



Town of Jamestown
BOARD OF ADJUSTMENT

Welcome to the Town of Jamestown Board of Adjustment meeting. We appreciate your interest and we encourage public participation in our meeting. Please note that there will be opportunities during the meeting for you to address the Board members. Those wishing to give testimony to the Board must be first sworn in by the Town Clerk. Only competent and material testimony may be considered by the Board in making their decision.

TO: Board of Adjustment Members

FROM: Jose Colón Rivera, AICP, CZO, Planning Director

RE: **Called Meeting**
Wednesday, July 8, 2026 – 6:00PM
Jamestown Town Hall, Civic Center

Items on the agenda:

1. Call to Order – Chair of the Board of Adjustment
2. Roll Call – Katie Weiner, CMC, Assistant Town Manager/Town Clerk
3. Approval of Minutes from December 3, 2025, Board of Adjustment meeting – Chair of the Board of Adjustment
4. Swearing in of those who wish to testify during tonight's hearing – Katie Weiner, CMC, Assistant Town Manager/Town Clerk
5. **New Business** – Consideration of variance request to exceed the maximum parking requirement (LDO Section 12.11); Tax Parcel # 240485; request to increase allowed parking spaces from eight (8) spaces to thirteen (13) spaces. – José Colón Rivera, Planning Director
6. Adjourn

DRAFT

**Board of Adjustment
December 3, 2025
6:00 pm in the Civic Center
Minutes & General Account**

Board Members Present – Hope Inge (Chair), John Capes (Vice Chair), Darlene Fete, Robert Garland, & Brant Gomez

Council Members Present- Council Member Pam Burgess

Staff Members Present: José Colón, Gordon Holton, Matthew Johnson, Katie M. Weiner, & Jim Lanik (Planning Board Attorney)

Visitors Present: Carol Brooks & Josh Hohenstein

Call to Order – Chair Inge called the meeting to order.

- Roll Call – Weiner took roll call as follows:
 - Darlene Fete Present
 - John Capes Present
 - Hope Inge Present
 - Robert Garland Present
 - Brant Gomez Present

Weiner stated a quorum was present.

Approval of Minutes from December 18, 2023, Board of Adjustment meeting- Capes made a motion to approve December 18, 2023, minutes. Garland made a second to the motion. The motion passed by a unanimous vote.

Variance/Quasi-judicial Procedural Review/Memo- Attorney Lanik briefly reviewed the quasi-judicial hearing process for this Board of Adjustment.

The applicant must prove four factors to obtain a variance:

1. Unnecessary hardship would result from the strict application of the regulation (here, the fence height rule).
2. The hardship arises from a condition peculiar to the property (e.g., location, size, topography).
3. The hardship was not self-created by the applicant or property owner.
4. The requested variance is within the spirit, scope, and intent of the regulation.

Under G.S. 160D, if the evidence presented-- taken as a whole, from all sides--shows that all four factors are met, the Board shall grant the variance.

Mr. Lanik stated that anyone who speaks must be sworn in and testimony is treated like court testimony, not casual public comment. Testimony must relate to one or more of the four factors; the Board decides how much weight to give each piece of evidence. All deliberations must be in open session; you cannot go into closed session. Your decision must be based on competent, material, and substantial evidence in the record meaning what is presented here.

DRAFT

If a Board Member has visited the site or gathered information outside the hearing, they must disclose it on the record before the close of evidence so the applicant has a chance to address it. Everything that may factor into your decision needs to be on the record.

These quasi-judicial hearings are less common than legislative matters and are more formal and structured. Instead of asking, "What is my opinion?" as in legislative decisions, you must ask, "Does the evidence support these four factors?" If the answer is yes for all four, you must grant the variance.

If questions arise during the hearing, you may pause to ask me for guidance on procedure or what is required to be proven.

Affirming in of Witnesses- Town Clerk Katie Weiner affirmed Mr. Joshua Hohenstein and Mr. José Colón to give testimony.

New Business

Consideration of variance request for fence height relief for rear fence on 208 Newberry St.; Tax Parcel # 159652; request to increase rear fence height requirement from side 5 ft. to 8 ft.- Chair Inge opened the evidentiary hearing for Variance Request 2025-01. The property is located at 208 Newberry St. A fourth-fifths vote of the Board is required to grant a variance.

The hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this Board must make its decision. The rules are different from other types of land use decisions like rezoning cases.

The Board's discretion is limited. The Board must base its decision upon competent, relevant, and substantial evidence in the record. It is a decision constrained by the standards in the ordinance and based on the facts presented. If you will be speaking as a witness, please focus on the facts and standards, not personal preference or opinion.

The parties to this case are entitled to an impartial board. A Board Member may not participate in this hearing if she or he has a fixed opinion about the matter, a financial interest in the outcome of the matter, or a close relationship with the affected person.

Chair Inge asked if any Board Member has any partiality to disclose and recusal offer. There were none.

The parties to this case have rights for any ex parte communication to be disclosed. Ex parte communication is any communication about the case outside of the hearing. That may include site visits as well as conversations with the applicant, general public, etc.

Chair Inge asked if any Board Member had any site visits to disclose. There were none.

Chair Inge asked if any Board Member had any conversations or any other communications to disclose. There were none.

Review by staff

Planning Director José Colón provided an overview of Variance Case 2501 for the property at 208 Newberry Street, zoned Single-Family Residential (approximately 0.48 acres) and developed with an existing single-family home. All surrounding properties are also zoned single-family residential.

The property owner, Mr. Josh Hohenstein, is requesting a variance to exceed the maximum permitted fence height for a residential property adjacent to a road, as set forth in Section 2.13-2(C) of the Town's Land Development Ordinance. The ordinance allows a maximum 5-foot fence along residential lots adjacent to a road. The applicant seeks approval for an 8-foot fence along the rear property line that borders East Fork Road.

Per the applicant, the request is driven by topography: the rear yard slopes downward toward East Fork Road, which reduces the effective height of a standard 5-foot fence and impacts privacy. The applicant proposes to replace an existing 7-foot fence, which is nonconforming, with a new 8-foot fence. Staff's review confirms a noticeable downward slope toward the northeast/East Fork Road, which affects both the appearance and functionality of a fence built to the current maximum height.

As a reminder, a variance can only be granted if all four statutory standards are met:

1. Unnecessary hardship from strict application of the ordinance.
2. The hardship is due to conditions peculiar to the property.
3. The hardship was not self-created.
4. The request is consistent with the spirit, purpose, and intent of the ordinance and preserves public safety and substantial justice.

In brief, the factual points in the staff report include:

- The slope toward the road reduces the effective height of a 5-foot fence.
- There are topographical changes on the lot.
- These grade conditions existed prior to current ownership.
- The fence standards are intended to ensure consistent character, compatibility, and safety along roadways.

It is solely the Board's role to determine whether the evidence presented tonight shows that these standards are satisfied. Because this is a quasi-judicial proceeding, all testimony must be competent, material, and substantial, and ex parte communication with the Board is not permitted. Any motion must be supported by written findings of fact.

Mr. Colón then invited the applicant to present testimony and any additional evidence.

Witness Testimony-

Mr. Joshua Hohenstein (JC) testified that his request is based primarily on the topography of the property, which sits several feet below East Fork Road. Because of this elevation difference, a five-foot fence on the property functions more like a three-foot fence (or less) when viewed from the road, which significantly impacts privacy and security. He is requesting permission to build a higher fence for that reason.

Mr. Hohenstein stated that this hardship is not self-inflicted. He did not install the existing nonconforming seven-foot fence; it was already in place when he purchased the property in August 2018. Its nonconformity was not disclosed in closing documents. He is now trying to replace it due to end-of-life, and he believes it was installed before the current ordinance and likely would have been grandfathered in.

He showed an aerial view which shows the fence line he proposes to replace and extend, including adding a gate over the driveway for added security and privacy.

From a topographical and ordinance standpoint:

- There is a noticeable elevation change between the roadway and ground level where the fence sits, averaging about 17 inches below the road (with spot measurements of about 19, 22, and 27 inches).
- There is a fiber-optic easement between the lot and East Fork Road; Mr. Hohenstein understands that historically his property may have extended closer to the road, and that some of that buffer was lost before his ownership.
- The fence line is more than 16 feet from the road, often 20–30 feet away, which means he is not building on, or right at, the roadway and it will not obstruct drivers' visibility.

Regarding mitigating factors and safety:

- The ordinance's purpose is largely to prevent visibility obstructions for motorists. His fence is far from the road and not at a corner, so it will not block views of traffic or intersecting streets.
- He plans to install a driveway gate; as photos show that even with his large vehicle (a Suburban), there is clear sight distance up and down East Fork Road when exiting. He will be able to pull into the driveway, wait for the gate, and exit safely without blocking traffic.

Mr. Hohenstein stated that in summary, he is simply trying to replace a deteriorating, nonconforming fence and modestly increase the height to restore privacy and safety that are compromised by the unique slope and loss of buffer along my rear property line.

Capes asked Mr. Hohenstein to confirm that he is not moving the actual fence line. Mr. Hohenstein answered that that is correct. He is requesting to replace the existing fence in its current location and extend it across the other side of the driveway so he can fully enclose his backyard, all within his property lines. An eight-foot fence will provide the privacy that a five-foot fence cannot, allow him to replace an old, deteriorating fence that has become a visual detriment, and improve safety by keeping his young daughter and dog securely in the yard so they do not accidentally run into East Fork Road.

In closing, Mr. Hohenstein stated he believes he has met all of the criteria. It is not a self-inflicted hardship: he did not install the existing nonconforming fence, it was never identified as nonconforming during his inspection, and he has not added anything else that conflicts with the ordinance. The topography of his property shows that a strict five-foot height limit would result in less than five feet of effective fence height from the roadway. His understanding is that the five-foot standard is meant to prevent obstruction of motorists' views, particularly on corner lots, and he has demonstrated that his fence will not impact drivers. For

those reasons, he believes he has addressed the key points regarding self-inflicted hardship, topography, and the intent of the ordinance.

Deliberation and Findings of Fact-

Chair Inge stated that hearing no additional questions or presentation of relevant facts, the Board will now begin deliberation. The evidentiary hearing remains open so that the Board may ask clarifying questions, if needed. As a reminder, this Board is tasked with deciding if, based on the evidence presented, this proposal meets the applicable standards. This decision cannot be based on the personal preference of Board Members, rather it is based on the standards and evidence.

Attorney Lanik stated that the Board may only consider issuing a variance if the applicant shows that an unnecessary hardship would result from the strict application of the ordinance, that the hardship arises from conditions peculiar to the property, that the hardship is not self-created, and that the variance is consistent with the spirit, purpose, and intent of the ordinance so that public safety is protected and substantial justice is achieved.

Gomez asked Colón about fence height standards. Mr. Colón stated that the ordinance currently requires that any property line adjacent to a road be limited to a five-foot fence height, no matter how far the fence is from the road, and that limit is intended to prevent visibility problems, especially on corner lots. In the future, we could consider revisiting these standards to add some flexibility for properties with situations like this, rather than needing a variance each time, so you may want to note that we are seeing recurring issues with this particular standard.

Capes stated that having heard all of the evidence and arguments presented at the hearing, the Board makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. It is the Board's CONCLUSION that the unnecessary hardship of which the applicant complains results from the strict application of the ordinance. This conclusion is based on the following FINDINGS OF FACT:
 - a. The Land Development Ordinance limits fence height to a maximum of five (5) feet for residential properties adjacent to a road. The applicant seeks to construct an eight (8) foot fence along the rear property line for privacy.
 - b. Due to the downward slope of the property toward the road, a fence constructed to the maximum height permitted by the ordinance would not provide consistent privacy or an even fence line, creating a hardship tied to the strict height limitation.
2. It is the Board's CONCLUSION that the hardship results from conditions that are peculiar to the applicant's property, such as location, size and topography.
 - a. The rear portion of the lot slopes downward toward the adjacent road, reducing the effective and functional height of a fence constructed to ordinance standards. This topographical condition is not common to all residential lots in the zoning district and affects the applicant's ability to achieve reasonable privacy.

3. It is the Board's CONCLUSION that the hardship did not result from actions taken by the applicant or property owner. This conclusion is based on the following FINDINGS OF FACT:
 - a. The slope and grade conditions that limit fence height effectiveness existed prior to the applicant's ownership. The applicant did not alter the natural topography or take any action that created the need for a taller fence.
4. It is the Board's CONCLUSION that the variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACTS:
 - a. The purpose of the fence height standard is to promote consistency, safety, and compatibility within residential areas while providing reasonable privacy for property owners.
 - b. The Board found no evidence that granting the variance to allow an eight (8) foot fence adversely affects public health, safety, or welfare and determined that substantial justice is achieved through approval of the request.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a VARIANCE be GRANTED, as follows:

Increase of fence height maximum requirement for rear fence adjacent to roadway from 5ft to 8ft.

Gomez made a motion to grant the variance based on the Finding of Fact as presented. Capes made a second to the motion. Town Clerk Weiner called for a roll call vote as follows:

○ Darlene Fete	Aye
○ John Capes	Aye
○ Hope Inge	Aye
○ Robert Garland	Aye
○ Brant Gomez	Aye

The motion passed by unanimous vote.

Adjournment

Capes made a motion to adjourn. Garland made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 6:35 pm.



Variance Case 2026-01

Jamestown Planning Department
Staff Report

Board of Adjustment Hearing Date: July 8, 2026

GENERAL INFORMATION

Applicant: Angelina Makowski
Request: Exceed maximum parking requirements – (LDO - Section 12.11)
Conditions: N/A
Location: 6014 W Gate City Blvd, Jamestown, NC 27282
Parcel ID#: 240485
Public Notice: Notice of Pubic Hearing mailed on 05/20/2026 to all property owners within a 500 ft. radius and signs posted on subject property; advertisement through the *Jamestown News* on May 20, 2026.
Tract Size: 1.57 +/- Acres.
Topography: Generally flat
Vegetation: Vacant property, no vegetation.
TRC Review: N/A

SITE DATA.

Existing Use: Vacant, Commercial zoning
Adjacent Uses: Civic/Education, Industrial, and Commercial

	Adj. Zoning	Adjacent Land Uses
North	CIV	Education, institutional
South	CZ-B	Commercial
East	IND	Industrial
West	CZ-C	Commercial

Zoning History:

Case #	Date	Summary
N/A	2009	This property was rezoned as part of the LDO update in 2009
2013-02	08/20/2013	IND (Industrial) to CIV (Civic)
2021- 01	06/14/2021	CIV (Civic) to CZ-C (Conditional Zoning – Commercial)

SPECIAL INFORMATION

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

Environmental:

Watershed: Randleman Lake General Watershed Area (GWA)
Floodplains: Zone X per FEMA Flood Insurance Rate Maps (FIRM). This site is located **outside** of the Special Flood Hazard Area (SFHA).

Streams: N/A

Other: Brownfields Site – Burlington Distribution – Case # 10049-06-041 (NCDEQ)

Utilities: Public Water and Sanitary Sewer are available at this site.

Landscape Requirements: 11.6-3- Screening of Dumpsters, Outdoor Storage, and Utility Structures. 11.6-4. Street trees, A minimum of a type D buffer shall be provided for all parking lots with six or more spaces.

Tree Conservation Areas (TCA): No trees currently on site.

Open Space: 5% of lot area (0.0785 ac).

Transportation:

Street Classification: W. Gate City Blvd. is an NCDOT street
Site Access: Existing access directly from W. Gate City Blvd.
Traffic Counts: 20,000 trips (AADT – Annual Average Daily Traffic) - NCDOT
Sidewalks: Available on W Gate City Blvd.
Transit: N/A
Traffic Impact Study: No TIS is required.
Street Connectivity: N/A
Other: N/A

STAFF ANALYSIS

The petitioner is requesting a variance from Section 12.11 of the Town of Jamestown Land Development Ordinance (LDO), which establishes maximum off-street parking requirements. Based on the size and proposed use of the building, the ordinance permits a maximum of eight (8) parking spaces. The applicant is requesting a variance to allow a total of thirteen (13) parking spaces.

The applicant has indicated that although the proposed building is relatively small in size, the business is anticipated to employ approximately six (6) employees in addition to customers and visitors. The applicant has stated that the maximum permitted parking standard does not adequately accommodate anticipated operational needs associated with employee parking and customer activity at the site.

The subject property is located along W. Gate City Boulevard within an area characterized by commercial and industrial uses where parking demand may vary based on business operations and staffing needs. The request seeks relief from the strict application of the maximum parking standards in order to accommodate the anticipated parking demand while maintaining functionality and safety on-site.

Staff notes that the requested parking increase would remain contained on the subject property and would not eliminate required landscaping, setbacks, or other applicable site development standards. Staff further notes that the variance request is specific to this property and proposed business operation.

Variances:

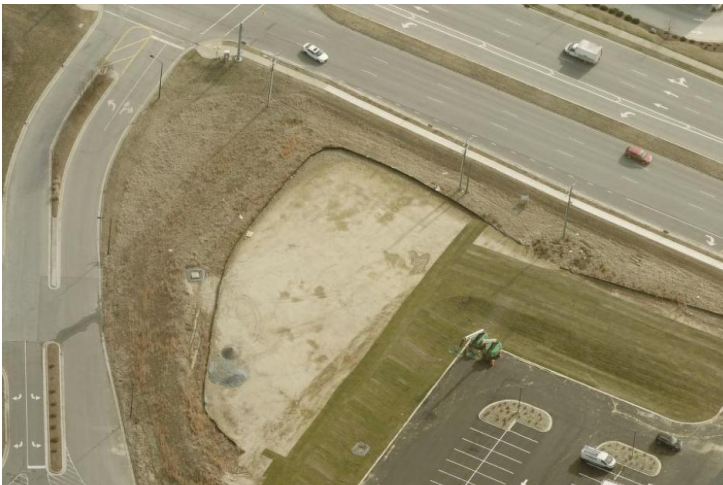
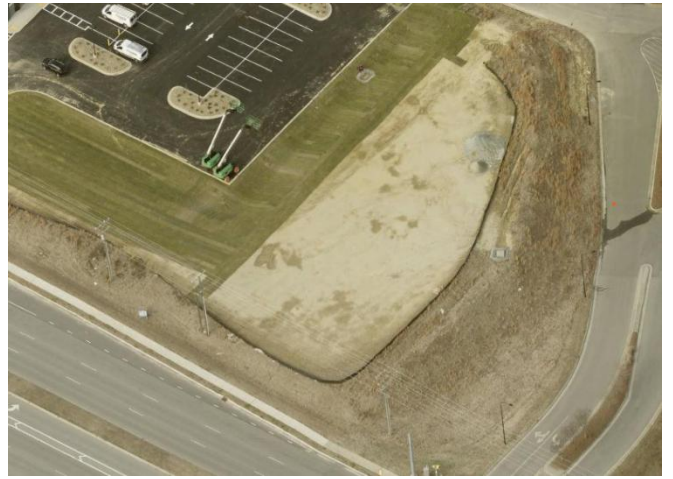
As a refresher, the Board may only consider issuing a variance in specific situations. Before issuing a variance, the applicant must show that:

- 1) The unnecessary hardship results from the strict application of the ordinance;
- 2) The hardship results from conditions that are peculiar to the applicant's property;
- 3) The hardship is not self-created;
- 4) The variance is consistent with the spirit, purpose, and intent of the ordinance such that public safety is secured and substantial justice is achieved.

Staff review of statutory requirements for a variance:

- 1) If the ordinance is applied strictly, the applicant would be limited to a maximum of eight (8) parking spaces based on the standards established in Section 12.11 of the LDO. The applicant has indicated that the proposed business operation and anticipated staffing levels create a need for additional parking beyond what is currently permitted. The variance request seeks relief from the maximum parking requirement to allow a total of thirteen (13) parking spaces.
- 2) The applicant has stated that the proposed business operation, including anticipated employee parking needs and customer activity, creates circumstances that may warrant additional parking beyond the maximum permitted by the ordinance. The Board may consider whether these operational characteristics constitute conditions that are sufficiently unique or peculiar to the property and proposed use when compared to other similarly sized commercial developments.
- 3) The applicant has indicated that the need for additional parking is related to the anticipated operation of the proposed business and the parking limitations established by the ordinance. The Board must determine whether the hardship associated with the request is self-created or whether sufficient evidence exists to support the requested variance.
- 4) The variance remedy exists to permit owners the ability to vary from the strict application of the ordinance when it is believed that health, safety, and welfare would not be adversely affected. Staff does not believe that the additional parking spaces would adversely affect public safety, provided all other applicable development standards are met. Staff further believes the request may be consistent with the spirit, purpose, and intent of the ordinance by allowing adequate on-site parking while avoiding potential overflow parking issues.

Photos of subject property:



Key Points to Remember:

- Since this is a quasi-judicial hearing, the applicant must meet several tests in order to be approved. Those are listed below in the section entitled “Findings”.
- The Board may not have any *ex parte* communication with anyone about this case outside of the hearing.
- The evidence provided must be substantial, competent, and material evidence. Key points must be substantiated by the factual evidence in the hearing record and the findings cannot be based on conjecture or assumptions.
- The findings must be provided to the applicant in writing, and must be signed by the Board Chair and filed with the Town Clerk. The decision of the Board is not final until it has been filed with the Clerk and provided to the applicant.
- Any decision by the Board for a variance will require a 4/5ths majority vote.

Suggested Motion if Approving:

I move to approve the variance request to allow an increase in the maximum permitted off-street parking from eight (8) spaces to thirteen (13) spaces and find that the applicant has presented competent, material, and substantial evidence demonstrating compliance with the required variance standards.

Suggested Motion if Disapproving:

I move to disapprove the variance request to allow an increase in the maximum permitted off-street parking from eight (8) spaces to thirteen (13) spaces because the following standards have not been met (the Board must then identify which standards have not been met).

REQUIRED FINDINGS OF FACT GUIDELINES ARE LISTED BELOW IN RED TEXT.

FINDINGS:

Unnecessary hardship would result from the strict application of the Ordinance.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

The hardship did not result from actions taken by the applicant or the property owner.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Staff Report prepared for the Town of Jamestown Planning Department by José Colon Rivera, AICP, CZO.



**Town of Jamestown
Planning Department
Application for Variance**

Applicant: BDG Architects, LLP / Angelina Makowski Address: 400 N. Ashley Dr. Suite 600, Tampa, FL 33602

Phone Number: 813-954-2211 Email: permits@bdgllp.com

Owner's Name (if different than above): GTTC (Greensboro Technical Community College) Foundation Properties, LLC

Owner's Address (if different than above): 101 Jamestown Square Rd., Jamestown, NC 27282

Owner's Phone (if different than above): 336-334-4822 Ext. 0287

Parcel Tax Map, Block, & Lot #: 240485

Deed/Plat Book & Page: Plat Book 217, Page 75 Acreage being rezoned: 1.57

Total Parcel acreage: 1.57

Purpose for Variance Request (attach additional sheets if necessary):

The purpose of this variance request is to allow 13 parking spaces where the code permits a maximum of 8. The proposed bank branch with employ approximately 6 staff members which would leave limited parking available for customers under the current parking limitations. The additional spaces are necessary to adequately serve customers, particularly during peak hours.

The site plan demonstrates that the requested parking can be accommodated without impacting site circulation or design.

Applicant's Statement of Grounds for

Variance: The requested variance is justified due to the operational needs of the proposed bank branch and the ability of the site to accommodate the additional parking without any adverse impacts

With approximately 6 employees on site, the permitted parking would leave insufficient spaces for the customers. The proposed layout safely accommodates 13 spaces while maintaining proper circulation and site design standards. Granting the variance will ensure the site functions effectively while remaining compatible with the surrounding development.

TO THE TOWN OF JAMESTOWN BOARD OF ADJUSTMENT:

I, Angelina Makowski, BDG Architects, LLP, hereby petition the Board of Adjustment for a **VARIANCE** from the literal provisions of the Town of Jamestown Development Ordinance because, under the interpretation given to me by the Zoning Enforcement Officer, I am prohibited from using the parcel of land described in a manner shown by the plot plan attached to that form. I request a variance from the following provisions of the ordinance (cite paragraph numbers): Sec.12.11. - Off-Street Parking Requirements

So that the above-mentioned property can be used in a manner indicated by the plot plan attached or, if the plot plan does not adequately reveal the nature of the variance, as more fully described herein: _____

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the State law and per the Jamestown Development Ordinance, the Board is required to reach certain conclusions before it may issue a variance. These are as follows:

- (1) The hardship of which the applicant complains results from unique circumstances relate to the applicant's property.
- (2) The hardship relates to the applicant's property, rather than personal circumstances.
- (3) The hardship is not the result of the applicant's own actions.

The applicant **MUST** describe how he/she intends to meet each of these criteria in the "applicant's statement of grounds for a variance" above.

I certify that all of the information presented by me in this applicant is accurate to the best of my knowledge, information, and belief.

Angin Makowski (Signature of Applicant)

NORTH CAROLINA
GUILFORD COUNTY

I, DELANEY MCKELVIE, a Notary Public of ~~North Carolina~~ ^{FLORIDA}

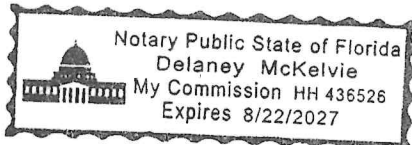
certify that ANGELINA MAKOWSKI, and _____, and

_____ personally came before me this day and

acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of MARCH, 20 26.

(Official Seal)



Delaney McKelvie
Notary Public
Printed Name of Notary Public

My Commission Expires: 08/22/2027

Procedure:

The Board of Adjustment shall fix a reasonable time for holding a public hearing on the variance request. At least ten (10) days before the date of the hearing, the Town of Jamestown shall mail written notice of the hearing to all parties in interest and to adjoining property owners. A suitable notice shall also be published in the local paper.

Appeals:

Any appeals to the findings by the Board of Adjustment must be appeal directly to the Guilford County Superior Court, and must be filed within thirty (30) days after the decision of the Board is filed with the Town Manager, or after a written copy of the decision is delivered to every aggrieved party who has filed a written request for a copy with the Town Manager at the time of hearing of the case, whichever is later.

Additional Requirements: (this application and the following items must be supplied at the time of a request for a variance):

1. Fee of \$250.00
2. Ten (10) copies of Tax Map or other drawing showing location of proposed zoning line(s) and nature of variance request.
3. List of adjacent property owners for all land owners with property lines touching the subject parcel(s) and across the street from subject property.
4. Copy of Deed and/or subdivision map from Register of Deeds

For Office Use Only:

Date Variance Request Filed: 4/2/2020

Fees Paid: \$400.00

Date Variance Granted/Denied: _____



March 24, 2026

RE: Letter of Authorization

Fifth Third Grandover

Parcel ID: 240485

To Whom It May Concern:

This letter serves as confirmation that BDG Architects, LLP / Fifth Third Bank, National Association are authorized to act as agents on behalf of GTCC (Guilford Technical Community College) Foundation Properties, LLC for the purpose of applying for permits, variances, registering, re-registering, signing, submitting, remitting payments, and receiving official documents on my behalf.

Respectfully,

Mitchell Johnson

Print Name: Mitchell Johnson

Title: VP, Operations + Facilities

STATE OF North Carolina

COUNTY OF Guilford

The foregoing instrument was acknowledged before me this 25th day of March, 2026, by Mitchell Johnson, the VP, Operations + Facilities for Guilford Technical Community College who is X personally known to me or N/A who has produced N/A as identification and who did (did not) take an oath.

gtcc.edu

PO BOX 309 | 601 EAST MAIN STREET | JAMESTOWN, NC 27282 | P. 336-334-4822

Jamestown Campus Aviation Campus Cameron Campus Greensboro Campus High Point Campus Small Business Center Union Square Campus

Amy M Schwartz
Signature of Notary

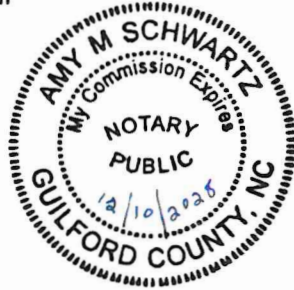
Amy M Schwartz
Print Notary Name

Notary Public – State of North Carolina

Commission No. 201834700054

Notary Seal

My Commission Expires: December 10, 2028





NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT

VARIANCE CASE 2026-01

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

Proposal: Request for an exception (variance) to the maximum parking standards of the Land Development Ordinance (12.11) Table 12-1 for the property located at 6014 W. Gate City Blvd.

Location: The site is located at 6014 W Gate City Blvd.
(outlined in red)

Applicant: Angelina Makowski

**Applicant's
Contact:** angelina.makowski@bdgllp.com

You are receiving this notice because public records indicate that you own property adjacent to or within 500 feet of this variance request, which has been scheduled for a public hearing. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted property.



The purpose of the public hearing is to allow citizens to provide sworn testimony regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request. Persons addressing the Board will be required to be sworn in and testimony will be recorded as part of the record. **Only qualified testimony may be considered by the Board.** For more information, please contact the Planning Department prior to the meeting.

The public hearing is not the appropriate setting to learn about a proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing.

If you would like more information about this request, you can contact the Town of Jamestown Planning Department at (336) 454-1138 prior to the public hearing. You may also contact the applicant's contact person listed above.

PUBLIC HEARING

PUBLIC HEARING DATE: Wednesday, July 8, 2026 **TIME:** 6:00 PM

LOCATION: Town of Jamestown Town Hall, 301 E. Main St., Council Chambers

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

Mailed: June 24, 2026