proposed access to Bales Chapel Road and a traffic light should be installed. They recommended a Traffic Impact Analysis be required for this project. Also, they have a problem with vehicles speeding on Chatfield Drive, a lack of sidewalks in the area and this project will add to these safety issue.
- Infrastructure Upgrades - There have been power outages and sewer spills in this area. No additional homes should be developed until the infrastructure is upgraded in this area.

Planning and Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-21, as recommended by staff, by a vote of 8-0.

Consistency and Reasonableness Statements

The Commission voted 8-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because the zoning site is designated Low Density Residential by the adopted Land Use Plan and the proposed CZ-RM-5 District is supported by the plan's goals and objectives. Furthermore, the request is reasonable and in the public interest because the site, as conditioned, will allow residential development that is compatible with the adjacent residential developments and that can be adequately served by municipal services.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-21
October 22, 2019**

Request	
Applicant: Yeans Properties, Inc.	Owners: Tim Richardson and Beverly Richardson Graham, on behalf of the Estate of Margaret Richardson
Zoning Proposal: To rezone approximately 20.84 acres	From: R-3 Residential Single Family-3 District
	To: CZ RM-5 Conditional Zoning Residential Multifamily-5 District

Site Information	
Location:	The site is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive
Tax Parcel Number:	Guilford County Tax Parcels 160169, 160150 (portion) and 160166 (portion)
Site Acreage:	Approximately 20.84 acres
Current Land Use:	The site is currently developed with two single family dwellings.
Physical Characteristics:	The site is heavily wooded with a moderate to severely sloping terrain. A perennial stream runs from east to west along the southern boundary of the property. The steeper terrain of the site lies along the stream corridors.
Water and Sewer Proximity:	A 12-inch and 6-inch City water line lie adjacent to the site along Bales Chapel Road and Chatfield Drive, respectively. An 8-inch City sewer line is adjacent to the site along Chatfield Drive and along the southern boundary of the site with the stream corridor.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the Oakdale Reservoir Watershed Critical Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more. Within Tier 3 of this WCA, development is limited to two dwelling units per acre or 50% built-upon area.
Overlay Districts:	Oakdale Reservoir Watershed Critical Area (WCA) – Tier 3 Oakdale Reservoir General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-3 RS-40	Residential Single Family-3 District Residential Single Family-40 District (Guilford County)	Religious institution (church) and single family dwellings
South:	R-3	Residential Single Family-3 District	Recreational and common area of the Stone Hedge subdivision
East:	R-3	Residential Single Family-3 District (City of High Point ETJ Area)	Single family dwellings

West:	R-3	Residential Single Family-3 District	Single family dwellings and townhome dwellings
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Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area. Obj.#5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development.
Relevant Area Plan:	Not applicable
Zoning History:	Except for annexation and rezoning to allow the abutting church office building to connect to city utilities, there has been no recent zoning activity in this area. Adjacent residential developments to the south and west were developed in the 1980s.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Bales Chapel Road		Minor Thoroughfare	520 ft
Vehicular Access:	Via public street connection to Bales Chapel Road and Chatfield Drive.			
Traffic Counts: (Average Daily Trips)	Bales Chapel Road		1,500 ADT (NCDOT 2017 traffic count)	
Estimated Trip Generation:	An approximate 78-lot mixed residential subdivision (single family homes and townhomes) is proposed. Such a development is anticipated to generate approximately 601 daily trips (during a 24-hour time period) with approximately 48 AM peak hour trips and approximately 61 PM peak hour trips.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.	
Conditions:	<u>Access:</u> One (1) point of access to Bales Chapel Road and one (1) point of access to Chatfield Drive.			
	<u>Right-of-way dedication:</u> The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the Bales Chapel Road frontage of the zoning site, as measured from the existing centerline of Bales Chapel Road.			
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2019 – 2020 (20 th day of class)	Maximum Design / Built Capacity: (2019 – 2020):	Mobile Classrooms:	Projected Additional Students:
Jamestown Elementary	417	810	4	22 - 24
Jamestown Middle	1,084	1,434	0	11 - 13
Ragsdale High	1,385	1,513	4	10 - 12
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom, and is not inclusive of capacity reduction from programmatic utilization.				

Details of Proposal

The subject site lies outside the eastern limits of the City's corporate limits, within the City of High Point Extraterritorial Jurisdiction (ETJ). The ETJ is unincorporated lands, adjacent to the city limits, where Guilford County has agreed to grant the City of High Point zoning, subdivision and building code authority. Lands in the ETJ typically consist of large parcels served by well and septic systems.

The zoning site and adjacent ETJ lands has a R-3 District zoning designation. The applicant desires to develop a mixed residential development consisting of single family detached homes and single family attached homes (townhomes). City policy does not allow connection to city utilities unless property is annexed. The property owner has submitted an annexation petition to connect to City utilities, and the applicant has submitted this Zoning Map Amendment application to rezone the site to a CZ RM-5 District to support development of a mixed residential development.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to prohibiting multifamily development, right-of-way dedication, limiting the number of access points and to provide higher landscaping standards.

Staff Analysis

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below.

Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The zoning site is designated Low Density Residential by the adopted Land Use Plan and the proposed CZ RM-5 District is supported by the plan's goals and objectives.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The site, as conditioned, will allow residential development that is compatible with the adjacent residential developments and that can be adequately served by municipal services.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The site abuts existing townhome subdivisions along its southwestern boundary and along Chatfield Drive.
 - ❖ Single family homes on large lots, in the ETJ, lie to the north (across Bales Chapel Road) and to the east. There is also a single family cluster development to the south. Development of the site will be separated from these abutting uses by the Bales Chapel Road right-of-way and physical features on the site, including a stream and steeper terrain, along the southern and eastern boundary of the site.
 - ❖ To ensure development of the site will be compatible with the development pattern of adjacent lands, which consists of a mixture of single family detached and single family attached homes, the applicant has offered a condition to prohibit multifamily development.

Mitigation of Impacts

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	<ul style="list-style-type: none">❖ The requested CZ RM-5 District, as conditioned, will allow for residential development consistent with adopted policy guidance documents.❖ The Development Ordinance and the RM-5 District contain standards to ensure the character of the proposed development is compatible with adjacent residential development; including standards for building height, maximum number of attached townhome units, exterior lighting and landscaping.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.
	The site is within a Watershed Critical Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance. Furthermore, stream buffer standards will apply where any stream crosses the site.

Mitigation #3	<p>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</p> <ul style="list-style-type: none"> ❖ The site is within an area currently served by City of High Point utilities and municipal services. ❖ The applicant has offered conditions to limit the site to one point of access to Bales Chapel Road and one point of access to Chatfield Drive.
Mitigation #4	<p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <ul style="list-style-type: none"> ❖ The property abuts an institutional use (church) to the north and development is not anticipated to adversely impact that use. ❖ Environmental features of the site, consisting of a perennial stream and steep terrain, will sufficiently buffer adjacent lands to the east and south. ❖ The property abuts townhome subdivisions to the southwest and along Chatfield Drive. The proposed CZ RM-5 District will produce a development that is similar to those on adjacent properties. ❖ The site abuts three single family parcels in the Colony Park subdivision to the west. To mitigate any adverse impacts the applicant has offered a condition to install a minimum 15-foot wide perimeter landscape yard, consisting of 50% evergreen plant materials, if this area is developed with townhome dwellings.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

There have been no significant changes in land use policy for this portion of the City's planning area. Since the adoption of the 1983 Land Use Plan, and its update in 2000, policy guidance documents have supported residential development up to five units per acre for this area.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will results in development that promotes a logical, preferred, and orderly development pattern.

The development pattern in this area consists of a mixture of single family detached and single family attached (townhome) developments. The requested CZ RM-5 District, as conditioned, will allow for similar residential development as exists on adjacent lands.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 20.84 acre area to the CZ RM-5 District. As conditioned, the requested CZ RM-5 District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

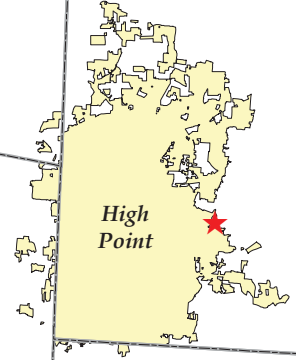
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-21

Applicant: Yearns Properties, Inc.

Vicinity Map



High Point

Jamestown

Site

Guilford County

City of High Point

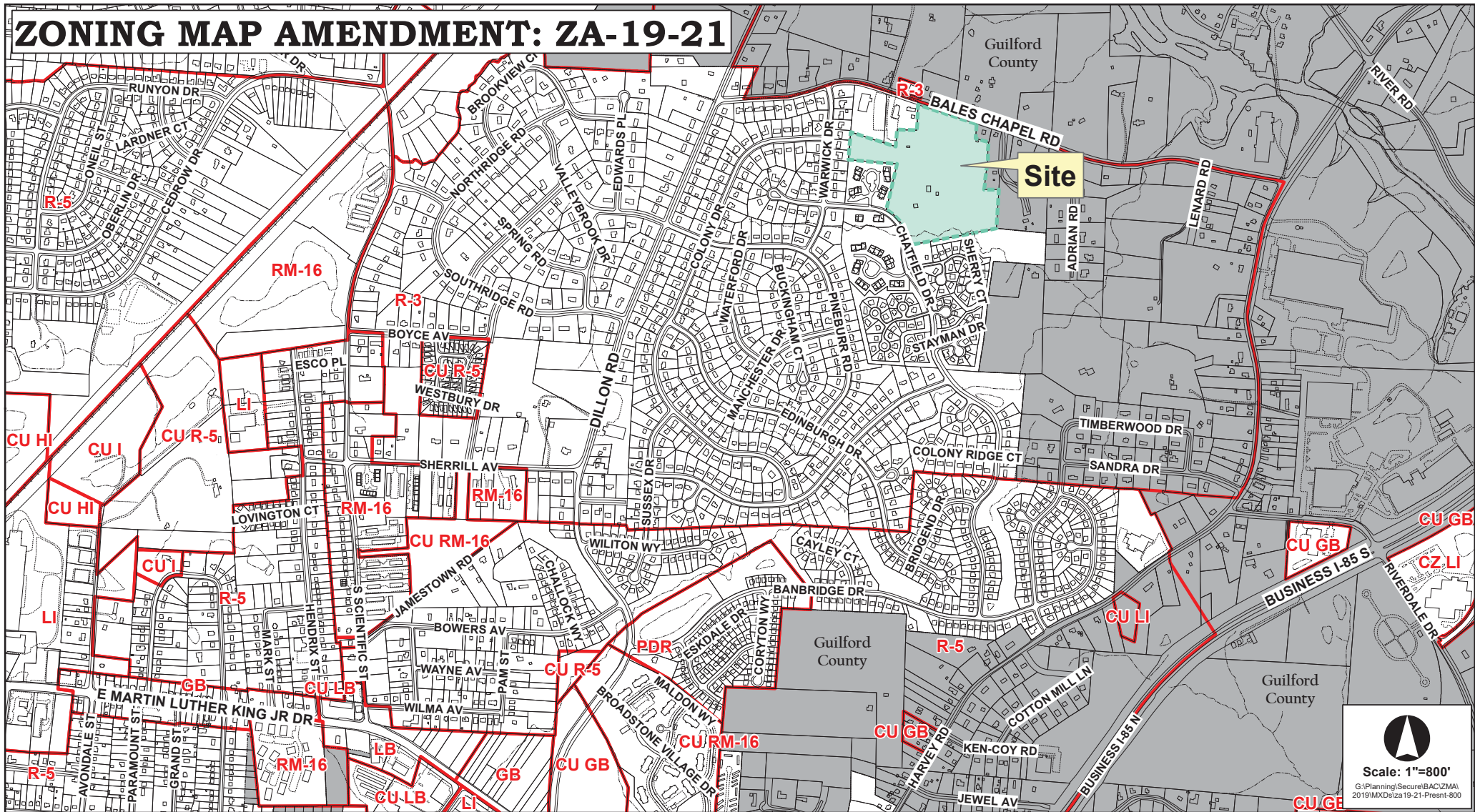
Davidson County




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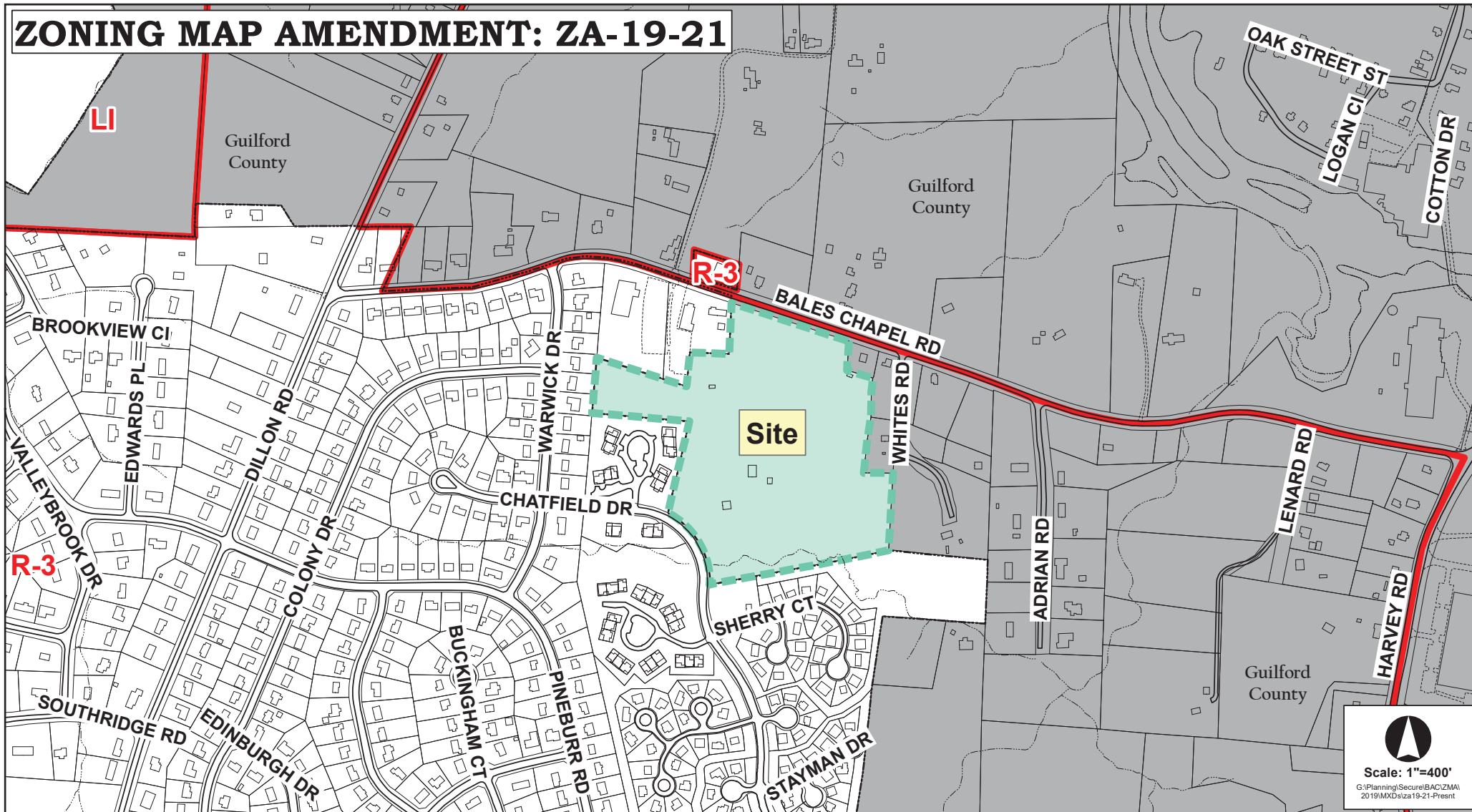
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ZONING MAP AMENDMENT: ZA-19-21

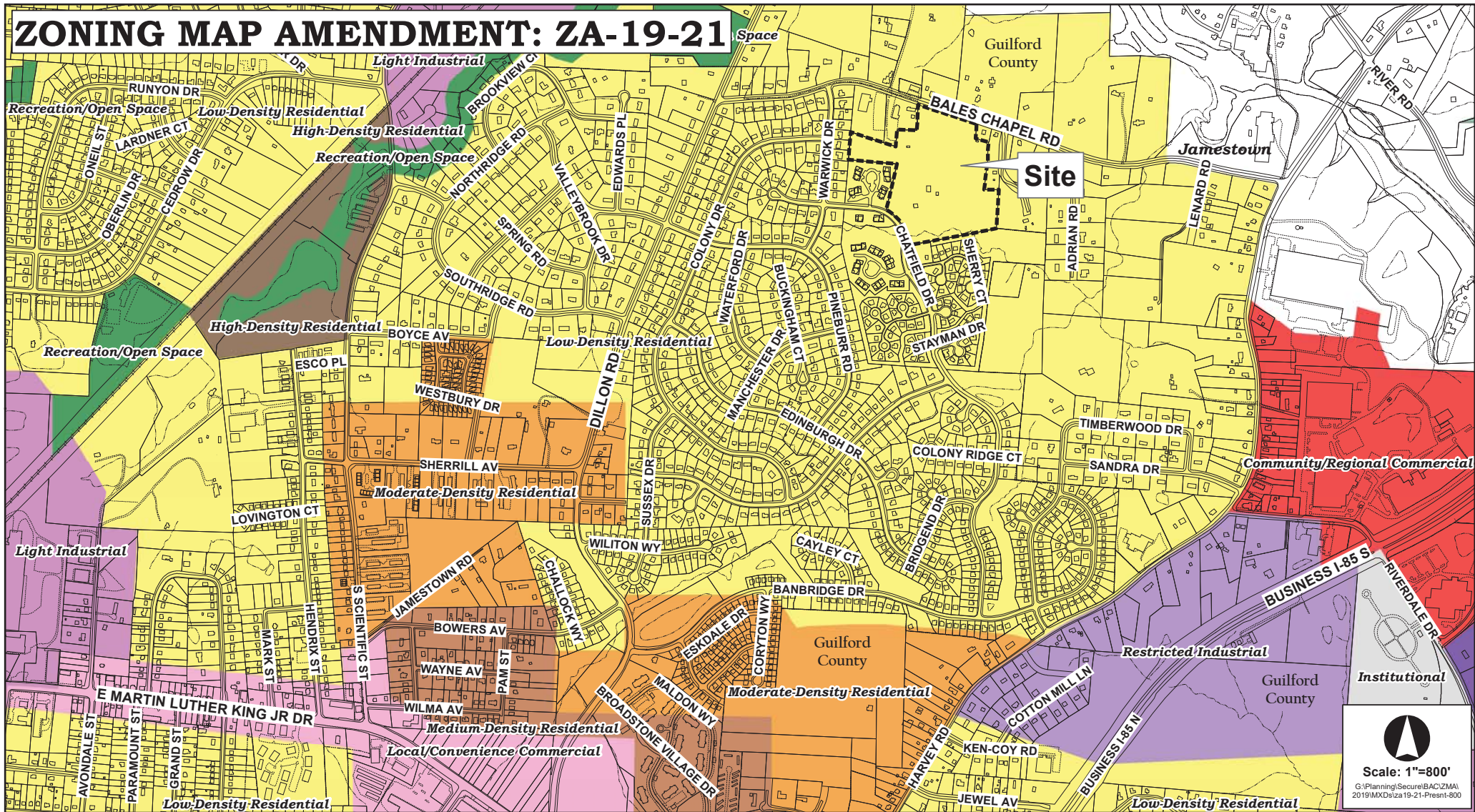



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ZONING MAP AMENDMENT: ZA-19-21



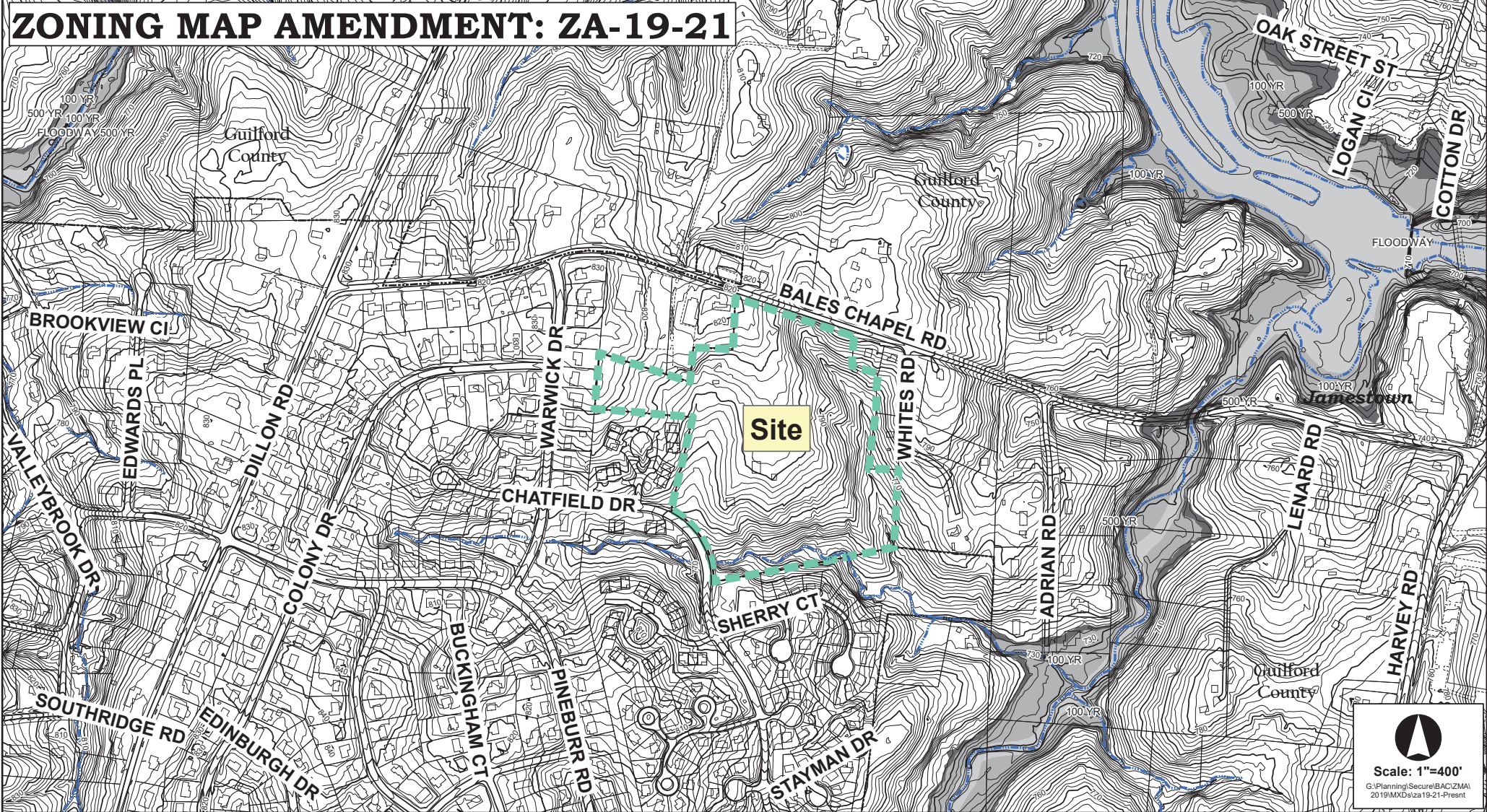
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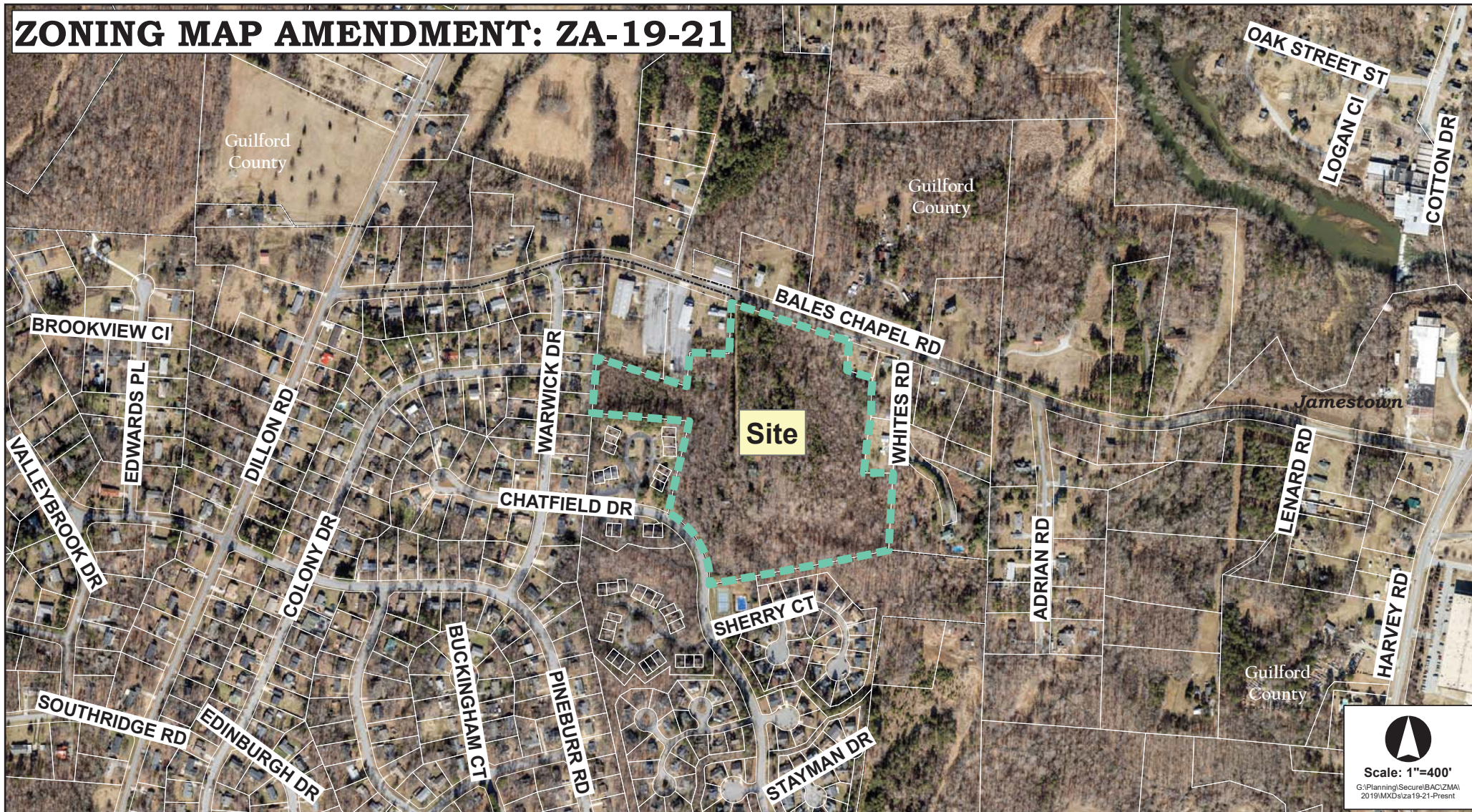
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ZONING MAP AMENDMENT: ZA-19-21



ZONING MAP AMENDMENT: ZA-19-21



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 22, 2019 and before the City Council of the City of High Point on November 18, 2019 regarding **Zoning Map Amendment Case 19-21 (ZA-19-21)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on October 13, 2019, for the Planning and Zoning Commission public hearing and on November 6, 2019 and November 13, 2019, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 18, 2019**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District**. The site is approximately 18.5 acres and is located south of Bales Chapel Road, north of Chatfield Drive and approximately 850 feet east of Warwick Drive. The property is also known as Guilford County Tax Parcels 160169, 160150 (portion) and 160166 (portion).

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

- a) **Permitted Uses:** Any uses allowed in the Residential Multifamily – 5 (RM-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) **Prohibited Uses:** The multifamily dwelling use type shall be prohibited.

Part II. CONDITIONS:

A. Landscaping, Buffers and Screening.

A minimum 15 foot wide perimeter landscape yard shall be provided along the western boundary of the site next to Guilford County Tax Parcels 202000, 201999 and 201998 (rear property lines of 3314, 3316 & 3318 Warwick Drive). Required shrubs and trees in this planting yard shall be 50 percent (50%) or more evergreen plant materials. No encroachment shall be permitted into this portion of the perimeter landscape yard. This landscaping standard shall not apply if the land abutting these parcels is developed with single family detached dwellings.

B. Transportation Conditions.

1. Right-of-way dedication: As a part of the Land Development Permit approval the property owner shall dedicate a minimum of forty-two (42) feet of right-of-way along the Bales Chapel Road frontage of the zoning site, as measured from the existing centerline of Bales Chapel Road.
2. Access: The zoning site shall be limited to one (1) point of access to Bales Chapel Road and one (1) point of access to Chatfield Drive. No lot or dwelling unit shall take direct access (driveway access) onto Bales Chapel Road or to Chatfield Drive.
3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina

The xxxth day of xxxxxxxxxxxxxx, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-21

Submitted by: Chuck Jones, on behalf of
Yearns Properties, Inc.

1006 Bales Chapel Rd
Parcel ID # 160169
Rezoning Citizens Info Meeting
Yearns Properties, Inc.

- Meeting was held at 6:30 pm, September 30, 2019 at Bales Wesleyan Church Fellowship Hall – 998 Bales Chapel Rd, Jamestown.
- A Notification packet was mailed September 23, 2019. This included the 2-page High Point Citizen Information Meeting Process Notice, The Developer/ Applicant Cover Letters/ Invitation and the GIS subject site map.
- The 76 Landowners list provided by High Point is attached.
- The sign in sheet for 32 Landowner attendees is attached. Those that did not sign in included Carl Pulliam – Pastor of Bales Wesleyan Church (Co Applicant) and Bill Yearn, Arnold Sykes, Chuck Jones (Developer) and Rich Glover (Jamestown Engineering)
- The Development presentation included the 2' x 3' draft site plan on a central easel, as a visual aid. The verbal portion covered thanking our meeting host, The Church. We then covered the specifics of the proposed development; Single Family and Townhome lot quantities, sidewalks, buffers, fences, retention ponds, intersections, time frames, End Product value estimates, Developer/ Builder histories, natural areas, etc.

The Developer also acknowledged flexibility in creating a final plan, help with existing speed limit excesses (3-way STOP signs @ new interchanges). We provided the phone # of High Point Planning & Development and the date of the next zoning meeting.

- The positive attendee comments / question responses included neighborhood interaction with the adjoining Church, help from the developer with the existing speed concerns on Chatfield Dr., suggestions for rear yard buffers, HOA's and the retention pond. Other comments / questions seemingly resolved included property value benefits, the financial stability / track record of the developer / builder, mud on the streets and the limited increase request of proposed units from the existing zoning.

Noted concerns included dirt and dust issues and construction equipment parking, "what it looks like from my back yard?", lost wildlife, additional electricity uses causing a Power system overload, and surrounding neighborhoods taking too long to buildout.

The formal Q & A meeting was over at 7:50 pm followed by several minutes of general conversation.

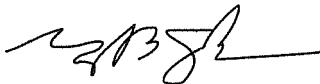
Yeams Properties, Inc
17 Granville Oaks Ct
Greensboro, NC 27408
September 23, 2019

To the residents of Colony Park Subdivision, Stonehedge Townhomes, Bales Chapel Rd and surrounding area.

Yeams Properties, Inc is in the process of acquiring the 20+/- acre tract of land located at 1006 Bales Chapel Rd, owned by the Richardson Estate, and two small tracts from Bales Wesleyan Church with a plan to build a new residential subdivision. Our project proposes building 44 single-family lots and 31 townhome lots along with the new streets, sidewalks and infrastructure to support them. As part of that plan we hope to rezone the property from the current R3 to a CZ-R5 zoning. The current R3 zoning supports 3 single-family units per acre and the Conditional Zoning R5 supports 3.75 single-family and/or townhouses per acre. The adjacent Stonehedge townhome community has a similar density to this and the townhome portion of our project would be located adjacent to those. We are partnering with 2 quality homebuilders for this project, Sagamore Homes, Inc for the single-family homes and Triad Classic Homes, Inc for the townhouses. We anticipate the selling price of the townhouses to be @ \$200,000 each and the single-family to start @ \$250,000 each.

We invite all of you to meet with us for a presentation of our plans and to answer your questions this coming Monday evening, September 30, 2019, at 6:30 PM. We will meet in the Fellowship Hall of Bales Wesleyan Church located at 998 Bales Chapel Rd in Jamestown. We look forward to meeting you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Yeams', with a stylized flourish at the end.

Bill Yeams
Yeams Properties, Inc

BALES WESLEYAN CHURCH

998 Bales Chapel Rd

Jamestown, NC 27282

SEPTEMBER 19, 2019

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- Rezoning and Annexation of Richardson Estate (19 +/- Acres)
- Rezoning Portion Bales Wesleyan Church (0.25 +/- Acres)

	NAME	ADDRESS (Optional)
1.	Danielle Austin	
2.	Amy Owens	3322 Warwick DR. Jamestown, NC 27282
3.	Dave Hagen	902B Chatfield Dr. " "
4.	Pam Kennedy	904B Chatfield Jamestown
5.	Elaine Gillis	902 B Chatfield Dr. Jamestown
6.	CAROL RAYNOR	904A Chatfield Dr. "
7.	Lynne Grissett	926A Chatfield Dr. "
(+ 1) 8.	Serry + Elaine Kuffy	4025 Sherry Ct.
9.	SWAN NELSON	911 Bales Chapel Rd
10.	T.M. Doggett	911 Bales Chapel Rd.
11.	Regina Brown	5306 Whites Rd.
12.	Laurie Williams	4020 Sherry Ct. Jamestown
13.	AMY DAVIS	4021 Sherry Ct.
14.	Chauwanda Southerland	1708 Chatfield Dr.
15.	Laven Small	1103 Bales Chapel Jamestown
16.		
17.		
18.		
19.		
20.		
21.		

BALES WESLEYAN CHURCH

998 Bales Chapel Rd

Jamestown, NC 27282

SEPTEMBER 19, 2019

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- Rezoning and Annexation of Richardson Estate (19 +/- Acres)
- Rezoning Portion Bales Wesleyan Church (0.25 +/- Acres)

	NAME	ADDRESS (Optional)
1.	Sheryn Harrell	922 C Chatfield Dr.
2.	Linda C Lachey	922 B " "
3.	Amanda Hendricks	3304 Warwick Dr Jamestown
4.	David Karlok	1407 AURORA WAY JAMESTOWN
5.	John O'Brien	820 Bales Chapel Rd
6.	Wendy Botos	4015 Sherry Ct
7.	Richard Botos	4015 SHERRY CT
8.	Mary Thomas	932-A Chatfield
9.	Henry Michael	3304 Colony
10.	Rosen Buduskin	901 Bales Chapel Rd.
11.	Debbie Sabala	905 Presbury Rd
12.	Johnnie Miller	954 Chatfield Dr.
13.	Mary Kavanaugh	3006 SUSSEX DR.
14.	Antoinette Harris	3807 Stayman Dr.
15.	TIM SMALL	1103 BATES CHAPEL RD
16.	Tonia Johnson	4019 Sherry Court
17.		
18.		
19.		
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21.		

BAF 1 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

BALES MEM WESLEYAN METHODIST CHURCH
1002 BALES CHAPEL RD
JAMESTOWN NC 27282

BENFIELD, ROBERT W
1102 BALES CHAPEL RD
JAMESTOWN NC 27282

BGH REALTY TRUST
722 GREYROCK ROAD
WHITSETT NC 27377

BLUNT, HIAWATHA L;BLUNT, LAWRENCE A
1403 AURORA WAY
JAMESTOWN NC 27282

BOTOS, RICHARD A;BOTOS, WENDY
4015 SHERRY CT
JAMESTOWN NC 27282

CARDWELL, RICKIE VIRGIL
5300 ADRIAN RD
JAMESTOWN NC 27282

CATANESE, COURTNEY JO
932 C CHATFIELD DR
JAMESTOWN NC 27282

CHAPPELLE, ELAINE CADLE
922 CHATFIELD DR #A
JAMESTOWN NC 27282

CHATFIELD TRUST JOHN W FORD JR STE 113
5710-K W GATE CITY BLVD #113
GREENSBORO NC 27407

CHEEK, CAROL WILSON
920 CHATFIELD DR UNIT A
JAMESTOWN NC 27282

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CHUE, MONG
1014 BALES CHAPEL RD
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CLAYTON, FAYE
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CREGER, JERRY;CREGER, KEO
3324 WARWICK DR
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DAVIS, AMY ELIZABETH
4021 SHERRY CT
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4668 ALPINE DR
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4025 SHERRY CT
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3318 WARWICK DR
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17 GRANVILLE OAKS CT *
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