
RE: Utility Connection Request - 1 Metals Dr, 5818, and 5820 W. Gate City Blvd. - Town of Jamestown

From Carter, Lucas <Lucas.Carter@greensboro-nc.gov>

Date Wed 3/5/2025 4:42 PM

To Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>

Cc Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; Amanda Hodierne <amanda@isaacsonsheridan.com>; Baker, Tony <Tony.Baker@greensboro-nc.gov>; Ducharme, Brent <Brent.Ducharme@greensboro-nc.gov>; Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>; Stewart, Jana <Jana.Stewart@greensboro-nc.gov>

 2 attachments (1 MB)

Signed Agreement with Exhibit B.pdf; Jamestown_Annexation_Agreement_Change_2011_Exhibit B.pdf;

Jose, Paul, and Matt,

I hope you are both doing well. Greensboro staff met today to discuss the request for future development at 1 Metals Dr. to access Greensboro water and sewer. As you know, there was confusion regarding which map was used as Exhibit B in the 2011 Annexation Agreement. We were able to locate a hard copy of the original agreement that included Exhibit B. Please find that agreement attached. I have also included a clean version of Exhibit B so it can be used in future discussions.

Unfortunately, this changes the process for obtaining Greensboro water and sewer for 1 Metals Dr. Virginia and Jana from Water Resources are included on this email to aid in moving your request forward.

I apologize for any inconvenience this may have caused.

Thank you,

Luke Carter, AICP, CZO
Senior Planner
City of Greensboro
336-373-4342
300 W. Washington St., Greensboro, NC 27401
www.greensboro-nc.gov

Please take the time to take our customer service survey. Your feedback is appreciated. Thank you!

[CLICK HERE TO TAKE SURVEY](#)

VISION STATEMENT

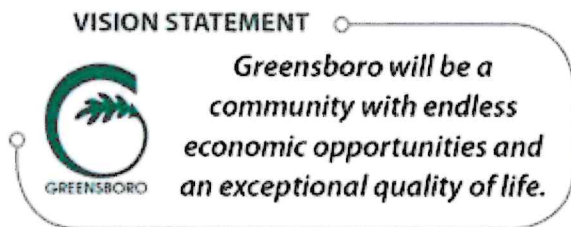


*Greensboro will be a
community with endless
economic opportunities and
an exceptional quality of life.*

From: Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>
Sent: Monday, March 3, 2025 3:44 PM
To: Jose Colon <jcolon@jamestown-nc.gov>; Carter, Lucas <Lucas.Carter@greensboro-nc.gov>
Cc: Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>;
Amanda Hodierne <amanda@isaacsonsheridan.com>
Subject: RE: Utility Connection Request - 1 Metals Dr, 5818, and 5820 W. Gate City Blvd. - Town of Jamestown

Thank you, We received the request.
We will respond as soon as we can.
Thank you,

Virginia Spillman, PE
Assistant Director
Water Resources Department
City of Greensboro
336-373-3260
336-430-6269



From: Jose Colon <jcolon@jamestown-nc.gov>
Sent: Monday, March 3, 2025 2:38 PM
To: Carter, Lucas <Lucas.Carter@greensboro-nc.gov>; Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>
Cc: Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>;
Amanda Hodierne <amanda@isaacsonsheridan.com>
Subject: Utility Connection Request - 1 Metals Dr, 5818, and 5820 W. Gate City Blvd. - Town of Jamestown

WARNING: External Email – Don't get hooked by a phishing email. Never click on links or open attachments unless you know the content is safe.

Good afternoon Luke and Virginia,

As requested, please see attached written request from Town of Jamestown for utility connection from City of Greensboro for the properties located **1 Metals Dr (Parcel 2), 5818 and 5820 W. Gate City Blvd.**

I've also attached the annexation agreement and Exhibit B/Map to the letter.

Please let us know if you need any additional information.

Thanks,

José Colón Rivera, AICP, CZO
Planning Director

Town of Jamestown

[336-454-7388]336-454-7388 | jcolon@jamestown-nc.gov |
www.jamestown-nc.gov |

Ordinance to Adopt the Municipal Annexation Agreement

Known as the

Greensboro-Jamestown Joint Annexation Agreement

Document attached

**Date of introduction
December 6th, 2011**

11-205

ORDINANCE APPROVING GREENSBORO-JAMESTOWN
JOINT ANNEXATION AGREEMENT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO that:

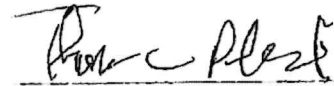
Section 1. The Greensboro-Jamestown Joint Annexation Agreement attached hereto is hereby approved.

Section 2. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 13th DAY OF DECEMBER, 2011 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


INTERIM CITY ATTORNEY

GREENSBORO-JAMESTOWN JOINT ANNEXATION AGREEMENT

THIS AGREEMENT, made and entered into this the 13th day of Dec., 2011 by and between the City of Greensboro and the Town of Jamestown.

WHEREAS, the City of Greensboro and the Town of Jamestown entered into a joint annexation agreement on March 4, 1991;

WHEREAS, the City of Greensboro and the Town of Jamestown amended this joint annexation agreement on September 21, 1993;

WHEREAS, the City of Greensboro and the Town of Jamestown desire to enter into a new joint annexation agreement to replace the 1991 joint annexation agreement;

WHEREAS, the City of Greensboro and the Town of Jamestown, both being duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to the two municipalities and also to improve planning by public and private interests in such areas;

WHEREAS, Chapter 1009 of the 1987 Session Laws of the North Carolina General Assembly (hereinafter referred to as the "Act") authorizes municipalities located in Guilford County to enter into agreements designating areas which are not subject to annexation by the participating municipalities; and

NOW, THEREFORE, THE TWO MUNICIPALITIES AGREE AS FOLLOWS:

1. This Agreement is executed pursuant to the authority of the Act.
2. This Agreement shall terminate on the 12th day of Dec., 2041.
3. Attached hereto and incorporated herein by reference is Exhibit A which describes a line in Guilford County. No portion of land in the area west of the line described in Exhibit A shall be annexed by the City of Greensboro during the term of this Agreement. No portion of land in the area east of the line described in Exhibit A shall be annexed by the Town of Jamestown during the term of this Agreement.
4. Attached hereto and incorporated herein by reference is Exhibit B, which is a map of a portion of Guilford County that indicates the line described in Exhibit A.
5. For the purposes of this Agreement, whenever the right-of-way line of a street, other than an Interstate highway, described in Exhibit A is moved due to an increase in right-of-way width or a change in alignment, the Agreement Line shall be on the new right-of-way line.

6. In order that the municipal limits might eventually match the agreement line described herein, the City of Greensboro and the Town of Jamestown hereby express their agreement to any future session law that would move municipal limits short distances from their present locations so as to coincide with the agreement line and thereby would correct several instances where, as a consequence of street right-of-way widenings taking place following annexations, the present City or Town limits extend across the agreement line.
7. The effective date of this Agreement is Dec. 13th, 2011.
8. At least thirty (30) days before the adoption of any annexation ordinance covering property within Guilford County by either municipality, the Planning Director of the municipality which is considering annexation shall give written or electronic notice to the other municipality of the proposed annexation. The Town and the City need not provide notice if a straight line from the property proposed for annexation to the closest point on the agreement line passes through property already within its municipal limits. The Town of Jamestown and the City of Greensboro hereby authorize each other to use whichever of these two forms of notice the municipality sending the notice prefers. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to: the boundaries of the area which the annexing municipality has agreed not to annex pursuant to this Agreement; roads, streams, and any other prominent geographical features. Such notice shall not be effective for more than one hundred eighty (180) days.
9. From and after the effective date of this Agreement, neither municipality may consider in any manner the annexation of any area in violation of the Act or this Agreement. From and after the effective date of this Agreement, neither municipality may annex all or any portion of any area in violation of the Act or this Agreement.
10. Nothing in the Act nor this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law, except G.S. 160A-58.1(b)(2) shall not apply.
11. Any party, which shall believe that a violation of the Act or this Agreement has occurred, shall have available to it all remedies and relief authorized by the Act in addition to such remedies or relief as are authorized by other applicable law.
12. This Agreement may not be amended or terminated except upon the written agreement of both municipalities, approved by resolution of the governing boards and executed by the Mayors of the municipalities, and spread upon their respective minutes.
13. The municipalities shall cooperate in the provision of water and sewer services to properties on both sides of the agreement line. Each municipality may permit properties on its side of the annexation agreement line to receive water and/or sewer service from the other municipality. With respect to Parcels 1, 2, 3 and 4 as shown on the attached Exhibit B, the municipalities agree that the City of Greensboro will allow the Town of Jamestown upon request to connect to the City of Greensboro's water and/or sewer systems if necessary to allow the Town of Jamestown to provide water and/or sewer service to said parcels, and any such connection shall be allowed only at the request of the Town of Jamestown.
14. Both municipalities agree to cooperate with each other in exercising their respective rights to establish extraterritorial jurisdiction over those areas on its side of the annexation agreement line, including relinquishing any extraterritorial jurisdiction previously established that is inconsistent with the terms of

this Agreement.

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

ATTEST:

Brandy Scriber
Deputy City Clerk

CITY OF GREENSBORO

By: *Robert J. Lee*
Mayor

APPROVED AS TO FORM:

Don C. Phillips
City Attorney

ATTEST:

Martha Stafford Wolf
Town Clerk



TOWN OF JAMESTOWN

By: *Keith H. Volk*
Mayor

APPROVED AS TO FORM:

Elizabeth M. Vance
Town Attorney

Exhibit A

The Annexation Agreement Line is as follows. All plats and deeds referred to herein are recorded in the Office of the Register of Deeds of Guilford County.

BEGINNING at a point on the High Point city limit line and on the western right-of-way line of Guilford College Road, said point being the northeast corner of the Common Elements of Stone Gables at Jamesford, as recorded in Plat Book 156, Page 64; thence in an easterly direction along the projection of the northern line of said Common Elements to a point on the eastern right-of-way line of Guilford College Road; thence in a southerly direction with said right-of-way line approximately 1,800 feet to a point in the southern line of New Lot 1 of Property of Clarence J. Albertson & Millie H. Albertson, as recorded in Plat Book 83, Page 25; thence leaving said eastern right-of-way line and following the southern line of said lot in an easterly direction approximately 400 feet to the southeast corner of said lot, also being the southwest corner of Common Elements of Heritage Hill, Phase 1, as recorded in Plat Book 160, Page 35; thence following the existing Greensboro city limits S 82° 08' 18" E 568.79 feet to a point in the south line of Lot 38 of Heritage Hill, Phase 1; thence S 82° 08' 58" E 227.04 feet to the northeast corner of Lot A of Property of Arthur B. Lea, as recorded in Plat Book 60, Page 131; thence S 07° 28' 22" W 624.01 feet with the eastern line of Property of Arthur B. Lea to a point in the southern right-of-way line of Chadwick Drive; thence continuing approximately 2,500 feet with the Greensboro city limits in a southerly direction with the eastern line of Lea Family Limited Partnership, Tract 3, as recorded in Deed Book 4624, Page 475, and the southward projection of said line to a corner in the Greensboro city limits; thence in an easterly direction with the Greensboro city limits along or near the southern right-of-way line of Mackay Road approximately 1,840 feet to a point; thence following the Greensboro city limits in a generally eastwardly direction approximately 4,560 feet to the southeast corner of Phase II of Elk Run at Adams Farm, as recorded in Plat Book 91, Page 64, said point being further described as the southeast corner of Lot 68 of Two Maps of The Jno. A. Suits Homeplace, as recorded in Plat Book 11, Page 99; thence continuing with the existing Greensboro city limits crossing an unnamed street and following the southern lines of Lots 69-71 of said subdivision S 75°30' E 289 feet to the southeast corner of said Lot 71; thence crossing another unnamed street and following the western lines of Lots 57-61 of said subdivision S 41° W 588 feet to the southwest corner of said Lot 61; thence with the southern line of Lot 61 S 86°30' E 449 feet to the southeast corner of said Lot 61; thence continuing with the existing Greensboro city limits along the southeastern lines of Lots 61-52 of said subdivision N 41° E 966 feet to a point; thence continuing with the southeastern line of said Lot 52 N 47° E approximately 40 feet to a point, said point being at the projection of the common line between Lots 39 and 40 of The Jno. A. Suits Homeplace, as recorded in Plat Book 13, Page 43; thence following said projection S 52° E approximately 30 feet across a 30-

foot road, shown at Plat Book 11, Page 99, to a point on the southeast right-of-way line of said road; thence N 47°00' E approximately 580 feet with said right-of-way line to its intersection with the south right-of-way line of Mackay Road; thence in an easterly direction with said Mackay Road right-of-way line approximately 75 feet to its intersection with the west right-of-way line of Metals Drive (formerly North Drive), as shown at Plat Book 13, Page 43; thence in a southerly direction with said western right-of-way line approximately 570 feet to its intersection with the projection of the south line of said Lot 39; thence continuing with said city limit line along said projection approximately 25 feet to the southwest corner of said Lot 39, a point in the Jamestown satellite town limits, also being the northernmost corner of Lot 1 of Property of Triad Holding Company, LLC, as recorded in Plat Book 127, Page 116; thence with the common municipal limit line along the northeastern line of said Lot 1 S 51°58'49" E 308.78 feet to the southernmost corner of said Lot 39 and thence S 51°24'41" E 99.86 feet to a corner of said Lot 1; thence departing from the Jamestown satellite town limits but continuing with the Greensboro city limits and the northeastern lines of Lots 40 and 26 on said Suits plat approximately 300 feet to a point on the proposed new northwestern right-of-way line of High Point Road, as described in NCDOT Project U-2412B; thence departing from the Greensboro city limits southwestwardly with said right-of-way line approximately 100 feet to a point on the Jamestown satellite town limits; thence continuing southwestwardly approximately 100 feet with said right-of-way line to a point on the southwestern line of Lot 23 of said Suits plat, being another point on said satellite town limits; thence continuing southwestwardly with said right-of-way line approximately 4,100 feet to its intersection with the northwestwardly projection of the southwestern line of Phase 1, Map 1 of Villas at Sedgefield, as recorded in Plat Book 173, Page 50; thence continuing in a southwesterly direction with said right-of-way line approximately 330 feet to a point 30 feet southwest of a proposed right-of-way marker shown on Sheet 9 of the plans for NCDOT Project U-2412B; thence crossing said road in a southeasterly direction approximately 140 feet to the intersection of the proposed new southeastern right-of-way line of High Point Road and the western right-of-way line of Grand Village Parkway (proposed street); thence in a southerly direction along the western right-of-way line of Grand Village Parkway (proposed street) approximately 1,800 feet to its intersection with the Greensboro satellite city limits; thence in a northwesterly direction with said satellite city limits (see Greensboro Annexation Drawing D-2259) approximately 1,400 feet to a corner in said city limits; thence continuing with said satellite city limits in a southwestwardly direction approximately 560 feet to a corner in said satellite city limit line; thence with said satellite city limit line in a southeasterly direction approximately 100 feet to its intersection with the proposed western right-of-way line of NCDOT Project U-2412B; thence in a southerly direction with said proposed western right-of-way line approximately 1,600 feet to its intersection with the eastwardly projection of the northern right-of-way line of Camelot Drive (formerly King Arthur Drive), as shown on Map 2 of Camelot Estates, as recorded in Plat

Book 36, Page 78; thence N 85°10' W approximately 50 feet to the intersection of said northern right-of-way line and the northwardly projection of the eastern line of said Map 2; thence S 04°59' W 1,020 feet with the eastern line of said Map 2 to a point on the southern right-of-way line of Roundtable Road (formerly Hollister Drive); thence S 85°01'00" E 70.00 feet with the northern line of Lot B of Property of Henry A. Millis Estate and William W. Tice, as recorded in Plat Book 67, Page 115; thence S 88°50'29" E 63.79 feet with said line to the northeast corner of said Lot B; thence S 02°39'57" E 155.89 feet with the eastern line of said Lot B to its southeast corner, said corner being on the northern line of Lot 2 of Property of Gertrude Clark McLean, as recorded in Plat Book 71, Page 80; thence in an easterly direction with said northern line approximately 350 feet to a point in the Greensboro satellite city limits; thence with said line in an easterly direction approximately 630 feet with the Greensboro satellite city limits to a corner in said city limits; thence departing from said city limits and continuing with said northern line in an easterly direction approximately 50 feet to the northeast corner of said Lot 2; thence with the east line of said Lot 2 S 35°07' W 113.73 feet to a point in the northern line of Lot 4, Block "D" of Clarfield, Section One, as recorded in Plat Book 32, Page 53; thence following said line S 84°08' E 122.05 feet to a point; thence S 70°32' E 134.06 feet to a common corner of Lots 3 and 2 of said Block "D"; thence S 89°28' E 138.34 feet to a common corner of Lots 1 and 2 of said Block "D"; thence N 71°04' E 137.82 feet to the northeast corner of said Lot 1, said corner being on the western right-of-way line of Tarr Drive; thence following said right-of-way line 190.06 feet in a southerly direction to a point; thence S 43°53' W approximately 35 feet to the intersection of said right-of-way line and the projection of the northeastern line of Lot 2, Block "E", of Clarfield, Section One; thence 60 feet in an easterly direction to the northernmost corner of said Lot 2; thence following said northeastern line S 59°49' E 198.58 feet to the northeast corner of said Lot 2, said point being in the center line of a "paper street" right-of-way shown on Brockwood, Section 2, as recorded in Plat Book 29, Page 2; thence S 00°19' W with said centerline approximately 174 feet to its intersection with the centerline of Whippoorwill Road; thence in an easterly direction with the centerline of Whippoorwill Road approximately 280 feet to its intersection with the western right-of-way line of Guilford College Road; thence in a southerly direction with said right-of-way line approximately 1,500 feet to its intersection with the northern right-of-way line of Vickrey Chapel Road; thence in a southerly direction approximately 240 feet to the intersection of the western right-of-way line of Guilford College Road and the northern line of Lot A of Property of William T. White, et ux; John A. Stone, et ux; Joseph A. McKinney, Sr., et ux; Jon P. Chambers, et ux; & Richard E. Newbill, et ux, as recorded in Plat Book 70, page 68; thence in an easterly direction approximately 120 feet to the intersection of the eastern right-of-way line of Guilford College Road and the southern right-of-way line of Grandover Parkway; thence in an easterly direction with said southern right-of-way line approximately 230 feet to its intersection with the western line of Lot 1 of the Property of Bennett M. Harrell & Wife, as recorded in Plat Book 88,

Page 72; thence S 05°08'30" W approximately 140 feet to the southwest corner of Lot 1 of said subdivision, said point also being a common corner of Lot 1 of Re-subdivision of Lot 1, Section 8, Wiley Park, as recorded in Plat Book 51, Page 23; thence with the western line of said Lot 1 S 05°08'37" W 57.48 feet to a point; thence continuing with said line S 02°00'00" W 85.32 feet to the southwest corner of said lot, said point also being the northwest corner of Lot 2 of Wiley Park, Section 8, as recorded in Plat Book 49, Page 28; thence with the west line of said Lot 2 S 02°00'00" W 96.63 feet to the southwest corner of said lot; thence S 86°33' E 30 feet with the south line of said lot to the northwest corner of Lot 3 of said subdivision; thence with the western lines of Lots 3 and 4 of said subdivision S 05°08'30" W 285.84 feet to the southwest corner of Lot 4; thence with the southern lines of Lots 4 and 5 of said subdivision, S 84°26'30" E 440 feet to the southeast corner of said Lot 5; also being the northeast corner of New Lot B on Property of Ernest K. White and Katherine Black, as recorded in Plat Book 141, Page 117; thence S 05°04'34" W 635.45 feet with the eastern line of said lot to its southeast corner; thence N 82°33'31" W approximately 533 feet with the southern line of said lot to a point on the eastern right-of-way line of Guilford College Road; thence in a southerly direction with said right-of-way line 30.33 feet to its intersection with the northern line of Tract 3 of Property of Wiley Park Farms, as recorded in Plat Book 34, Page 83; thence S 85°46' E 294.10 feet with said northern line to the northeast corner of said Tract 3; thence S 04°14' W 196.90 feet to the southeast corner of said Tract 3; thence in an easterly direction with the northern right-of-way line of Business Interstate 85 approximately 1,500 feet to the southeast corner of Harvest World Outreach Church; thence following said right-of-way line in a northeasterly direction approximately 5,100 feet to the intersection of said right-of-way line and the western projection of Apex Equipment Company's southern line, as described in Deed Book 3488, Page 382; thence following said property line projection S 87°37'30" E approximately 900 feet to Apex Equipment Company's southwest corner; thence following said company's southern property line S 87°37'30" E 2,171.82 feet to said company's southeast corner; thence S 07°30'00" W approximately 60 feet to the southwest corner of that property of Apex Equipment Company addressed at 4630 Groometown Road, as described in Deed Book 6709, Page 1673; thence along said property's southern line S 53°31'53" E 284.38 feet to the western right-of-way line of Groometown Road; thence following said right-of-way line approximately 27,800 feet in a southerly direction to the Guilford County line.

Legend

- Grainover Village Hwy
- Tax Parcels
- City Limits
- Jameson Town Limits
- Street Center-Line
- Lanes
- U2412 (Upstate)
- Bypass ROW



Map Prepared by
Matthew Johnson, A.C.P., Planner, Town of Jamestown, NC
Current as of 10/11/2011

PROPOSED ANNEXATION AGREEMENT LINE CHANGES BETWEEN CITY OF GREENSBORO & TOWN OF JAMESTOWN

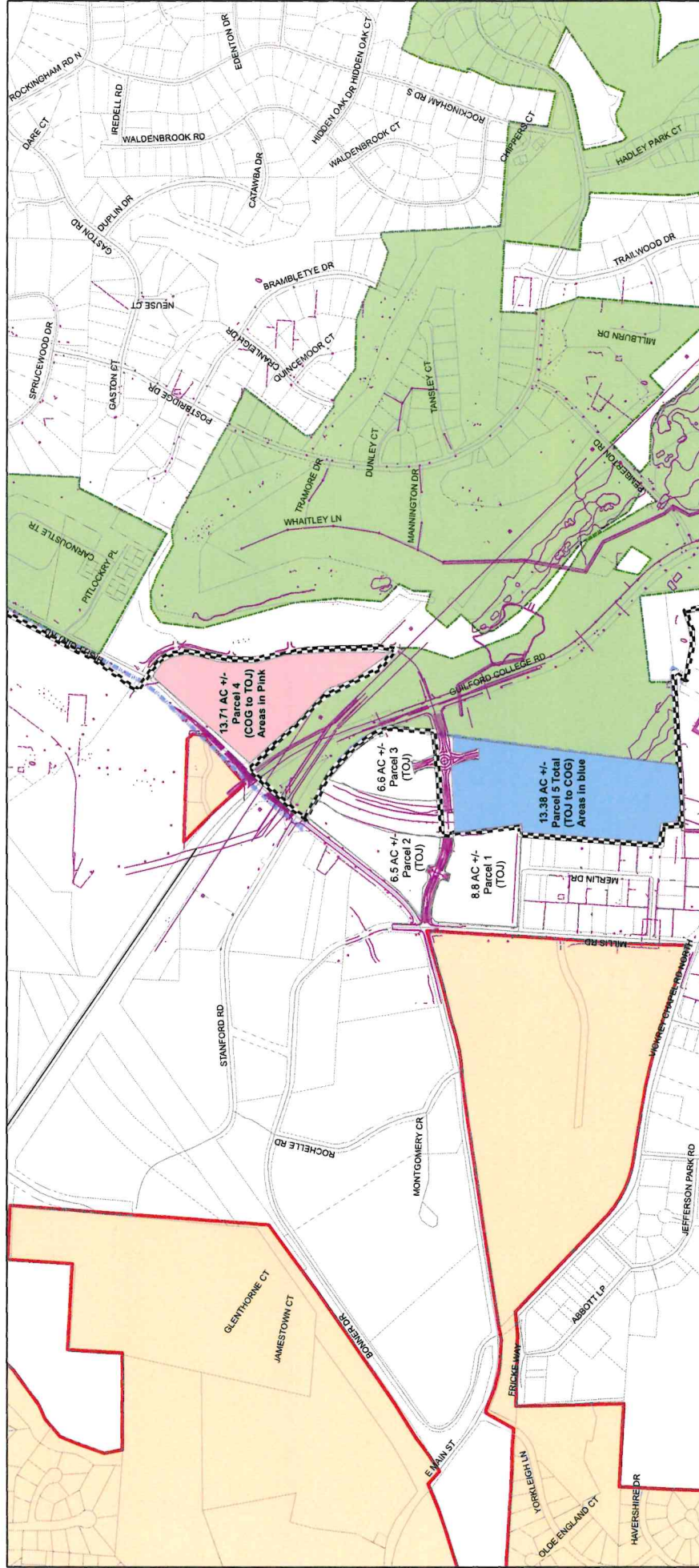
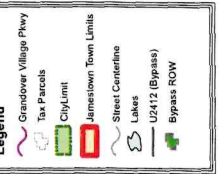


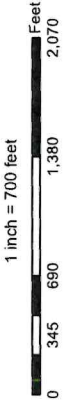
Exhibit B



This information is preliminary and has not been through a quality control review. The information is subject to corrections. The data is provided to you "as is" with no claim made as to its accuracy. This information should not be used for engineering design or in any other application where accuracy is required. The user assumes all responsibility of the data to be aware of the limitations and to use the data at their own risk. The user acknowledges that the information is preliminary and has not been through a quality control review. Therefore, under no circumstances shall the user be held responsible for any inaccuracies in the information. The user acknowledges that the information is preliminary and has not been through a quality control review. Therefore, under no circumstances shall the user be held responsible for any inaccuracies in the information. The user acknowledges that the information is preliminary and has not been through a quality control review. Therefore, under no circumstances shall the user be held responsible for any inaccuracies in the information.



Map Prepared by:
Matthew Johnson, AICP Planner, Town of Jamestown, NC
Current as of 10/1/2021



1 Metals Dr - Annexation Petition - Town of Jamestown

From Jose Colon <jcolon@jamestown-nc.gov>

Date Thu 3/5/2026 9:40 AM

To Amanda Hodierna <amanda@isaacsonsheridan.com>

 1 attachment (243 KB)

Jamestown Annexation Petition 2024.pdf;

Hi Amanda,

I hope you are doing well. Matt confirmed that annexation would be required for the 1 Metals Dr property. Please see attached annexation petition.

Please let me know if you have any questions for us.

Thanks,

José Colón Rivera, AICP, CZO

Planning Director

Town of Jamestown

[336-454-7388]336-454-7388 | jcolon@jamestown-nc.gov |
www.jamestown-nc.gov |



JAMESTOWN ANNEXATION PETITION

Date _____

TO THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN:

- ☐ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the Town of Jamestown, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the Town of Jamestown and the boundaries of such territory are described below by metes and bounds:
- ☐ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the Town of Jamestown, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the Town of Jamestown and within an area that the Town of Jamestown is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?** (Indicate yes or no.)</u>	<u>Signature</u>
1.	_____ _____ _____	_____	_____ _____ _____
2.	_____ _____ _____	_____	_____ _____ _____
3.	_____ _____ _____	_____	_____ _____ _____

Important: Both spouse must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

NOTARY STATEMENT:

State of _____, County of _____ to wit: (SEAL)

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

My commission expires _____

Given under my hand this _____ Day of _____, 20____

Notary Signature _____ Printed Name of Notary: _____

Staff Receipt:

Date Received: _____ Received By: _____



RE: Draft letter from Jose

From Jose Colon <jcolon@jamestown-nc.gov>
Date Mon 3/3/2025 1:49 PM
To Amanda Hodierne <amanda@isaacsonsheridan.com>

Thanks, Amanda!

JCR

From: Amanda Hodierne <amanda@isaacsonsheridan.com>
Sent: Monday, March 3, 2025 11:36 AM
To: Jose Colon <jcolon@jamestown-nc.gov>
Cc: Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>
Subject: RE: Draft letter from Jose

Hey Jose,
Thanks for sending. I noted that the main subject parcel is actually Parcel 2 on the exhibit and the other 2 small parcels along W. Gate City Blvd. are not specifically identified, so I revised the highlighted paragraph to reflect that. I also slightly tweaked the Environmental Paragraph.

Thank you!



Amanda P. Hodierne
Partner
Isaacson Sheridan
804 Green Valley Road, Suite 200
Greensboro, NC 27408
336.609.5137 (direct)
336.273.7293 (fax)
amanda@isaacsonsheridan.com

From: Jose Colon <jcolon@jamestown-nc.gov>
Sent: Monday, March 3, 2025 11:14 AM
To: Amanda Hodierne <amanda@isaacsonsheridan.com>
Cc: Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>
Subject: RE: Draft letter from Jose

Hi Amanda,

Thanks for your time on the phone and your willingness to help wordsmith this. I've highlighted the utility request paragraph in question, but please feel free to make any edits or suggestion to the language, if needed.

I've also attached the annexation agreement and Exhibit B map, which I will include in the completed letter to send to CoG.

Thanks!

José Colón Rivera, AICP, CZO

Planning Director

Town of Jamestown

[336-454-7388]336-454-7388 | jcolon@jamestown-nc.gov |
www.jamestown-nc.gov |

From: Amanda Hodierne <amanda@isaacsonsheridan.com>

Sent: Wednesday, February 26, 2025 1:50 PM

To: Jose Colon <jcolon@jamestown-nc.gov>; Matthew Johnson <mjohnson@jamestown-nc.gov>

Subject: RE: Draft letter from Jose

Thanks Jose! I figured it was just a year typo!



Amanda P. Hodierne

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 📍

336.609.5137 (direct)

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amanda@isaacsonsheridan.com

From: Jose Colon <jcolon@jamestown-nc.gov>

Sent: Wednesday, February 26, 2025 1:36 PM

To: Amanda Hodierne <amanda@isaacsonsheridan.com>; Matthew Johnson <mjohnson@jamestown-nc.gov>

Subject: RE: Draft letter from Jose

Hey Amanda,

Thanks for the feedback. I meant to say the GSO 2040 plan, that was typo my side. (I designed the entire plan, I should know better lol). And yes, these are the goals and objectives from the GSO 2040.

Thanks for the additional speaking points. I'll work on adding these suggestions.

Regards,

José Colón Rivera, AICP, CZO

Planning Director

Town of Jamestown

[336-454-7388]336-454-7388 | jcolon@jamestown-nc.gov |
www.jamestown-nc.gov |

From: Amanda Hodierne <amanda@isaacsonsheridan.com>

Sent: Wednesday, February 26, 2025 1:10 PM

To: Matthew Johnson <mjohnson@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>

Subject: RE: Draft letter from Jose

Thanks Matt and Jose,
Thanks so much for sending. A few thoughts-

Opening request paragraph. I note it only requests Water from GSO. I know that the nearest manhole in W. Gate City Blvd. is Jamestown's, but since it needs to pump up to the GSO's lines in MacKey Road and Virginia previously said they would not accept it, don't we also need to request sewer service or acceptance of sewer flow? If so, then last closing paragraph should add that language as well.

Economic Development Paragraph. Perhaps add language about the City's new 10k homes initiative. Quick and efficient access to necessary building materials, like concrete, directly works to help meet that goal and helps with affordability.

Comp Plan Paragraph. GSO's current comp plan is GSO 2040. The 2024 plan is no longer used. Are these quotes taken from the 2040 plan?

Additional Points for Consideration. Is it appropriate to detail out that due to the Brownfields status and contamination on site, this site can never utilize well and septic and cannot engage in the construction disturbance that would allow the site to reach the Town's manhole on the other side of the railroad. NCDEQ will not permit those disturbances of the contaminated soil. Accordingly, this prime RR location parcel that the market has proven is a viable industrial site (remember those are scarce) can never be used and will never contribute without this utility plan with GSO.

Thank you again,



Amanda P. Hodierne
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Isaacson Sheridan
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amanda@isaacsonsheridan.com

From: Matthew Johnson <mjohnson@jamestown-nc.gov>
Sent: Wednesday, February 26, 2025 10:22 AM
To: Amanda Hodierne <amanda@isaacsonsheridan.com>; Jose Colon <jcolon@jamestown-nc.gov>
Subject: Draft letter from Jose

Amanda:

Please see Jose's draft letter. If you have any suggested changes, please let us know ASAP.

Thanks!

Matthew Johnson, AICP
ICMA-Credentialed Manager
Town Manager
Town of Jamestown

336.454.7386 | mjohnson@jamestown-nc.gov |
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301 E. Main St. (PO BOX 848) Jamestown, NC 27282

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Settled 1752
JAMESTOWN
NORTH CAROLINA

February 25, 2025

To: Lucas Carter, City of Greensboro, Planning
Virginia Spillman, City of Greensboro, Water Resources

Re: Utility Connection Request to City of Greensboro – 1 Metals Drive, 5818 and 5820 W. Gate City Boulevard

The Greensboro-Jamestown Joint Annexation Agreement (executed on December 13th, 2011) Section 13 states the following:

“The municipalities shall cooperate in the provision of water and sewer services to properties on both sides of the agreement line. Each municipality may permit properties on its side of the annexation agreement line to receive water and/or sewer service from the other municipality. With respects to Parcels 1, 2, 3, and 4 as show on the attached Exhibit B, the municipalities agree that that the City of Greensboro will allow the Town of Jamestown upon request to connect to the City of Greensboro’s water and or sewer systems if necessary to allow the Town of Jamestown to provide water and /or sewer to said parcels and any such connection shall be allowed only at the request of the Town of Jamestown. ”

The property known as 1 Metals Drive is “Parcel 2” in the above language and 5818/5820 W. Gate City Boulevard are contiguous. The Town of Jamestown is willing to provide primary sewer services to these properties at the nearest connection along West Gate City Blvd. The closest and most efficient water utility connection is in the City of Greensboro’s jurisdiction and ownership. Pursuant to the agreement language referenced above, please consider this letter a formal request from the Town of Jamestown to the City of Greensboro to allow water and sewer utility connection and acceptance of sewer flow for the property located at **1 Metals Dr, otherwise known as Parcel 2, and 5818 and 5820 W. Gate City Boulevard**, pursuant to the agreement and incorporated Exhibit B.

Shared Economic Development Investment and Impact

The initial investment for the subject site ranges from \$7 million to \$8 million, with a total investment of \$15 million upon full buildout. Employment impact includes 15 to 20 jobs at launch, expanding to 30 once fully developed. The average salary for these positions will range from \$55,000 to \$85,000. The site will also supply essential building materials critical to infrastructure and construction projects across the state. Additionally, it is a development

opportunity that North Carolina Railroad (NCRR) has already expressed enthusiasm for. This project would mutually benefit both of our communities by bringing great paying jobs, which will positively impact the businesses and communities in the surrounding area. This development will also support the City of Greensboro's 'Road to 10,000' new homes initiative by providing quick and efficient access to necessary building materials, such as concrete.

Shared Comprehensive Plan Goals and Objectives

GSO 2040 Comprehensive Plan, Growing Economic Competitiveness, Goal B aims to "increase and preserve the inventory of developable sites compatible with corporate and industrial sites." Strategy 1 of this goal states to "work with community partners to ensure the appropriate sites on Greensboro's periphery are designated as Industrial" and to "identify the most important assets for future development and make sure that the resources needed for that development are preserved."

Envision Jamestown, the Town of Jamestown's Comprehensive Plan directly references municipal collaboration in our Guiding Principle #13, which aims "to build upon our existing partnerships with other local governments and public service providers to ensure that our community is well-represented in regional affairs and receives the services and benefits that are necessary to maintain our high quality of life." Also, it specifically states "to collaborate with Greensboro, High Point, and the Piedmont Triad Regional Water Authority on long-range utility service plans."

Environmental Considerations

Provision of utilities from Greensboro is necessary for this site. Due to the Brownfields status and contamination present, this site can never utilize well and septic and cannot engage in the construction disturbance that would allow the site to reach the Town of Jamestown's manhole on the other side of the railroad at Pebble Garden Court. North Carolina Department of Environment Quality will not permit those disturbances of the contaminated soil. Accordingly, this prime property with railroad access is a viable industrial site but can never be used and will never contribute without this utility connection from the City of Greensboro.

If you have any questions or concerns, please feel free to call me directly at (336) 454-7388. Thank you for your time in this matter.

Regards,



Jose Colon Rivera, AICP, CZO
Planning Director
Town of Jamestown

NORTH CAROLINA
GUILFORD COUNTY

GREENSBORO-JAMESTOWN JOINT ANNEXATION AGREEMENT

THIS AGREEMENT, made and entered into this the 13th day of Dec., 2011 by and between the City of Greensboro and the Town of Jamestown.

WHEREAS, the City of Greensboro and the Town of Jamestown entered into a joint annexation agreement on March 4, 1991;

WHEREAS, the City of Greensboro and the Town of Jamestown amended this joint annexation agreement on September 21, 1993;

WHEREAS, the City of Greensboro and the Town of Jamestown desire to enter into a new joint annexation agreement to replace the 1991 joint annexation agreement;

WHEREAS, the City of Greensboro and the Town of Jamestown, both being duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to the two municipalities and also to improve planning by public and private interests in such areas;

WHEREAS, Chapter 1009 of the 1987 Session Laws of the North Carolina General Assembly (hereinafter referred to as the "Act") authorizes municipalities located in Guilford County to enter into agreements designating areas which are not subject to annexation by the participating municipalities; and

NOW, THEREFORE, THE TWO MUNICIPALITIES AGREE AS FOLLOWS:

1. This Agreement is executed pursuant to the authority of the Act.
2. This Agreement shall terminate on the 12th day of Dec., 2041.
3. Attached hereto and incorporated herein by reference is Exhibit A which describes a line in Guilford County. No portion of land in the area west of the line described in Exhibit A shall be annexed by the City of Greensboro during the term of this Agreement. No portion of land in the area east of the line described in Exhibit A shall be annexed by the Town of Jamestown during the term of this Agreement.
4. Attached hereto and incorporated herein by reference is Exhibit B, which is a map of a portion of Guilford County that indicates the line described in Exhibit A.
5. For the purposes of this Agreement, whenever the right-of-way line of a street, other than an Interstate highway, described in Exhibit A is moved due to an increase in right-of-way width or a change in alignment, the Agreement Line shall be on the new right-of-way line.

6. In order that the municipal limits might eventually match the agreement line described herein, the City of Greensboro and the Town of Jamestown hereby express their agreement to any future session law that would move municipal limits short distances from their present locations so as to coincide with the agreement line and thereby would correct several instances where, as a consequence of street right-of-way widenings taking place following annexations, the present City or Town limits extend across the agreement line.
7. The effective date of this Agreement is Dec. 13th, 2011.
8. At least thirty (30) days before the adoption of any annexation ordinance covering property within Guilford County by either municipality, the Planning Director of the municipality which is considering annexation shall give written or electronic notice to the other municipality of the proposed annexation. The Town and the City need not provide notice if a straight line from the property proposed for annexation to the closest point on the agreement line passes through property already within its municipal limits. The Town of Jamestown and the City of Greensboro hereby authorize each other to use whichever of these two forms of notice the municipality sending the notice prefers. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to: the boundaries of the area which the annexing municipality has agreed not to annex pursuant to this Agreement; roads, streams, and any other prominent geographical features. Such notice shall not be effective for more than one hundred eighty (180) days.
9. From and after the effective date of this Agreement, neither municipality may consider in any manner the annexation of any area in violation of the Act or this Agreement. From and after the effective date of this Agreement, neither municipality may annex all or any portion of any area in violation of the Act or this Agreement.
10. Nothing in the Act nor this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law, except G.S. 160A-58.1(b)(2) shall not apply.
11. Any party, which shall believe that a violation of the Act or this Agreement has occurred, shall have available to it all remedies and relief authorized by the Act in addition to such remedies or relief as are authorized by other applicable law.
12. This Agreement may not be amended or terminated except upon the written agreement of both municipalities, approved by resolution of the governing boards and executed by the Mayors of the municipalities, and spread upon their respective minutes.
13. The municipalities shall cooperate in the provision of water and sewer services to properties on both sides of the agreement line. Each municipality may permit properties on its side of the annexation agreement line to receive water and/or sewer service from the other municipality. With respect to Parcels 1, 2, 3 and 4 as shown on the attached Exhibit B, the municipalities agree that the City of Greensboro will allow the Town of Jamestown upon request to connect to the City of Greensboro's water and/or sewer systems if necessary to allow the Town of Jamestown to provide water and/or sewer service to said parcels, and any such connection shall be allowed only at the request of the Town of Jamestown.
14. Both municipalities agree to cooperate with each other in exercising their respective rights to establish extraterritorial jurisdiction over those areas on its side of the annexation agreement line, including relinquishing any extraterritorial jurisdiction previously established that is inconsistent with the terms of

this Agreement.

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

ATTEST:

CITY OF GREENSBORO

Brandee Schreiber
Deputy City Clerk

By: Robert J. Lee
Mayor

APPROVED AS TO FORM:

Don C. Phipps
City Attorney

ATTEST:

TOWN OF JAMESTOWN

Martha Stafford Webb
Town Clerk



By: Keith H. Volz
Mayor

APPROVED AS TO FORM:

Elizabeth M. Hume
Town Attorney

Exhibit A

The Annexation Agreement Line is as follows. All plats and deeds referred to herein are recorded in the Office of the Register of Deeds of Guilford County.

BEGINNING at a point on the High Point city limit line and on the western right-of-way line of Guilford College Road, said point being the northeast corner of the Common Elements of Stone Gables at Jamesford, as recorded in Plat Book 156, Page 64; thence in an easterly direction along the projection of the northern line of said Common Elements to a point on the eastern right-of-way line of Guilford College Road; thence in a southerly direction with said right-of-way line approximately 1,800 feet to a point in the southern line of New Lot 1 of Property of Clarence J. Albertson & Millie H. Albertson, as recorded in Plat Book 83, Page 25; thence leaving said eastern right-of-way line and following the southern line of said lot in an easterly direction approximately 400 feet to the southeast corner of said lot, also being the southwest corner of Common Elements of Heritage Hill, Phase 1, as recorded in Plat Book 160, Page 35; thence following the existing Greensboro city limits S 82° 08' 18" E 568.79 feet to a point in the south line of Lot 38 of Heritage Hill, Phase I; thence S 82° 08' 58" E 227.04 feet to the northeast corner of Lot A of Property of Arthur B. Lea, as recorded in Plat Book 60, Page 131; thence S 07° 28' 22" W 624.01 feet with the eastern line of Property of Arthur B. Lea to a point in the southern right-of-way line of Chadwick Drive; thence N 72° 17' 59" W 234.73 feet with said right-of-way line to the northeast corner of Lot 3 of Property of J. E. Chadwick Estate, as recorded in Plat Book 43, Page 66; thence S 07° 28' 22" W 634.07 feet with the eastern line of said Lot 3 to the northeast corner of Lot 5 of Hickory-Hollow Subdivision, as recorded in Plat Book 51, Page 17; thence S 05° 52' W 499.02 feet with the eastern lines of Lots 5 and 6 of said subdivision to its southeast corner; thence N 84° 32' 00" W 212.79 feet along the northern line of the "To Be Recombined" tract on Newco Land, Inc., recorded in Plat Book 169, Page 144, to a point in the Jamestown satellite town limits; thence with said satellite town limits along the eastern line of Lot 1 of Newco Land, Inc. S 05° 08' 17" W 783.72 feet to the southeast corner of said Lot 1; thence departing from said satellite town limits S 05° 08' 17" W 64.08 feet, crossing Mackay Road, to the northeast corner of Lot 2 of Newco Land, Inc.; thence with the southern right-of-way line of Mackay Road in an easterly direction approximately 700 feet to a corner in the Greensboro city limits; thence in an easterly direction with the Greensboro city limits along or near the southern right-of-way line of Mackay Road approximately 1,840 feet to a point; thence following the Greensboro city limits in a generally eastwardly direction approximately 4,560 feet to the southeast corner of Phase II of Elk Run at Adams Farm, as recorded in Plat Book 91, Page 64, said point being further described as the southeast corner of Lot 68 of Two Maps of The Jno. A. Suits Homeplace, as recorded in Plat Book 11, Page 99; thence continuing with the existing Greensboro city limits crossing an unnamed street and following the southern

lines of Lots 69-71 of said subdivision S 75°30' E 289 feet to the southeast corner of said Lot 71; thence crossing another unnamed street and following the western lines of Lots 57-61 of said subdivision S 41° W 588 feet to the southwest corner of said Lot 61; thence with the southern line of Lot 61 S 86°30' E 449 feet to the southeast corner of said Lot 61; thence continuing with the existing Greensboro city limits along the southeastern lines of Lots 61-52 of said subdivision N 41° E 966 feet to a point; thence continuing with the southeastern line of said Lot 52 N 47° E approximately 40 feet to a point, said point being at the projection of the common line between Lots 39 and 40 of The Jno. A. Suits Homeplace, as recorded in Plat Book 13, Page 43; thence following said projection S 52° E approximately 30 feet across a 30-foot road, shown at Plat Book 11, Page 99, to a point on the southeast right-of-way line of said road; thence N 47°00' E approximately 580 feet with said right-of-way line to its intersection with the south right-of-way line of Mackay Road; thence in an easterly direction with said Mackay Road right-of-way line approximately 75 feet to its intersection with the west right-of-way line of Metals Drive (formerly North Drive), as shown at Plat Book 13, Page 43; thence in a southerly direction with said western right-of-way line approximately 570 feet to its intersection with the projection of the south line of said Lot 39; thence continuing with said city limit line along said projection approximately 25 feet to the southwest corner of said Lot 39, a point in the Jamestown satellite town limits, also being the northernmost corner of Lot 1 of Property of Triad Holding Company, LLC, as recorded in Plat Book 127, Page 116; thence with the common municipal limit line along the northeastern line of said Lot 1 S 51°58'49" E 308.78 feet to the southernmost corner of said Lot 39 and thence S 51°24'41" E 99.86 feet to a corner of said Lot 1; thence continuing with the Jamestown satellite town limits but departing from the Greensboro city limits along the southeastern line of said Lot 1 S 35° 41' 09" W 99.78 feet and S 51° 59' 07" E 58.65 feet to a corner of said Lot 1; thence continuing with the Jamestown satellite town limits in a southeasterly direction approximately 220 feet to a point on the proposed new northwestern right-of-way line of High Point Road, as described in NCDOT Project U-2412B; thence departing from the Jamestown satellite town limits southwestwardly approximately 100 feet with said right-of-way line to a point on the southwestern line of Lot 23 of said Suits plat, being another point on said satellite town limits; thence continuing southwestwardly with said right-of-way line approximately 4,100 feet to its intersection with the northwestwardly projection of the southwestern line of Phase 1, Map 1 of Villas at Sedgefield, as recorded in Plat Book 173, Page 50; thence continuing in a southwesterly direction with said right-of-way line approximately 330 feet to a point 30 feet southwest of a proposed right-of-way marker shown on Sheet 9 of the plans for NCDOT Project U-2412B; thence crossing said road in a southeasterly direction approximately 140 feet to the intersection of the proposed new southeastern right-of-way line of High Point Road and the western right-of-way line of Grandover Village Parkway (proposed street); thence in a southerly direction following the western right-of-way line of Grandover Village Parkway as this proposed street shall eventually be platted (the northernmost part will be

very roughly parallel to the southwestern line of Lot 1 of 6017 High Point Road, as recorded at Plat Book 179, Page 87) approximately 1,800 feet to its intersection with the Greensboro satellite city limits; thence in a northwesterly direction with said satellite city limits (see Greensboro Annexation Drawing D-2259) approximately 1,400 feet to a corner in said city limits; thence continuing with said satellite city limits in a southwestwardly direction approximately 560 feet to a corner in said satellite city limit line; thence with said satellite city limit line in a southeasterly direction approximately 1,300 feet to its intersection with the northern right-of-way line of Grandover Village Parkway, as recorded at Plat Book 181, Page 49; thence in a westerly direction with said right-of-way line and the projection thereof approximately 800 feet to its intersection with the proposed western right-of-way line of NCDOT Project U-2412B; thence in a southerly direction with said proposed western right-of-way line approximately 600 feet to its intersection with the eastwardly projection of the northern right-of-way line of Camelot Drive (formerly King Arthur Drive), as shown on Map 2 of Camelot Estates, as recorded in Plat Book 36, Page 78; thence N 85°10" W approximately 50 feet to the intersection of said northern right-of-way line and the northwardly projection of the eastern line of said Map 2; thence S 04°59' W 1,020 feet with the eastern line of said Map 2 to a point on the southern right-of-way line of Roundtable Road (formerly Hollister Drive); thence S 85°01'00" E 70.00 feet with the northern line of Lot B of Property of Henry A. Millis Estate and William W. Tice, as recorded in Plat Book 67, Page 115; thence S 88°50'29" E 63.79 feet with said line to the northeast corner of said Lot B; thence S 02°39'57" E 155.89 feet with the eastern line of said Lot B to its southeast corner, said corner being on the northern line of Lot 2 of Property of Gertrude Clark McLean, as recorded in Plat Book 71, Page 80; thence in an easterly direction with said northern line approximately 350 feet to a point in the Greensboro satellite city limits; thence with said line in an easterly direction approximately 630 feet with the Greensboro satellite city limits to a corner in said city limits; thence departing from said city limits and continuing with said northern line in an easterly direction approximately 50 feet to the northeast corner of said Lot 2; thence with the east line of said Lot 2 S 35°07' W 113.73 feet to a point in the northern line of Lot 4, Block "D" of Clarfield, Section One, as recorded in Plat Book 32, Page 53; thence following said line S 84°08' E 122.05 feet to a point; thence S 70°32' E 134.06 feet to a common corner of Lots 3 and 2 of said Block "D"; thence S 89°28' E 138.34 feet to a common corner of Lots 1 and 2 of said Block "D"; thence N 71°04' E 137.82 feet to the northeast corner of said Lot 1, said corner being on the western right-of-way line of Tarr Drive; thence following said right-of-way line 190.06 feet in a southerly direction to a point; thence S 43°53' W approximately 35 feet to the intersection of said right-of-way line and the projection of the northeastern line of Lot 2, Block "E", of Clarfield, Section One; thence 60 feet in an easterly direction to the northernmost corner of said Lot 2; thence following said northeastern line S 59°49' E 198.58 feet to the northeast corner of said Lot 2, said point being in the center line of a "paper street" right-of-way shown on Brockwood, Section 2, as recorded in Plat Book 29,

Page 2; thence S 00°19' W with said centerline approximately 174 feet to its intersection with the centerline of Whippoorwill Road; thence in an easterly direction with the centerline of Whippoorwill Road approximately 280 feet to its intersection with the western right-of-way line of Guilford College Road; thence in a southerly direction with said right-of-way line approximately 1,500 feet to its intersection with the northern right-of-way line of Vickrey Chapel Road; thence in a southerly direction approximately 240 feet to the intersection of the western right-of-way line of Guilford College Road and the northern line of Lot A of Property of William T. White, et ux; John A. Stone, et ux; Joseph A. McKinney, Sr., et ux; Jon P. Chambers, et ux; & Richard E. Newbill, et ux, as recorded in Plat Book 70, page 68; thence in an easterly direction approximately 120 feet to the intersection of the eastern right-of-way line of Guilford College Road and the southern right-of-way line of Grandover Parkway; thence in an easterly direction with said southern right-of-way line approximately 230 feet to its intersection with the western line of Lot 1 of the Property of Bennett M. Harrell & Wife, as recorded in Plat Book 88, Page 72; thence S 05°08'30" W approximately 140 feet to the southwest corner of Lot 1 of said subdivision, said point also being a common corner of Lot 1 of Re-subdivision of Lot 1, Section 8, Wiley Park, as recorded in Plat Book 51, Page 23; thence with the western line of said Lot 1 S 05°08'37" W 57.48 feet to a point; thence continuing with said line S 02°00'00" W 85.32 feet to the southwest corner of said lot, said point also being the northwest corner of Lot 2 of Wiley Park, Section 8, as recorded in Plat Book 49, Page 28; thence with the west line of said Lot 2 S 02°00'00" W 96.63 feet to the southwest corner of said lot; thence S 86°33' E 30 feet with the south line of said lot to the northwest corner of Lot 3 of said subdivision; thence with the western lines of Lots 3 and 4 of said subdivision S 05°08'30" W 285.84 feet to the southwest corner of Lot 4; thence with the southern lines of Lots 4 and 5 of said subdivision, S 84°26'30" E 440 feet to the southeast corner of said Lot 5; also being the northeast corner of New Lot B on Property of Ernest K. White and Katherine Black, as recorded in Plat Book 141, Page 117; thence S 05°04'34" W 635.45 feet with the eastern line of said lot to its southeast corner; thence N 82°33'31" W approximately 533 feet with the southern line of said lot to a point on the eastern right-of-way line of Guilford College Road; thence in a southerly direction with said right-of-way line 30.33 feet to its intersection with the northern line of Tract 3 of Property of Wiley Park Farms, as recorded in Plat Book 34, Page 83; thence S 85°46' E 294.10 feet with said northern line to the northeast corner of said Tract 3; thence S 04°14' W 196.90 feet to the southeast corner of said Tract 3; thence in an easterly direction with the northern right-of-way line of Business Interstate 85 approximately 1,500 feet to the southeast corner of Harvest World Outreach Church; thence following said right-of-way line in a northeasterly direction approximately 5,100 feet to the intersection of said right-of-way line and the western projection of Apex Equipment Company's southern line, as described in Deed Book 3488, Page 382; thence following said property line projection S 87°37'30" E approximately 900 feet to Apex Equipment Company's southwest corner; thence following said company's southern property line S

87°37'30" E 2,171.82 feet to said company's southeast corner; thence S 07°30'00" W approximately 60 feet to the southwest corner of that property of Apex Equipment Company addressed at 4630 Groometown Road, as described in Deed Book 6709, Page 1673; thence along said property's southern line S 53°31'53" E 284.38 feet to the western right-of-way line of Groometown Road; thence following said right-of-way line approximately 27,800 feet in a southerly direction to the Guilford County line.

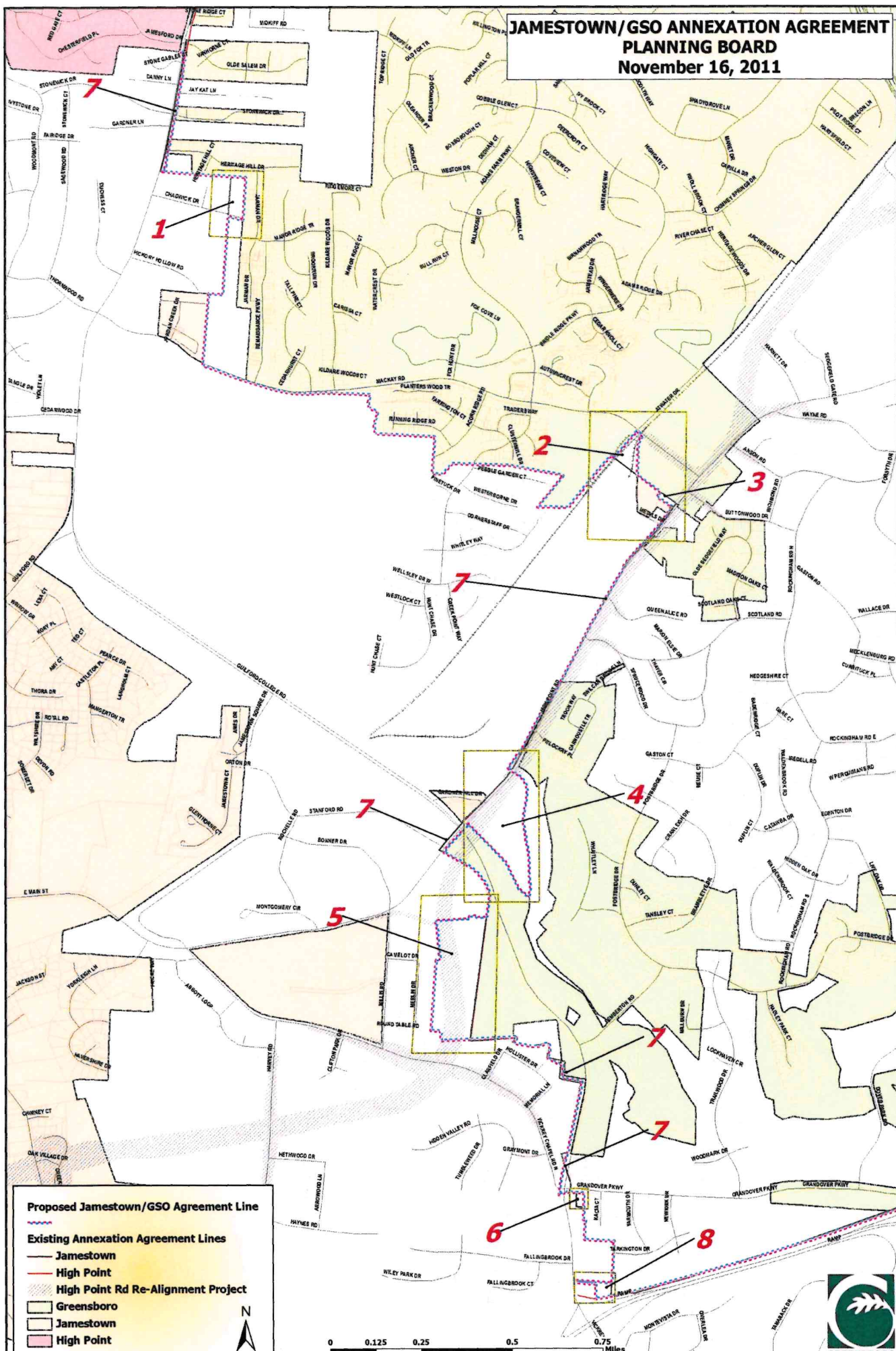
JAMESTOWN/GSO ANNEXATION AGREEMENT PLANNING BOARD November 16, 2011

Proposed Jamestown/GSO Agreement Line

Existing Annexation Agreement Lines

- Jamestown
- High Point
- High Point Rd Re-Alignment Project
- Greensboro
- Jamestown
- High Point

0 0.125 0.25 0.5 0.75 Miles



Greensboro
Jamestown
High Point



Economic Development Benchmarks for 1 Metals Drive

From Amanda Hodiernie <amanda@isaacsonsheridan.com>

Date Tue 2/25/2025 12:18 PM

To Jose Colon <jcolon@jamestown-nc.gov>; Matthew Johnson <mjohnson@jamestown-nc.gov>

Total investment dollar amount is for the site: \$7M - \$8M to start; \$15M upon full buildout.

Total number of jobs: 15-20 Jobs to start, 30 upon full buildout

Average pay for those jobs: \$55K - \$85K

Impact of the site for North Carolina Railroad: The site will bring in high-demand building materials needed for all infrastructure and construction needs in NC. There will be a material increase in rail volume, which NCCR has already expressed their excitement for.



Amanda P. Hodiernie

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 

336.609.5137 (direct)

336.273.7293 (fax)

amanda@isaacsonsheridan.com

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RE: My contact

From Amanda Hodierne <amanda@isaacsonsheridan.com>

Date Fri 9/27/2024 12:05 PM

To Jose Colon <jcolon@jamestown-nc.gov>

Hi Jose,

Hope you are weathering our hurricane day without incident! Thanks again for the info below, I did want to follow up about annexation and utilities. I understand that we would need to annex to have access to water and sewer, is that correct? If so, can you please let me know the timeline and requirements for completing the annexation process and/or do the Town prefer to see that happen in conjunction with site planning when zoning is not an issue?

Thank you!



Amanda P. Hodierne

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 

336.609.5137 (direct)

336.273.7293 (fax)

amanda@isaacsonsheridan.com

From: Jose Colon <jcolon@jamestown-nc.gov>

Sent: Wednesday, September 25, 2024 3:33 PM

To: Amanda Hodierne <amanda@isaacsonsheridan.com>

Subject: RE: My contact

Good afternoon, Amanda,

I'm glad we were able to reconnect! Please see requested information below regarding the property located at **1 Metals Dr:**

Zoning/Use

The property is zoned Industrial (IND). The concrete (TranzLoader) use you described is permitted under our ordinance. We have a use in the [permitted use table](#) in Appendix 4 called Concrete, Cut Stone and Clay Products that covers the described use. Additionally, the use is permitted with no additional development standards.

Building Height/Building Standards

- Height- There should be no issues with height limitations for this property and the proposed use. The property is fully zoned industrial and not adjacent to residential properties. Please see Section 2.9 of our Ordinance for Height Limitation standards.
- Building Type Standards- Please see Section 9.8, Highway Lot Type and Building Type Standards for this property. This will include standards building placement, parking, vehicle access, circulation, and pedestrian access.

Additional Information

Please be aware that this is a Brownfields property. This shouldn't be much of an issue since the use would be going from industrial to industrial and I suspect there may be not much disturbance on the property, but we did want to make you and the potential buyer aware. Also, NCDOT has confirmed that it will be right in/right out only for that property.

Please feel free to contact me for additional information. Also, don't hesitate to contact me you would like to set up sketch plan meeting to discuss this project further.

Thank you!

José Colón Rivera, AICP, CZO

Planning Director

Town of Jamestown

[336-454-7388]336-454-7388 | jcolon@jamestown-nc.gov |
www.jamestown-nc.gov |

From: Amanda Hodierne <amanda@isaacsonsheridan.com>

Sent: Wednesday, September 25, 2024 11:09 AM

To: Jose Colon <jcolon@jamestown-nc.gov>

Subject: RE: My contact

Got it, thank you!



Amanda P. Hodierne

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 

336.609.5137 (direct)

336.273.7293 (fax)

amanda@isaacsonsheridan.com

From: Jose Colon <jcolon@jamestown-nc.gov>

Sent: Wednesday, September 25, 2024 11:02 AM

To: Amanda Hodierne <amanda@isaacsonsheridan.com>

Subject: My contact

Hi!

José Colón Rivera, AICP, CZO

Planning Director

Town of Jamestown

[336-454-7388]336-454-7388 | jcolon@jamestown-nc.gov |
www.jamestown-nc.gov |

Friday, June 26, 2026 at 2:29:49 PM Eastern Daylight Time

Subject: RE: Draft letter from Jose
Date: Monday, March 3, 2025 at 11:36:47 AM Eastern Standard Time
From: Amanda Hodierne
To: Jose Colon
CC: Matthew Johnson, Paul Blanchard
Attachments: image006.png, image007.png, image008.png, image009.png, image001.png, CoG Water Utility Request - 1 Metals Dr - ToJ .2.docx

Hey Jose,

Thanks for sending. I noted that the main subject parcel is actually Parcel 2 on the exhibit and the other 2 small parcels along W. Gate City Blvd. are not specifically identified, so I revised the highlighted paragraph to reflect that. I also slightly tweaked the Environmental Paragraph.

Thank you!



Amanda P. Hodierne

Partner

Isaacson Sheridan

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Greensboro, NC 27408

336.609.5137 (direct)

336.273.7293 (fax)

amanda@isaacsonsheridan.com

From: Jose Colon <jcolon@jamestown-nc.gov>

Sent: Monday, March 3, 2025 11:14 AM

To: Amanda Hodierne <amanda@isaacsonsheridan.com>

Cc: Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>

Subject: RE: Draft letter from Jose

Hi Amanda,

Thanks for your time on the phone and your willingness to help wordsmith this. I've highlighted the utility request paragraph in question, but please feel free to make any edits or suggestion to the language, if needed.

I've also attached the annexation agreement and Exhibit B map, which I will include in the completed letter to send to CoG.

Thanks!

José Colón Rivera, AICP, CZO

Planning Director

Town of Jamestown

336-454-7388 | jcolon@jamestown-nc.gov |

www.jamestown-nc.gov |

From: Amanda Hodierne <amanda@isaacsonsheridan.com>

Sent: Wednesday, February 26, 2025 1:50 PM

To: Jose Colon <jcolon@jamestown-nc.gov>; Matthew Johnson <mjohnson@jamestown-nc.gov>

Subject: RE: Draft letter from Jose

Thanks Jose! I figured it was just a year typo!



Amanda P. Hodierne

Partner

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336.273.7293 (fax)

amanda@isaacsonsheridan.com

From: Jose Colon <jcolon@jamestown-nc.gov>

Sent: Wednesday, February 26, 2025 1:36 PM

To: Amanda Hodierne <amanda@isaacsonsheridan.com>; Matthew Johnson <mjohnson@jamestown-nc.gov>

Subject: RE: Draft letter from Jose

Hey Amanda,

Thanks for the feedback. I meant to say the GSO 2040 plan, that was typo my side. (I designed the entire plan, I should know better lol). And yes, these are the goals and objectives from the GSO 2040.

Thanks for the additional speaking points. I'll work on adding these suggestions.

Regards,

José Colón Rivera, AICP, CZO

Planning Director

Town of Jamestown

336-454-7388 | jcolon@jamestown-nc.gov |

www.jamestown-nc.gov |

From: Amanda Hodiern <amanda@isaacsonsheridan.com>
Sent: Wednesday, February 26, 2025 1:10 PM
To: Matthew Johnson <mjohnson@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>
Subject: RE: Draft letter from Jose

Thanks Matt and Jose,
Thanks so much for sending. A few thoughts-

Opening request paragraph. I note it only requests Water from GSO. I know that the nearest manhole in W. Gate City Blvd. is Jamestown's, but since it needs to pump up to the GSO's lines in MacKey Road and Virginia previously said they would not accept it, don't we also need to request sewer service or acceptance of sewer flow? If so, then last closing paragraph should add that language as well.

Economic Development Paragraph. Perhaps add language about the City's new 10k homes initiative. Quick and efficient access to necessary building materials, like concrete, directly works to help meet that goal and helps with affordability.

Comp Plan Paragraph. GSO's current comp plan is GSO 2040. The 2024 plan is no longer used. Are these quotes taken from the 2040 plan?

Additional Points for Consideration. Is it appropriate to detail out that due to the Brownfields status and contamination on site, this site can never utilize well and septic and cannot engage in the construction disturbance that would allow the site to reach the Town's manhole on the other side of the railroad. NCDEQ will not permit those disturbances of the contaminated soil. Accordingly, this prime RR location parcel that the market has proven is a viable industrial site (remember those are scarce) can never be used and will never contribute without this utility plan with GSO.

Thank you again,



Amanda P. Hodiern
Partner
Isaacson Sheridan
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Greensboro, NC 27408 
336.609.5137 (direct)
336.273.7293 (fax)
amanda@isaacsonsheridan.com

From: Matthew Johnson <mjohnson@jamestown-nc.gov>
Sent: Wednesday, February 26, 2025 10:22 AM
To: Amanda Hodiern <amanda@isaacsonsheridan.com>; Jose Colon <jcolon@jamestown-nc.gov>
Subject: Draft letter from Jose

Amanda:

Please see Jose's draft letter. If you have any suggested changes, please let us know ASAP.

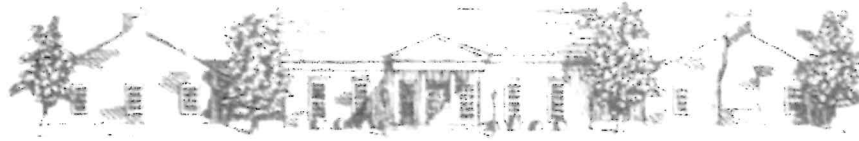
Thanks!

Matthew Johnson, AICP
ICMA-Credentialed Manager

Town Manager
Town of Jamestown

336.454.7386 | mjohnson@jamestown-nc.gov |
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301 E. Main St. (PO BOX 848) Jamestown, NC 27282

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Settled 1752
JAMESTOWN
NORTH CAROLINA

February 25, 2025

To: Lucas Carter, City of Greensboro, Planning
Virginia Spillman, City of Greensboro, Water Resources

Re: Utility Connection Request to City of Greensboro – 1 Metals Drive, 5818 and 5820 W. Gate City Boulevard

The Greensboro-Jamestown Joint Annexation Agreement (executed on December 13th, 2011) Section 13 states the following:

“The municipalities shall cooperate in the provision of water and sewer services to properties on both sides of the agreement line. Each municipality may permit properties on its side of the annexation agreement line to receive water and/or sewer service from the other municipality. With respects to Parcels 1, 2, 3, and 4 as show on the attached Exhibit B, the municipalities agree that that the City of Greensboro will allow the Town of Jamestown upon request to connect to the City of Greensboro’s water and or sewer systems if necessary to allow the Town of Jamestown to provide water and /or sewer to said parcels and any such connection shall be allowed only at the request of the Town of Jamestown. ”

The property known as 1 Metals Drive is “Parcel 2” in the above language and 5818/5820 W. Gate City Boulevard are contiguous. The Town of Jamestown is willing to provide primary sewer services to these properties at the nearest connection along West Gate City Blvd. The closest and most efficient water utility connection is in the City of Greensboro’s jurisdiction and ownership. Pursuant to the agreement language referenced above, please consider this letter a formal request from the Town of Jamestown to the City of Greensboro to allow water and sewer utility connection and acceptance of sewer flow for the property located at **1 Metals Dr, otherwise known as Parcel 2, and 5818 and 5820 W. Gate City Boulevard**, pursuant to the agreement and incorporated Exhibit B.

Shared Economic Development Investment and Impact

The initial investment for the subject site ranges from \$7 million to \$8 million, with a total investment of \$15 million upon full buildout. Employment impact includes 15 to 20 jobs at launch, expanding to 30 once fully developed. The average salary for these positions will range from \$55,000 to \$85,000. The site will also supply essential building materials critical to infrastructure and construction projects across the state. Additionally, it is a development

opportunity that North Carolina Railroad (NCRR) has already expressed enthusiasm for. This project would mutually benefit both of our communities by bringing great paying jobs, which will positively impact the businesses and communities in the surrounding area. This development will also support the City of Greensboro's 'Road to 10,000' new homes initiative by providing quick and efficient access to necessary building materials, such as concrete.

Shared Comprehensive Plan Goals and Objectives

GSO 2040 Comprehensive Plan, Growing Economic Competitiveness, Goal B aims to "increase and preserve the inventory of developable sites compatible with corporate and industrial sites." Strategy 1 of this goal states to "work with community partners to ensure the appropriate sites on Greensboro's periphery are designated as Industrial" and to "identify the most important assets for future development and make sure that the resources needed for that development are preserved."

Envision Jamestown, the Town of Jamestown's Comprehensive Plan directly references municipal collaboration in our Guiding Principle #13, which aims "to build upon our existing partnerships with other local governments and public service providers to ensure that our community is well-represented in regional affairs and receives the services and benefits that are necessary to maintain our high quality of life." Also, it specifically states "to collaborate with Greensboro, High Point, and the Piedmont Triad Regional Water Authority on long-range utility service plans."

Environmental Considerations

Provision of utilities from Greensboro is necessary for this site. Due to the Brownfields status and contamination present, this site can never utilize well and septic and cannot engage in the construction disturbance that would allow the site to reach the Town of Jamestown's manhole on the other side of the railroad at Pebble Garden Court. North Carolina Department of Environment Quality will not permit those disturbances of the contaminated soil. Accordingly, this prime property with railroad access is a viable industrial site but can never be used and will never contribute without this utility connection from the City of Greensboro.

If you have any questions or concerns, please feel free to call me directly at (336) 454-7388. Thank you for your time in this matter.

Regards,



Jose Colon Rivera, AICP, CZO
Planning Director
Town of Jamestown

Friday, June 26, 2026 at 2:30:22 PM Eastern Daylight Time

Subject: Economic Development Benchmarks for 1 Metals Drive
Date: Tuesday, February 25, 2025 at 12:18:00 PM Eastern Standard Time
From: Amanda Hodierne
To: Jose Colon, Matthew Johnson
Attachments: image001.png, image002.png

Total investment dollar amount is for the site: \$7M - \$8M to start; \$15M upon full buildout.

Total number of jobs: 15-20 Jobs to start, 30 upon full buildout

Average pay for those jobs: \$55K - \$85K

Impact of the site for North Carolina Railroad: The site will bring in high-demand building materials needed for all infrastructure and construction needs in NC. There will be a material increase in rail volume, which NCRRC has already expressed their excitement for.



Amanda P. Hodierne

Partner

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Friday, June 26, 2026 at 2:30:54 PM Eastern Daylight Time

Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986
Date: Thursday, January 16, 2025 at 10:06:15 AM Eastern Standard Time
From: Amanda Hodierne
To: Matthew Johnson, Spillman, Virginia
CC: Stewart, Jana, Paul Blanchard, Jose Colon
Attachments: image008.png, image009.png, image010.jpg, image011.png, image012.png, image001.png, image002.png

Yes, thank you. This has become an imminent issue for us however due to the need to submit the full scope of the redevelopment plan to the Brownfields program. So we need to know how we are handling sewer in order to finalize that submission, which is on a hard timeline under the contract. So thank you for your attention to this!

Thanks,



Amanda P. Hodierne

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408

336.609.5137 (direct)

336.273.7293 (fax)

amanda@isaacsonsheridan.com

From: Matthew Johnson <mjohnson@jamestown-nc.gov>

Sent: Thursday, January 16, 2025 10:03 AM

To: Amanda Hodierne <amanda@isaacsonsheridan.com>; Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>

Cc: Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>

Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Thanks.

Would it be OK if we circle back with you early next week? I need Paul to get back into the office (he's been under the weather) and we need to do a brief call with GSO to make sure we have all of the ducks in a row. Would it be ok if we scheduled something for the afternoon of the 22nd (2pm?) to do a quick call with you to let you know the outcome?

Thanks,

Matthew Johnson, AICP
ICMA-Credentialed Manager

Town Manager
Town of Jamestown

[336.454.7386](tel:336.454.7386) | mjohnson@jamestown-nc.gov |
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From: Amanda Hodierne <amanda@isaacsonsheridan.com>
Sent: Tuesday, January 14, 2025 3:50 PM
To: Matthew Johnson <mjohnson@jamestown-nc.gov>; Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>
Cc: Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>
Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Oh no! Thanks, Matt for that update. Sounds like you are dealing with more than your share right now! Appreciate you keeping this on your radar.



From: Matthew Johnson <mjohnson@jamestown-nc.gov>
Sent: Tuesday, January 14, 2025 1:17 PM
To: Amanda Hodierne <amanda@isaacsonsheridan.com>; Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>
Cc: Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>
Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Hey, Amanda. This week has been crazy....already. Virginia got us some data, but Paul (along with several other staff members) has been hit with a respiratory illness and is out. And, to top it all off, EPA showed up this morning in our offices for a surprise visit with NCDEQ in tow to do a stormwater audit without any notice whatsoever because of a certain citizen who complains to them (unwarranted) all the time. So, it has been less than ideal. LOL. As soon as Paul is back on his feet, I'll give you a call to go through what we know to date. I hope it will be before the end of this week.

Thanks!

Matthew Johnson, AICP
ICMA-Credentialed Manager

Town Manager
Town of Jamestown

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From: Amanda Hodierne <amanda@isaacsonsheridan.com>
Sent: Tuesday, January 14, 2025 12:16 PM
To: Matthew Johnson <mjohnson@jamestown-nc.gov>; Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>
Cc: Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>
Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Hey Everyone,

Hope all are doing well this week. I'm checking in on the open question from our meeting on 12/30 regarding the ownership of the sewer line in Gate City Blvd. Please let me know if we have determined an answer to that. Thank you.



Amanda P. Hodierne
Partner
Isaacson Sheridan
804 Green Valley Road, Suite 200
Greensboro, NC 27408 📍
336.609.5137 (direct)
336.273.7293 (fax)
amanda@isaacsonsheridan.com

From: Matthew Johnson <mjohnson@jamestown-nc.gov>
Sent: Thursday, January 2, 2025 10:37 AM
To: Amanda Hodierne <amanda@isaacsonsheridan.com>; Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>
Cc: Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>

Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Good morning, Amanda. We should be free at 2 PM or after tomorrow.

Matthew Johnson, AICP, ICMA-CM

Town Manager
Town of Jamestown

336.454.7386 | mjohnson@jamestown-nc.gov |
www.jamestown-nc.gov |
301 E. Main St. (PO BOX 848) Jamestown, NC 27282

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From: Amanda Hodierne <amanda@isaacsonsheridan.com>

Sent: Tuesday, December 31, 2024 10:33 AM

To: Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>

Cc: Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>

Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Good Morning All and Happy New Year's Eve! Hope everyone had a nice holiday break. I have spoken with Viginia and Jana about utility service for this site and think I have a basic understanding of next steps so I wanted to convene the full group with both municipalities included to best map out the path forward. Do you all have availability on Friday of this week? I am clear that whole day as of right now so can work to your schedules. I don't think we will need more than 30-45 minutes. Let me know and I will get an invite sent. Thanks.



Amanda P. Hodierne

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 🌍

336.609.5137 (direct)

336.273.7293 (fax)

amanda@isaacsonsheridan.com

From: Amanda Hodierne

Sent: Tuesday, November 26, 2024 10:18 AM

To: Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>

Cc: Borchers, Mike <Michael.Borchers@greensboro-nc.gov>; Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>

[nc.gov](#)>; jcolon@jamestown-nc.gov

Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Hey Virginia!

Hope you are doing well also. Thanks so much for looking into this. Please let me know if you need more information or when we can discuss.

Have a nice Thanksgiving.



Amanda P. Hodierne

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 📍

336.609.5137 (direct)

336.273.7293 (fax)

amanda@isaacsonsheridan.com

From: Spillman, Virginia <Claudia.Spillman@greensboro-nc.gov>

Sent: Tuesday, November 19, 2024 2:11 PM

To: Amanda Hodierne <amanda@isaacsonsheridan.com>

Cc: Borchers, Mike <Michael.Borchers@greensboro-nc.gov>; Stewart, Jana <Jana.Stewart@greensboro-nc.gov>; Matthew Johnson <mjohnson@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>; jcolon@jamestown-nc.gov

Subject: RE: Utility Service for parcel ID #'s 155991, 155985 and 155986

Hi Amanda,

I hope that you are doing well. I will start looking at your request and let you know our thoughts and concerns. I will be including Planning as well.

Thank you,

Virginia Spillman, PE

Assistant Director

Water Resources Department

City of Greensboro

336-373-3260

336-430-6269

VISION STATEMENT



*Greensboro will be a
community with endless
economic opportunities and
an exceptional quality of life.*

From: Amanda Hodierne <amanda@isaacsonsheridan.com>

Sent: Thursday, November 14, 2024 2:22 PM

To: Borchers, Mike <Michael.Borchers@greensboro-nc.gov>; Stewart, Jana <Jana.Stewart@greensboro-nc.gov>

Cc: Matthew Johnson <mjohnson@jamestown-nc.gov>; Jose Colon <jcolon@jamestown-nc.gov>; Paul Blanchard <pblanchard@jamestown-nc.gov>

Subject: Utility Service for parcel ID #'s 155991, 155985 and 155986

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Hey Mike and Jana,

Hope you are both doing well. I am trying to get a clear understanding of how utilities would be provided to the three parcels referenced above. They are contiguous, totaling about 18.7 acres, and have frontage on Metals Drive and West Gate City Blvd. The parcels are on the Jamestown side of the GSO / Jamestown Annexation Agreement line and actually already have Jamestown zoning. So it is my understanding, the parcels will need to be annexed into Jamestown and would not be permitted to annex to GSO given the Annexation Agreement. I've also copied the Jamestown team here on this email.

In speaking with Paul and Matt in Jamestown, I understand that these parcels have GSO water and sewer lines in immediate proximity and those are the lines that would need to service this property. My question is, what will need to happen logistically to ensure that service since the parcels cannot annex into GSO? Will this require an adopted resolution by GSO CC that the property meets an exception to the Utility Service Extension Policy, or is this something handled administratively as part of the utility agreements between the municipalities? I understand that there are other parcels along this corridor that are in the same boat, so there is precedence here but I just don't know what logistics those properties went through to get hooked up to GSO utilities.

My client is under contract to purchase these properties and we are currently in our due diligence period, so understanding the requirements and timing for gaining utility service is critical to us completing our vetting of this site.

Thanks for your help and please let me know if it's easier to get on a call. Thanks.



Amanda P. Hodierne

Partner

Isaacson Sheridan

804 Green Valley Road, Suite 200

Greensboro, NC 27408 🇺🇸

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Friday, June 26, 2026 at 2:31:38 PM Eastern Daylight Time

Subject: Inquiry Regarding 1 Metals Drive
Date: Thursday, February 5, 2026 at 10:40:18 AM Eastern Standard Time
From: Jordan, Kaitlyn
To: Susan Dickenson
CC: Matthew Johnson
Priority: High
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, 1 Metals Drive Inquiry - Town of Jamestown_Silvi Materials - 02.05.26.pdf

Good morning,

Enclosed please find correspondence on behalf of Silvi Materials.

Thank you.

Kaitlyn Jordan
Corporate Paralegal

O (215) 295-0777 x1234



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February 5, 2026

VIA ELECTRONIC MAIL

Mayor Susan Clinard Dickenson

sdickenson@jamestown-nc.gov

Town of Jamestown, NC

Cc:

Matthew Johnson, Town Manager

mjohnson@jamestown-nc.gov

INQUIRY REGARDING 1 METALS DRIVE

Dear Mayor Dickenson:

Our subsidiary company, Metals Drive Cement, LLC, owns the property located at 1 Metals Drive in Guilford County, North Carolina (the "Property"). It has recently come to our attention that the Town of Jamestown (the "Town") has issued multiple communications to the North Carolina Department of Environmental Quality ("NCDEQ") stating concerns about disturbance activity on the Property and inquiring about the environmental status with NCDEQ's Brownfields program.

On Friday, January 30, 2026, we were alerted to your inquiries by our NCDEQ Brownfields Project Manager, Lauren Fleming, by way of providing us with the Town's e-mail sent by you on Thursday, January 29, 2026. She also provided us with the written communications between you and a citizen on December 3, 2025, December 4, 2025, and twice on December 5, 2025, together with the photographs you provided and refer to again as the basis for the Town's land disturbance inquiries in your e-mail dated January 29, 2026.

We are grateful for NCDEQ's diligence and investigation into the Town's concerns in that it afforded us the opportunity to fully account for all activities on the Property as proper and lawful, thereby fully proving continued and full compliance with all rules and regulations of NCDEQ and closing the inquiry with no violation or concern. We are aware that this conclusion was communicated to the Town, via e-mail to you on Tuesday, February 3, 2026, and therefore you now know that the activities were i) carried out by Duke Energy under the rights of its electric easement adjacent to the Property and ii) the soil assessment work being carried out by our professional environmental consultant, ECS, at the express direction and request of NCDEQ. We appreciate the opportunity to provide assurance and confirmation of our proper procedure.

Notwithstanding the closure of the Town's inquiry, we are writing to you directly in an effort to create better communication with the Town going forward.

Our internal company personnel, our environmental consultant team, our environmental attorneys as well as our engineers, local counsel and site contractors immediately sprang to action to respond to NCDEQ and provide clear and decisive information to close this inquiry. We are fully committed to the large investment we have made in stabilizing contamination we did not create to the highest standard available under environmental law and therefore are never unwilling to answer questions about the Brownfields assessment and remediation process related to the Property. However, the significant resource expenditure and regulatory alarm of the last three days could have been easily avoided with a simple communication to us, the Property owner, rather than a speculative inquiry made directly to the regulatory agency. We have had numerous discussions and meetings with the Town regarding our plans for the Property and are appreciative of the relationships grown to date and were taken by surprise to hear these inquiries from NCDEQ, rather than the Town directly.

The cost of completing the Brownfields program is very significant. We do not take our investment lightly and will not permit any activity or behavior that jeopardizes our investment and use of our Property. We'd like to emphasize our appreciation for the Town's interest in our investment in the community and look forward to continued transparency and dialogue as we carry out our shared objective for safe and effective management of this sensitive site.

Please direct future inquiries and observations to me as General Counsel for the Property owner.

Very truly yours,

Frank Flatch
General Counsel
Silvi Materials
fflatch@silvi.com

