

**Regular Town Council Meeting
July 21, 2026
6:00 pm in the Council Chambers
Minutes & General Account**

Council Members Present – Mayor Dickenson, Council Members Burgess, Gibson, Glanville & Westmoreland

Council Members Absent- None

Staff Members Present: Katie M. Weiner, Matthew Johnson, José Colón, Jonathan Beaver, Justin May, Josh Brown, Scott Coakley, Jeff Goard, James Conrad, & Robert Brown, Town Attorney

Visitors Present: Rich Glover, John Capes, Cliff Paddock, Sharon Hovis, Cheryl Harvey and Sam Page, Mark Cubberly, Keith French, Lynette French, Joe Kelly, Paula Kelly, Judy Neal, Robert & Phyllis Spain, Kenneth Stafford, Mark Palryme, Sara Palryme, Debbie Marlow, Dr. Elma Hairston, Jeremy McCall, Sara Burns, Daniel Burns, LeTine Robins, James Williford, Carol Williford, Jeff Vail, Robert Garland, Rikkia Ramsey, Richard Clapp, Hannah Coyne, Julia Rayborn, George McCowan, Jason Dean, James Dean, Maria Graves, William Stokes, Tonya Stokes, James Posser, Elaine Posser, and Andrea Fricke

Call to Order – Mayor Dickenson called the meeting to order.

- Roll Call – Weiner took roll call as follows:
 - Council Member Glanville Present
 - Council Member Gibson Present
 - Mayor Dickenson Present
 - Council Member Burgess Present
 - Council Member Westmoreland Present

Weiner stated a quorum was present.

- Pledge of Allegiance – Mayor Dickenson led the Pledge of Allegiance.
- Moment of Silence – Mayor Dickenson called for a moment of silence.

Council Member Burgess read a response to a Letter to the Editor in the Jamestown News on July 8th before the approval of the agenda. She noted that the letter mischaracterized an interaction between a resident, herself, and Council Member Glanville during the July Music in the Park event. She noted that she, and Council Member Glanville, stepped away from the interaction to deescalate the situation. She added that they both felt that the resident approached in an angry and intimidating manner. She encouraged community members to reach out to Council with all their concerns because they embrace civil dialogue.

Council Member Glanville thanked the staff that worked the Music in the Park event that day. She noted the extreme temperature of the day. She commended Council Member Burgess's efforts to organize the America 250 event. She also highlighted Council Member Burgess's commitment to the community.

- Approval of the Agenda – Mayor Dickenson asked if anyone had any changes to the agenda.

Council Member Burgess made a motion to add the reappointment of Brant Gomez as a Planning Board Alternate, the appointment of Jeff Vail as a full-time Planning Board Member, and the reappointment of Hope Inge as a full-time Planning Board Member as the last items on the Consent Agenda. She also requested to add a discussion regarding a personnel matter to the closed session. Council Member Westmoreland made a second to the motion. The motion passed by a unanimous vote.

Consent Agenda– The consent agenda included the following items:

- Approval of the minutes from the June 4th Budget Work Session
- Approval of the minutes from June 23rd regular Town Council meeting
- Approval & Sealing of the closed session minutes from the June 23rd Town Council meeting
- Reappointment of Donald Dale, Jr. to serve an additional term as an ETJ Planning Board Member
- Approval of renewal of contract for engineering and inspection services for FY 2026/2027
- Approval of the First Amendment to Statement of Agreement regarding the Consolidated Municipal Alcohol and Beverage Control System in Jamestown and High Point
- Approval of the Interlocal Agreement regarding Funding for the Jamestown Public Library
- Approval of contract for services with the YMCA
- Approval of contract for services with the Jamestown Public Library
- Approval of contract for services with Fusion
- Approval of contract for services with the Jamestown Historic Society
- Financial Position of the Town of Jamestown
- Budget Amendment #1
- Reappointment of Brant Gomez as Planning Board Alternate
- Appointment of Jeff Vail as a Planning Board Member
- Reappointment of Hope Inge as Planning Board Member

Council Member Glanville made a motion to approve the Consent agenda as amended. Council Member Westmoreland made a second to the motion. The motion passed by a unanimous vote.

(Budget Amendment #1)

Council Member Westmoreland highlighted two items that had just been approved in the consent agenda: an updated ABC revenue-sharing agreement with the High Point ABC board that shifts Jamestown from a flat \$50,000 annual payment to a net-profit based share, projected at about \$78,000 for the coming year. This is supported by strong sales at the East Gate City Boulevard store in Jamestown. He also recognized the Town's ongoing partnership with the local YMCA, noting special opportunities for Jamestown residents--including the Home on the Golf/Fit & Showcase Park event, adult and senior fitness, youth sports, and summer camp field trips--and encouraged residents to take advantage of these programs.

Public Comment -

- Dr. Elma Hairston, introduced herself and announced she is running for North Carolina House District 59. She outlined her platform and emphasized the importance of voting. She noted that Jamestown is planned as an early voting site from October 15–31 pending final approval, and urged residents to check their voter registration to ensure they remain on the rolls.
- Sam Page, the retiring Rockingham County Sheriff running for Senate District 26, emphasized his 44 years in law enforcement and 28 years as sheriff, saying public safety is government's first responsibility and that he wants to represent citizens' interests over corporate or Raleigh interests. He went over his goals and pledged to be accessible and work across Guilford and Rockingham counties.
- Sharon Hovis, thanked the Mayor, Council, and staff, acknowledging how demanding and often thankless their unpaid public service can be, especially when facing criticism from residents. She urged Board Members and staff to "stay strong," reminded them that board meetings are for taxpayers to understand how their money is used, asked for more detailed communication, and reiterated her safety concern about recurring wrecks near the Dillon Road parkway. She requested at least a painted crosswalk to protect nearby residents.
- Cheryl Harvey, said she was forced to quickly clean a minor issue on her own property and attend a hearing, while a long list of serious code and maintenance problems she reported years ago (overgrown debris, limbs on power lines, neglected properties) has not been addressed. She questioned what the ordinance/code officer is doing noting that she's been informally doing that work herself.

Proclamation declaring July as Parks and Recreation Month in the Town of Jamestown - Council Member Burgess presented a Proclamation declaring July as Parks and Recreation Month in the Town of Jamestown to Parks and Recreation staff.

(Proclamation declaring July as Parks and Recreation Month in the Town of Jamestown)

Presentation of a Resolution honoring the service of Charles Clapp, Jr. on the Parks and Recreation Committee- Mayor Dickenson presented a Resolution to Charles Clapp, Jr. in honor of his service on the Parks and Recreation Committee.

(Resolution honoring the service of Charles Clapp, Jr. on the Parks and Recreation Committee)

Resolution expressing gratitude and appreciation of the Town Council of the Town of Jamestown to Governor Stein, Senator Berger, and Representative Branson Council Member Westmoreland presented the Resolution expressing gratitude and appreciation on behalf of the Town Council to Governor Josh Stein, Senator Phil Berger, and Representative Alan Branson for their support of funding for the Town of Jamestown Fire Station Project.

(Resolution expressing gratitude and appreciation of the Town Council of the Town of Jamestown to Governor Stein, Senator Berger, and Representative Branson)

Monthly Reports

Manager's Report – Matthew Johnson shared that despite the intense heat, the America 250 celebration on July 3rd was a hit! He thanked Council Member Burgess for her leadership in organizing the event, and to our Council Members who braved the heat to greet guests from the community. Also, special thanks to Backyard Flames Food Truck, Snappylook Photo Booth, and Cakes by B for their help in making the event a success.

Our Music in the Park concert series continues Tuesday, August 4th for National Night Out which will kick off at 6PM with AM rOdeO! We look forward to seeing everyone at Wrenn Miller Park.

Recently, there was a fire at Jamestown Park which damaged the new playground there. I am happy to report that the damages are covered by insurance and we have received notice to proceed in making those repairs.

With the new budget year comes the responsibility for our Finance staff to prepare for our annual audit. This process includes compiling financial records, reconciling accounts, and coordinating with our external auditors to ensure a smooth and timely review. Staff will be working over the coming months to gather documentation and respond to auditor requests, with the goal of receiving an unmodified (clean) opinion on the Town's financial statements.

Manager Johnson reported that the Town is undergoing an extensive audit by the State Auditor's Office, covering a wide range of records (vehicle inventories, IT vendor payments, bank statements, and utility billing back to FY21). He praised the finance staff for compiling a large volume of information on a tight deadline, while also finishing a difficult budget. He noted the Town is working cooperatively and promptly with the state during the process.

On Chief Carson's behalf, he reported that architects recommend demolishing the current fire station and rebuilding on the same site because the existing building no longer meets operational needs and may expose personnel to contaminants. The new facility will include updated technology features to reduce firefighter and EMS risks.

Manager Johnson reported that the Main Street waterline project is close to DOT approval.

Lastly, he summarized that for the D.R. Horton/Kinsley development the Town is recovering most, but not all, inspection costs (about 77%), more than 100% of contracted plan review costs, over \$1 million in system development fees, and about \$12,200 in development clearance and sign permit fees, emphasizing that such fees are intended for cost recovery, not profit.

Council Member Westmoreland said he appreciated the update on cost recovery for the Kinsley/D.R. Horton development, stating it helps gauge how well fees are covering the cost of the engineering firm the Town retained for construction inspections. He also asked staff to schedule a future work session with the fire station architects, because that project may be one of the Town's largest capital investments. He thanked lobbyists Brian Lewis and Skye David for their work in securing state funding for the fire station.

Council Member Burgess asked whether the YMCA's "yoga in the park" program is limited to Jamestown residents and if participation by residents is being tracked (e.g., with a sign-in). Manager Johnson replied that the program is open to anyone who comes through the YMCA, not just Jamestown residents, and he has not seen sign-in or tracking information for it.

Council Member Burgess asked for an update on "the yellow house" that had been discussed at the prior meeting. Mr. Johnson said the Town Attorney had been clear that the issue is not one for the Town to take on; instead, if Ms. Harvey has concerns, she should contact him, Mr. Colón, or the code enforcement officer directly so they can investigate and issue notices if there are actual violations.

Council Member Reports-

- Council Member Glanville reported that there was a Planning Board meeting where a text amendment was discussed. The Board unanimously recommended approval.
- Council Member Westmoreland said that the next High Point MPO will be on August 25th at 10:00 a.m. at the High Point History Museum. At that meeting, they will assign local points to projects under NCDOT's "P8" process, which is how local and state officials prioritize which transportation projects receive funding.
- Council Member Gibson reported there has not been a recent school advisory meeting, but shared that a meeting is being planned to explore possible partnership opportunities with one or more schools in several areas.
- Council Member Burgess reported that the Parks and Recreation Committee did not meet in July but plans to meet on August 3rd. She also thanked the Council for helping keep the United Methodist Church "blessing box" stocked and filled.

Guilford County Sheriff's Department Report- Deputy Drummond reported June stats for Jamestown: 167 dispatched calls and 102 self-initiated calls, with an average response time of 8 minutes 32 seconds and a reaction time of 5 minutes. There were 11 reports taken, only 2 Part 1 crimes, and 54 traffic stops resulting in 11 citations.

Old Business-

- Public Hearing for the consideration of text amendments to the LDO to Articles 3, 7, and 18 regarding FEMA Compliance and Adoption of revised FIRM Maps-
Mr. José Colón presented the text amendment 2026-02 to update Jamestown's Land Development Ordinance for FEMA flood damage prevention compliance. He explained that the changes, affecting Article 3 (definitions), Article 7 (permits and procedures), and Article 18 (flood damage prevention), are largely technical, align the Town with current FEMA and NC Emergency Management model language, incorporate new flood insurance maps and are required to maintain participation in the National Flood Insurance Program (NFIP) so residents can continue accessing federally backed flood insurance and certain disaster assistance.

FEMA's new flood insurance maps took effect June 10, 2026, and Jamestown must update its ordinance and map references by August 2026 to stay compliant with the

National Flood Insurance Program. Failure to adopt the required updates could result in suspension from the NFIP, which may affect the availability of federally backed flood insurance and certain forms of federal disaster assistance within the Town.

The proposed text amendment will add and update definitions to Article 3- Definitions that relate to flood damage prevention, Article - 7 - Permits and Procedures (specifically Section 7.12- Floodplain Development and Certification Permit), and update standards to Article 18 - Flood Damage Prevention of the Land Development Ordinance based on the required updates from Non-Coastal NC Model Flood Damage Prevention Ordinance, provided by FEMA.

SUMMARY OF TEXT AMENDMENT, BY ARTICLE:

Article 3- Definitions

The proposed amendments to Article 3 - Definitions add and update floodplain-related definitions needed to administer the revised Flood Damage Prevention standards. These updates include new or revised definitions for flood hazard zones, including A Zone, AE Zone, AH Zone, Area of Shallow Flooding, and X Zones, as well as definitions related to floodplain administration, floodproofing, manufactured homes, recreational vehicles, repetitive loss properties, Section 1316 declarations, and critical facilities.

The Article 3 amendments also modernize terminology used throughout the Flood Damage Prevention provisions by defining key terms such as Community, Community Rating System, Critical Facility, Dry Floodproofing, Flood/Flooding, Floodplain Administrator, Repetitive Loss, Repetitive Loss Property, Section 1316, and Severe Repetitive Loss Structure. These definitions support the updated permitting, certification, development, variance, enforcement, and administrative procedures proposed in Articles 7 and 18.

Article 7 - Permits and Procedures

The proposed amendments to Article 7-Permits and Procedures, specifically Section 7.12- Floodplain Development and Certification Permit, update the Town's floodplain permit procedures to align with the revised Article 18 standards. The amendments clarify that a Floodplain Development Permit is required before development activity occurs within Special Flood Hazard Areas and expand the listed development activities to include grading, filling, excavation, placement of structures, storage of materials or equipment, and other development activity.

The Article 7 revisions also update plan submittal and certification requirements by using current terminology such as Special Flood Hazard Area, Base Flood Elevation, Regulatory Flood Protection Elevation, and NAVO 1988. The amendments add updated FEMA certificate references, including FEMA Form FF-206-FY-22-152 for Elevation Certificates and FEMA Form FF-206-FY-22-153 for floodproofing Certificates, and require flood proofing submissions to include supporting data, an operational plan, and an inspection and maintenance plan.

Additional Article 7 updates include expanded requirements for flood openings, flood-resistant materials, utility protection, recreational vehicles, temporary structures, accessory structures, watercourse alteration or relocation, manufactured home foundation certification, and substantial improvement/substantial damage determinations. The section also adds procedures for determining whether proposed work constitutes substantial improvement or repair of substantial damage and clarifies that violations of floodplain permit and certification requirements are subject to the enforcement provisions of Articles 18 and 23, as applicable.

Article 18 - Flood Damage Prevention

The proposed amendments to Article 18 - Flood Damage Prevention update the Town's floodplain management standards to reflect current FEMA model ordinance language and the updated FIRMs and FIS for Guilford County. The amendments revise the basis for establishing Special Flood Hazard Areas by referencing the Cooperating Technical State agreement between North Carolina and FEMA and the updated Flood Insurance Study and Flood Insurance Rate Maps for Guilford County, including the June 10, 2026 effective date.

The Article 18 amendments update floodplain development permit requirements by requiring a more complete description of proposed development, including structures, grading, filling, paving, excavation, drilling, storage of equipment or materials, utilities, pools, bridges, drainage facilities, and other development, together with a cost estimate. The amendments also update certification requirements for elevation and floodproofing, including updated FEMA form references, NAVO 1988 elevation datum language, finished construction certification requirements, and inspection and maintenance plan requirements for floodproofed non-residential structures.

The proposed Article 18 revisions also strengthen flood hazard reduction standards by addressing buildings or structures located in more than one flood hazard zone, structural fill design considerations, recreational vehicle placement, accessory structures, tanks, fences, retaining walls, sidewalks, driveways, roads, watercourse crossings, commercial storage facilities, and other development within regulated flood hazard areas. The amendments further update floodway and non-encroachment area provisions, including Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) procedures where encroachments affect flood elevations, floodway or non-encroachment widths, or stream locations.

The Article 18 enforcement and administration amendments update corrective procedures by adding provisions for stop-work orders, notices of violation, additional enforcement actions, administrative appeals, judicial review, and Section 1316 declarations for properties that remain in violation after other enforcement remedies have been exhausted. The amendments also add or revise Floodplain Administrator duties related to permit review, coordination of required local, state, and federal permits, substantial improvement determinations, and post-event damage assessments.

In summary, these amendments modernize Jamestown floodplain regulations in the LDO to ensure they align with FEMA and State requirements, covers definitions, procedures, standards, and enforcement, and supports good NFIP standing before map effectiveness.

Mr. Colón showed the FIRM maps which must be adopted by the Town Council and the remapping process is governed by FEMA and the state.

A hard copy of the updated floodplain maps and study is available on the Town's website under "Documents", "Planning".

The Planning Board considered the Text Amendment #2026-02 at the July 13, 2026, Planning Board meeting. The Board unanimously voted to recommend approval of the text amendment. Staff is requesting the proposed text amendment be approved and the updated FIRM maps to be adopted to ensure FEMA compliance.

Mr. Colón introduced Matthew Stillwagon, NFIP Planner with the Division of Emergency Management to present and answer any questions about this compliance item.

Mr. Stillwagon outlined the FEMA remapping process for Guilford County and how it applies to Jamestown. He explained that North Carolina is a “cooperating technical partner” with FEMA, meaning the state performs detailed technical studies that FEMA then adopts. Field work for the new maps began around 2017, with preliminary maps released in 2024 and a 90-day appeal period (during which Jamestown submitted no appeals). He described how, in developed areas, surveyors conduct full detailed studies using cross-sections of streams, hydrologic (rainfall/runoff) and hydraulic modeling to define the “special flood hazard area” (the 1% annual chance, or “100-year,” floodplain) and associated floodways/non-encroachment areas. He clarified that a “100-year flood” means a 1% chance in any given year, not literally once every 100 years, and that multiple large events can occur close together. He also stated that past Letters of Map Revision (LOMRs) are now superseded because the new countywide study incorporates those changes, and he described how some areas (like the High Point Lake area) shifted from older, more approximate limited-detail studies to full detailed studies, resulting in more precise floodway mapping. Finally, he explained that FEMA’s shutdown delayed the normal final-determination notices, so communities were given additional time—through August 21—to adopt compliant ordinances and map references.

Mayor Dickenson asked how the new FEMA flood maps were drawn and whether anyone actually came through Jamestown. Mr. Stillwagon explained that in populated areas they do full detailed studies, where surveyors physically measure stream cross-sections and combine that data with hydrologic and hydraulic models to map the 1% annual-chance (“100-year”) floodplain and floodways, and confirmed that Jamestown was studied that way between 2017 and 2022. She then asked what “100-year flood” really means, and he clarified it is a 1% chance in any given year (so multiple “100-year” floods can occur close together) and roughly a 24–25% chance over a 30-year mortgage. Mayor Dickenson asked about a Letter of Map Change near Misty Waters Lane marked “superseded,” and he said

that means an earlier site-specific map change has now been incorporated into the new countywide study, so the old letter is no longer controlling.

Mayor Dickenson opened the Public Hearing to anyone that would like to speak regarding the proposed text amendments.

Nobody came forward to speak.

Mayor Dickenson opened the floor to the Council for discussion.

Council Member Westmoreland made a motion to approve the text amendments to LDO Articles 3, 7 and 18 regarding Federal Emergency Management Agency (FEMA) compliance as presented and to adopt revised Flood Insurance Rate Maps. Council Member Burgess made a second the motion. The motion passed by a unanimous vote.

- Roll Call Vote – Weiner took roll call vote as follows:
 - Council Member Glanville Aye
 - Council Member Gibson Aye
 - Council Member Burgess Aye
 - Council Member Westmoreland Aye

The motion passes.

Council Member Glanville made a motion that the proposed land development ordinance text amendments to Article 3: Definitions, Article 7: Permits and Procedures, and Article 18: Flood Damage Prevention be approved based on the following:

1. The proposed text amendment is consistent with the adopted comprehensive plan of the Town of Jamestown. The Town Council further finds that the proposed text amendment is consistent with the comprehensive plan because the amendment supports the Town's ability to protect public health, safety, and welfare by maintaining updated floodplain management standards, ensuring that the development within Special Flood Hazard Areas is reviewed under current FEMA and State NFIP requirements, and preserving the Town's continued participation in the National Flood Insurance Program.

AND

2. The Town Council considers the proposed text amendment to be reasonable. The Town Council considers the proposed text amendments to be reasonable because the report of the Town staff finding the amendment to be reasonable is adopted by reference. The Town Council further finds that the proposed text amendments are reasonable because the amendments are primarily compliance-based and are intended to update the Town's floodplain regulations to align with FEMA model ordinance language, revised Flood Insurance Study and Flood Insurance Rate Map information for Guilford County, updated FEMA forms, NAVD 1988 elevation datum references, and current floodplain permitting, certification, administrative, and enforcement procedures.

AND

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

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

B. The Town Council further finds that the proposed text amendment is in the public interest because adoption will help ensure that the Town's Flood Damage Prevention provisions remain consistent with federal and state floodplain management requirements, support continued eligibility for participation in the National Flood Insurance Program, and help maintain access to federally backed flood insurance for property owners in Jamestown.

Council Member Westmoreland made a second to the motion. The motion passed by unanimous vote.

Council Member Glanville made a motion to move the consideration of approval of a special event permit request for the Jamestown Christmas Parade to Old Business up before the next Public Hearing. Council Member Jim Gibson seconded the motion. The motion passed by unanimous vote.

New Business-

- Consideration of approval of a special event permit request for the Jamestown Christmas Parade- Mr. Cliff Paddock, representing the Jamestown Rotary Club, requested approval of a special event permit for the Jamestown Christmas Parade on Sunday, December 6, and asked for the same Town support as in prior years: reimbursement for public safety costs, portable toilets and temporary power, postage handled by the Town staff, and assistance from Public Works staff during the parade weekend.

Council Member Burgess made a motion to approve a special event permit request for the Jamestown Christmas Parade. Council Member Glanville seconded the motion. The motion passed by unanimous vote.

- Public Hearing. for the consideration of the rezoning of a property located at 4909 Guilford College Road from Agriculture (AG) to Conditional Zoning-Single Family Residential (CZ-SFR)- Mr. Colón presented Rezoning Case 2026-01, a request to rezone about 2.18 acres at 4909 Guilford College Road (the Wiley House parcel) from Agricultural (AG) to Conditional Zoning Single-Family Residential (CZ-SFR) to allow religious assembly and accessory uses. He showed the site context next to the existing Harvest Church campus, noted the property is a designated local landmark (any change to that status would require separate Council action).

Mr. Colón outlined proposed conditions: limiting uses to churches and any church-related accessory uses and single-family residential uses, a request for historic de-designation must be approved by Town Council separately, requiring a 6-foot privacy fence adjacent to the subdivision to the east, meeting stormwater rules for any added built-upon area, and complying with church standards in the SFR district.

The applicant submitted a concept plan showing how the existing residence, church campus, and surrounding neighborhood would relate, and explained that, as with all conditional zoning requests, development would be limited to that approved concept plan and its conditions. Mr. Colón noted emphasized that any new structures or additional built-upon area still required to go through the administrative Town plan review process to ensure compliance with local development standards.

He reported the Planning Board unanimously recommended denial, citing concerns about drainage, uncertainty about the future scope and intensity of church activities on the site, and potential impacts on adjacent homes. He asked Council to weigh consistency, reasonableness, and public interest in deciding the case.

Staff finds the proposed rezoning request consistent with the Envision Jamestown Comprehensive Plan (adopted 2021). The Future Land Use Map identifies the subject property within the Suburban Residential, which does accommodate civic uses, such as churches. Therefore, staff recommends that Town Council approve the rezoning. This will require two motions - one to consider the proposed zoning amendment and one to adopt the consistency statement.

Pastor Joe Coyne of Harvest Church asked Council to approve the rezoning, stating it is consistent with the Envision Jamestown Comprehensive Plan and would support reasonable church growth with uses compatible with the surrounding neighborhood. He said the church is committed to addressing neighbors' concerns through measures on drainage, lighting, landscaping, buffering, privacy fencing, and site security, and clarified that the property would not be used as a rehabilitation facility. He emphasized a spirit of cooperation and introduced the current property owner, a church executive, and their civil engineer to provide further details.

Mr. Glen Laivins, owner of the Wiley House, explained that he, not the church, initiated discussions about selling the property to Harvest Church. He described buying the home in 2017 when it was in poor condition, working to improve it, and stated that Greensboro's historic body removed its historic designation and plaque about three years ago. Mr. Laivins said the house has become more than he can manage, that the church has been an excellent neighbor, and that he believes selling to Harvest is the best way to ensure the property is well cared for, emphasizing that he receives frequent offers from others with very different ideas for the site.

Mr. Keith French stated that rezoning the Wiley House parcel from Agricultural to conditional single-family residential for church and single-family use is more consistent with Jamestown's Suburban Residential future land use designation than leaving it agricultural, noting that the plan explicitly mentions churches but not farms. He contrasted the current AG zoning-- which could allow cattle, poultry, farm equipment, fertilizers, and pesticides--with the proposed limited set of church and residential uses, which he said would pose fewer nuisances. He also summarized neighbors' objections (possible well/aquifer contamination, noise and light from a new parking lot, drainage,

privacy, security), and responded that agriculture could create greater contamination risks, while the church is proposing mitigation measures such as a privacy fence, landscaping, light shielding, and extending its existing security presence to the new property. He acknowledged neighbors' worries that a new church parking lot could worsen drainage and contaminate wells or aquifers, but argued that under the current agricultural zoning could actually pose greater contamination risks. He said the church brought in a civil engineer to evaluate stormwater, believes the existing design already routes impervious runoff to the retention pond, and emphasized that any new parking would have to meet watershed rules so post-development runoff does not exceed current levels.

Pastor Coyne said the church wants to work cooperatively with neighbors and acknowledged concerns about wells, aquifers, stormwater runoff, and any future parking lot. He noted that while some neighbors had spoken to his late father about water issues, no one had brought the concerns directly to him until the rezoning process began, and he therefore asked their civil engineer, Mr. Jeremy McCall, to explain the technical findings.

Engineer Jeremy McCall explained that he reviewed the Harvest Church site to check compliance with its original stormwater design and watershed requirements and to see if church development was causing drainage problems. He found that all constructed impervious area is draining to the stormwater pond as the approved plans require, and that before the church was built (pre-2004) about 2.81 acres drained toward the affected backyard, while after development that drainage area was reduced to about 0.69 acres, with flows designed to match pre-development rates under Guilford County watershed rules. After walking the neighbors' properties, he observed some typical ditch flooding during heavy rains and localized wet spots caused by yard grades and swales, but concluded that, in his professional opinion, the church's development actually reduced the area draining to those lots in accordance with watershed requirements.

Council Member Glanville asked if stormwater plans are inspected and permitted (by Guilford County), and that if design requirements were not met, they would not pass inspection. Mr. McCall explained the existing retention pond is inspected biannually and that all impervious areas, including the later parking expansion, drain to it; only the grassed area between the lot and the property line drains toward the neighbors.

Mayor Dickenson asked who maintains the retention pond. Mr. McCall stated that the property owner is required to maintain that and the County inspects it.

Council Member Gibson asked whether the reduction in drainage area to the neighboring yards (down to about 0.6 acres) occurred with the initial church construction or after a later expansion. Mr. McCall explained that the main church was built in 2004 and additional parking was added in 2014, but all surfaces from both phases are routed to the stormwater pond; only the grassed strip between the parking lot and the property line drains toward the neighbors.

In response to questions about the steep drop from the parking lot to the rear yards, he said that grade change was necessary so runoff could be routed to the pond instead of into the neighborhood.

Council Member Glanville asked whether he had evaluated how the proposed new parking lot on the Wiley House property would affect drainage, noting that existing drainage problems from past development are not part of the rezoning decision. Mr. McCall replied that any new parking lot would have to be designed and permitted under the same watershed rules, meaning post-development runoff leaving the site must be equal to or less than current runoff, so there cannot be an increase in flow toward the neighboring properties.

Pastor Coyne reiterated that all prior church development has followed required permits and ordinances. He addressed additional concerns about traffic, noise, lighting, and security. He said major church activities are mostly on Sundays and Wednesdays, with only occasional special events that typically end by 9 p.m., and he proposed having a neighborhood contact so residents can be notified of larger events. He emphasized that a residential rehabilitation facility was never intended and stated that existing security measures (off-duty police, trained security team, cameras) would extend to the new property. The church wants to maintain existing vegetative buffers, add a solid fence and more landscaping, clean up the site, and invest in the house for additional office and ministry use.

Pastor Coyne explained that Harvest Church has outgrown its current office space and would use the Wiley House primarily for additional administrative offices and small groups during the week, while repurposing the existing outbuildings for church storage and maintenance functions. He concluded by respectfully asking for rezoning approval so the church can continue to grow alongside the long-established neighborhood.

Council Member Burgess asked about other uses of the house besides small groups and offices. Pastor Coyne explained that he and his wife, who oversee ministries in North Carolina, South Carolina, and Georgia, would also use the Wiley House to host small training sessions for visiting church staff and to occasionally provide short periods of rest and retreat for ministers.

Council Member Gibson asked where the entrance to the parking lot would be. Pastor Coyne responded that there may be another entrance but that would all be planned out if approved.

Council Member Glanville asked Mr. Colón whether, as part of the conditional zoning, the Town could require specific conditions limiting where parking is allowed. Mr. Colón replied that yes, conditions can be added through the conditional zoning to control parking and buffering. He noted the pastor had originally proposed a landscape buffer and is open to additional conditions, such as restoring or increasing buffering along the parking area and combining that with the planned 6-foot fence to better protect the adjacent neighborhood.

Pastor Coyne said the deteriorated barn at the back of the property will be demolished to improve safety and allow for more buffering and fencing, and emphasized that because water issues are a key concern, he brought in their engineer and is willing--regardless of the rezoning outcome--to collaborate with the neighbors' engineer to find a reasonable drainage solution so the church can be part of the solution rather than the problem.

Mayor Dickenson asked if he had considered putting the parking lot on the other 9 acres of land they currently own. Pastor Coyne explained that the land on the church's other side was heavily excavated for the bypass, so expanding onto that 10-acre area would cost multiple millions of dollars, which the church cannot afford. Although they use a small flat section near the neighboring gas station for joint outdoor events and would like to acquire more of that property someday.

Mayor Dickenson opened the public hearing to anyone that would like to speak regarding the proposed rezoning.

Debbie Marlow, a 43-year resident of Kacia Court, asked Council to deny the rezoning, saying a commercial-style parking lot and church use of the former historic home would change the neighborhood's character, threaten wells and property values, and that she would prefer the land remain pasture. She described long-standing drainage problems she attributes to the church site being built up and rocked in, creating steep drop-offs, erosion, and flooding that required her to install a French drain. She also raised concerns about trash dumping on the slope and people staying in cars in the church lot.

Paula Kelly, whose property directly borders the Wiley House parcel, opposed the rezoning, saying it would affect over 200 feet of her backyard and side yard. She said that her well sits only about 20 feet from the property line, raising fears that excavation and new parking could damage the aquifer and contaminate water for the whole cul-de-sac. She disputed the church's view that drainage is not a problem, described ongoing runoff issues and debris (including tires) coming onto their property. She also voiced safety concerns about people sleeping in vehicles in the church lot. She objected to a wide range of proposed ministry uses in the house and expanded parking so close to her home, noting the church was not there when they bought their land.

James Williford, whose backyard directly adjoins the Wiley House property, opposed the rezoning, saying he and his wife chose the area for its quiet, residential character and assumed the historic house would remain a normal residence. He expressed concerns about privacy, safety, and quality of life if the church adds activities and parking so close to their six-foot fence, noting they sit downhill, can already see and hear activity clearly.

Kenneth Stafford, warned that building a new parking lot so close to a well only about 20 feet from the property line could damage or collapse the well due to heavy construction equipment, potentially cutting off water to the entire development if that well is central to the aquifer. He emphasized there is no backup city water or other wells.

Daniel Burns, opposed the rezoning, saying he sees inconsistencies in the church's explanations--especially around earlier references to rehab use and the way their stated plans keep shifting, which makes him question their sincerity and trustworthiness. He criticized arguments that neighbors should be "grateful" to avoid a farm on a two-acre lot and stated that 100% of nearby residents he is aware of oppose the change and argued that pushing ahead despite that is not being a good neighbor. He added his appreciation to Parks and Recreation and praised the Greenway.

Randall Yow, a long-time Jamestown resident with plumbing and foundation experience, said he is not against progress but is worried about wells being so close to the proposed development and about how easements, rights-of-way, and ponds often go under-maintained. Drawing on decades in the neighborhood and past battles over condemnation and eminent domain, he urged caution, stating that once such decisions are made, residents have little recourse if problems arise.

Sarah Burns, read a statement from neighbor Donna, who lives at the low point of Kacia Court and already takes on significant excess water despite having two large storm drains. She believes this will likely worsen with additional parking and possibly cause well contamination. Ms. Burns added that although her own house does not see the church, they hear significant noise from the parking lot on Sundays, and she worries that expanding church use will increase daily noise, traffic, and security issues. She stated that the large, busy church already requires on-site security during services but leaves neighbors to deal with dumping, unhoused individuals, and water problems afterwards--so she respectfully asked Council to deny the rezoning.

Andrea Fricke, whose property also borders the church, said she does not personally have water issues but stated that when neighbors previously raised concerns to the pastor's father, nothing changed, so they stopped pursuing it. She recounted that during the 2014 parking lot expansion, the church initially cut an access through to the dead-end street without permission, and her family had to go to the Planning Board to stop it. She emphasized she does not want any future church exit routed down Tarkington Drive. Citing the lack of concrete plans and the many different uses mentioned, she asked Council to deny the rezoning.

Mayor Dickenson asked if anyone else would like to speak.

Nobody came forward.

Mayor Dickenson opened the floor to Council for discussion.

Council Member Westmoreland said he is struggling with the rezoning decision because, he believes both the church and the neighbors are acting in good faith and that neighbors' concerns are legitimate. Many issues, especially around noise, lighting, and future use, remain too undefined. He recognized that they have letters, videos, and an engineer's report, but without more specific, enforceable conditions from the church, key neighborhood concerns would still be unresolved if the rezoning were approved.

Council Member Burgess said she is now uncertain about the rezoning because what she heard at the meeting about how the house would be used differs from what was described in a letter sent to neighbors. While she recognizes the request appears consistent with the Comprehensive Plan, those shifting descriptions of use make her reluctant to make a decision at this time.

Council Member Glanville cautioned that the Town must avoid basing its rezoning decision on discriminatory concerns about potential users (such as people in treatment or group homes), stating that such facilities and unhoused people still have rights and that any buyer could legally establish certain licensed uses there under existing law. She asked staff and the Town Attorney whether excluding uses simply because residents “do not want those people there” could put the Town at legal or regulatory risk if cited as the reason for denying the rezoning. Town Attorney Brown explained that while Jamestown must allow space for a wide range of uses (including group homes and treatment facilities), it can decide where those uses are appropriate, and the Council may lawfully consider location in its rezoning decision. He added that Council can also use conditions on the rezoning to explicitly allow or prohibit specific uses on this parcel (e.g., limiting it to certain church or residential uses and excluding others). Mr. Colón confirmed that care facilities and day treatment centers are not permitted in either the Agricultural or Single-Family Residential zoning districts, and that family care homes are regulated separately with a required one-half-mile spacing buffer from other family care homes.

Council Member Gibson said he respects the church’s success and growth but still has concerns about unresolved issues, especially water, future intensity of use, and how close new development would be to neighbors. After visiting the site, he felt existing parking areas have some buffer but the proposed new parking would sit much closer with limited separation, and that despite the church’s efforts to respond, too many gray areas remain about what might ultimately happen if the rezoning is approved.

Mayor Dickenson shared her own experience with severe runoff and neighborhood flooding, saying it can be hard to convey how bad the impacts are until a major storm hits. She praised the church but expressed concern that with so much new development and limited staff capacity, the Town may not yet have the infrastructure or people in place to adequately address increasingly serious stormwater and drainage problems as more impervious surface is added.

Council Member Glanville said she agrees it no longer makes sense with the Comprehensive Plan to keep the property zoned Agricultural and that rezoning, in principle, seems appropriate, but she is uncomfortable proceeding without more specific, enforceable conditions to address neighborhood concerns. She suggested staff work with the applicant to refine conditions that give clearer assurances to both residents and Council, and indicated she would prefer to continue the matter rather than make a final decision that night.

Mayor Dickenson asked about a jurisdiction discrepancy she had seen in Guilford County records for the Wiley House parcel. Mr. Colón responded that, based on the Town's ETJ and city boundary maps, the property is definitely within Jamestown's extraterritorial jurisdiction, so the Town, not the county, is the zoning authority there, and any inconsistency in county tax or GIS records is likely just a lag in their data updating.

Council Member Glanville stated that rezoning decisions should focus on whether new development would worsen existing problems, not on pre-existing conditions. She suggested the Council needs expert input on how construction and added impervious surface near wells and septic systems can be mitigated, rather than relying on lay opinions.

Mr. Colón added that the applicant originally proposed a Type D (5-foot) landscape buffer, even though no buffer is actually required between a church and adjacent residences, meaning that offer was already above minimum standards. He suggested the church could reinstate or even increase buffering, particularly along the parking area, and combine it with the planned solid 6-foot fence. He stated that the applicant could also choose to add further use restrictions if Council felt that would address neighborhood concerns.

Council Member Westmoreland asked the Town Attorney how, and when, additional conditions could be added to the rezoning request. Attorney Brown replied that Council can propose conditions right then by asking the applicant if they would accept limits such as hours of use, number of parking spaces, or other restrictions and, if the applicant agrees, those conditions can be incorporated into the rezoning.

Pastor Coyne said he is open to whatever reasonable conditions Council recommends and stated definitively that the property would not be used for any type of addiction recovery residence or facility, which he said was never the church's intent. He also agreed to keep working with the neighbors' civil engineer to address existing drainage issues and invited specific questions or suggested conditions from Council to help move the rezoning request forward.

Council Member Westmoreland asked when the other engineer study would be complete. The neighbors stated that it has started but they want to observe conditions during a heavy rainstorm. The engineer hopes to complete the study by the end of the month.

Attorney Brown clarified that although existing drainage problems themselves are not part of the rezoning criteria, Council can still require that those problems be fixed as a condition of approval. For example, by conditioning the rezoning on specific drainage improvements identified by the engineers before any new development proceeds.

Council Member Glanville asked whether neighbors could accept any modified version of the church's plan or were they opposed in all cases. Ms. Marlow responded that their main concern is the proposed parking lot and intensified church activity directly behind their homes. She described ongoing drainage and erosion issues, trash and mattresses

being dumped down the embankment, people staying in cars at night in the church lot, and the steep slope from the parking area toward their yards. She stated that more parking and activity would worsen these problems and that they want the area to remain residential/pasture rather than effectively becoming a commercial-style church frontage at their back property lines.

Council Member Burgess said she wanted to see the other engineer's report and receive more clarity on the uses of the house.

Council Member Westmoreland made a motion to continue the Public Hearing to the August 18th Town Council meeting at 6:00 in the Council Chambers with no further advertisement. Council Member Burgess made a second to the motion. The motion passed by unanimous vote.

Council Member Westmoreland said he expects the two engineers to confer and reach a professional consensus on the drainage situation, and for the applicant to develop additional, more meaningful conditions that could address neighborhood concerns and build trust. He stated those proposed conditions should be shared with residents before the continued hearing on August 18th so that, at that meeting, Council can review progress and be ready to make an informed decision on the rezoning.

Council Member Westmoreland made a motion to take a five-minute recess. Council Member Gibson made a second to the motion. The motion passed by unanimous vote. The meeting resumed at 8:54 pm.

- Consideration of the adoption of the Town of Jamestown's Strategic Plan- Town Manager Johnson stated that at the June 23rd regular Council meeting, the Council tabled adoption of the Annual Strategic Plan after determining that additional review of a portion of the plan was desired prior to formal approval. To facilitate this review, Manager Johnson proposed scheduling a Special Meeting dedicated to discussion of the plan. After consideration of several dates and times, and in order to accommodate Council Member Westmoreland's schedule and Members' regular work hours, the Council reached consensus to hold the special meeting on August 26th from 2:00 p.m. to 4:00 p.m. in the Council Chambers, with the meeting to be advertised accordingly.

New Business

Parks and Recreation Quarterly Report- Mr. Scott Coakley presented the fourth quarter report for fiscal year 2025–2026 and an overview of the Jamestown Park Golf Course's six-year financial performance. He reported that fourth quarter revenue (April through June) was approximately \$582,000, an increase of about \$64,000, or 12%, over the same quarter in the prior year, driven primarily by gains in greens fees and cart rentals, with steady performance in concessions, pro shop sales, and clubhouse rentals.

He shared that fiscal year 2025–2026 resulted in an operating surplus, with an operating profit of \$57,856. This was achieved through significant revenue growth (from roughly \$1.0 million to \$1.64 million over the period), expanded park rentals, increased rounds played, more

tournaments and events, greater use of the clubhouse, and careful expense management, including efficiencies in golf shop operations, while continuing to invest in course quality.

Mr. Coakley emphasized the distinction between operating results and capital expenditures, noting that capital purchases for equipment, facilities, and infrastructure are long-term investments budgeted separately and should not be confused with operating performance.

He concluded by recognizing the Town Manager, Assistant Town Manager, Finance Director, Finance Department, and the Parks and Recreation and Golf Course staff for their leadership, financial stewardship, and daily work, stressing that the operating surplus reflects years of steady progress, teamwork, and collaboration. He said that the golf course is now financially stronger and well positioned to continue building on this momentum.

Council members expressed appreciation and congratulations to Mr. Coakley and staff for their sustained efforts in improving the Jamestown Park Golf Course. They recognized the significance of achieving an operating surplus and the visible benefits of their work to the community. Comments emphasized the course's growing reputation, staff's hard work at events, and general support for continued promotion and use of the facility.

Discussion regarding the Oakdale Sidewalk Project-Town Manager Johnson explained that the project has been delayed for a long time, initially at the request of NCDOT so they could complete their own project first, which is now done. Since then, staffing, engineering, and especially funding challenges have arisen, with project costs increasing far beyond the original \$700,000 CMAQ grant (some of which has already been used for engineering), leaving a need of just over \$1.1 million at current estimates. He stated that the Town faces a choice between scrapping the project at which point DOT would not seek reimbursement for funds spent to date or proceeding and seeking additional funding. He shared that Council Member Westmoreland, as the Town's representative to the High Point MPO, has agreed to discuss the issue with the MPO and DOT, and would also help pursue supplemental funding.

Council Member Westmoreland explained that the CMAQ grant typically requires a 20% local match with 80% coming from state DOT and federal funds, and that the project is currently programmed for \$700,000 on the TIP, leaving an estimated \$772,000 funding gap. He hopes this amount can be covered with additional CMAQ support from DOT. He stated he is cautiously optimistic about making a successful case for more funding and will report back to Council once there is an update.

He also asked whether the \$300,000 shown for one section of the project has already been allocated and set aside in reserve. Manager Johnson answered yes, that the amount is in CIP and allocated out of fund balance.

Council Member Westmoreland asked how much of the original \$700,000 CMAQ grant had already been used. Manager Johnson responded that some of it has been spent, but he did not have the exact figure but could get that number for him.

Council Member Westmoreland referenced a total cost of about \$1.84 million and sought clarity on how that related to the \$300,000 section and overall gap. Manager Johnson clarified that the \$300,000 section is separate, and that the remaining portion creates an estimated funding need of roughly \$1.1 million at current cost estimates, emphasizing that these numbers are still estimates and not bid prices.

Consideration of amendment to the Personnel Policy regarding annual leave rates- Town Manager Johnson explained that, to support recruitment and retention, Council Member Glanville identified a challenge for employees coming from other jurisdictions that participate in the state or local retirement system: their prior service is not currently recognized, so a tenured employee hired from another jurisdiction would start at zero for vacation accrual. He stated that Karen Strausser has drafted an amendment providing that the Town will accept transfer of service from employers participating in the state or local government employees' retirement system, and that such service would be treated as if it were earned with the Town for purposes of vacation leave only, with service to be verified either by the former employer or through ORBIT, the online retirement benefits system.

Council Member Glanville reiterated her strong support for the personnel policy amendment, noting that she had raised the idea previously during budget discussions and believes it is especially important in difficult budget years when direct compensation increases are limited. She stated that measures like recognizing prior service for vacation accrual, which have minimal financial impact but add meaningful benefits, can significantly aid recruitment and help employees who previously gave up tenure. She added that from her 17-plus years in the local government retirement system that losing tenure is a major concern for employees.

Council Member Burgess asked whether approving the amendment meant adopting the entire personnel policy, and Manager Johnson clarified that no other changes were being made and Council would be approving only the new paragraph shown in red.

Mayor Dickenson questioned the reference to the policy becoming effective July 1, 2026 and expressed discomfort that it appeared to be re-adopting the whole policy. Manager Johnson explained that the July 1st date was simply to make the amendment effective at the start of the fiscal year and to allow vacation accrual to be calculated from that date, with no other policy changes implied. Council Members confirmed that only the redlined amendment was under consideration, and added that they could review the full policy at a later time.

Council Member Glanville made a motion to approve the amendment to the Personnel Policy regarding annual leave rates. Council Member Westmoreland made a second to the motion. The motion passed by unanimous vote.

Public Comment – No one signed up to speak

Closed Session per G.S. 143-318.11 A3 to discuss a personnel matter- Council Member Glanville made a motion to go into closed session per G.S. 143-318 to discuss a matter related to attorney client privilege (Case #26CV010668-400). Council Member Gibson made a second to the motion. The motion passed by a unanimous vote.

-----Closed Session-----

Council Member Glanville made a motion to resume open session. Council Member Westmoreland made a second to the motion. The motion passed by unanimous vote.

Adjournment – Council Member Westmoreland made a motion to adjourn. Council Member Gibson made a second to the motion. The motion passed by a unanimous vote.

The meeting ended at 10:04 pm.

Mayor

Town Clerk