



NOTICE OF PUBLIC HEARING

Town of Jamestown Extraterritorial Jurisdiction (ETJ) Expansion, and Initial Zoning of ETJ Expansion Area.

The Guilford County Board of Commissioners authorized an extension of Extraterritorial Jurisdiction (ETJ) to the Town of Jamestown on May 22, 2008, for 1,218.59 acres surrounding the existing Jamestown corporate limits and existing ETJ. In accordance with NCGS 160A-360 and 160A-364, the Town of Jamestown hereby notifies the public that it intends to exercise territorial jurisdiction for all properties granted by Guilford County, as shown on the enclosed map. A map is also available for viewing at the Town of Jamestown Planning Department, Town Hall, 301 East Main Street, Jamestown, NC and on the Town's website at <http://www.jamestown-nc.gov> under "News & Notices". The public is invited to attend a public hearing prior to the adoption of the ordinance extending the ETJ area, to be held in the Jamestown Town Hall, 301 East Main Street, Jamestown, NC on Tuesday, September 16, 2008 at 7:00 p.m.

Public meetings will be held on Tuesday, August 12, 2008 from 2:00 PM – 5:00 PM and on Thursday, August 14, 2008, from 5:00 PM – 8:00 PM. The purpose of the public meetings will be to answer questions, view maps, and meet with Town staff prior to the upcoming public hearing, which is scheduled for September 16, 2008.

The effect of the adoption of the ordinance extending the ETJ shall be that for the properties in the expanded ETJ, all planning, zoning, and building permit services shall no longer be provided directly by Guilford County, but shall be provided by the Town of Jamestown. All residents of the ETJ area are eligible and may apply to the Guilford County Board of Commissioners to serve as a representative on the Town of Jamestown Planning Board or Board of Adjustment. A volunteer application is available on our website for your convenience. If you are interested in serving, please fill out the application and return it to: Town of Jamestown Planning Department

PO BOX 848
Jamestown, NC 27282

Or if you do not have Internet access, please feel free to stop by Town Hall or call 336-454-1138 and we will be happy to mail you a copy. Submitted applications will be forwarded to the County for consideration.

The ETJ extension is NOT ANNEXATION. Properties located in the ETJ will not be taxed by the Town of Jamestown. ETJ is a means for municipal regulation of land use and development— Please see information on the back of this notice.

Pursuant to the provisions of NCGS Section 160A-364 and to ordinances of the Town of Jamestown, notice is hereby given of a public hearing before the Jamestown Town Council on September 16, 2008, at 7:00 p.m., at the Town Hall, located at 301 East Main Street, Jamestown, North Carolina. The purpose of this hearing is to consider application of Town of Jamestown Zoning for all land within the ETJ Extension area. Property owners wishing to request a different zoning designation based on the current zoning and/or land use may contact the Jamestown Planning Department at 454-1138 no later than 5pm on Friday August 15, 2008.

See enclosed map for proposed zoning.

How ETJ Affects Property Owners

1. What does ETJ (extraterritorial jurisdiction) mean?

The ETJ is an area outside of the Town's corporate limits over which the Town exercises zoning, planning, and building inspections responsibility and authority. An area within the ETJ is subject to the Town's zoning and building regulations rather than the county's, to enable the Town to better ensure that development patterns and associated infrastructure will allow the efficient provision of urban services as the Town grows into that area. According to the rules set by the State of North Carolina, towns greater than 10,000 population can request an ETJ up to two (2) miles from their corporate limits.

2. Does ETJ (extraterritorial jurisdiction) mean that my property is going to be annexed?

No. Becoming part of Jamestown's ETJ means that instead of getting planning, zoning, and building permit services from Guilford County, you would obtain them from the Town of Jamestown. ETJ is not a prerequisite of annexation and the two concepts share no legal or procedural relationship.

3. Will I have to pay Jamestown property taxes if the ETJ request is approved?

No. Again the main change will be obtaining zoning and building permits from Jamestown instead of Guilford County.

4. Will police and fire protection change?

No. The Guilford County Sheriff's Department and local fire department now serving your area will continue to serve your property.

5. How will this affect my current residential property?

All **new** additions, decks, porches, fences, pools, storage sheds, etc. will be required to be in compliance with the Town's zoning requirements and those projects that require a building permit must obtain a Development Clearance Certificate from the Town of Jamestown prior to obtaining permits from Guilford County. All new home occupations will be subject to the Town's regulations and will be required to be registered with the Town.

6. How will this affect my current non-residential property?

All **new** buildings and/or additions, dumpsters, parking areas, signs, etc. must be in compliance with the Town's Development Ordinance requirements and will be required to obtain permits from the Town of Jamestown and possibly Guilford County.

7. How will this affect my undeveloped property?

All future developments will be subject to the Town's requirements including zoning, site plan, and subdivision regulation and will be required to obtain building permits from the Town of Jamestown, not Guilford County.

8. How will ETJ help if I want to develop my property?

The ETJ will allow property owners to request for zoning changes, site/subdivision plan approvals and other approvals from the Town of Jamestown. Annexation is still required in order to get Town water and/or sewer (if it is available).

9. Will I have to pay for water and sewer extensions?

Water and sewer lines are not extended to existing subdivisions or other properties when they are included in the Town's ETJ. Only when existing neighborhoods are annexed can access to water and sewer be granted. If extension of lines is required for service, it is normally a cost borne by the property owners or developers.

10. What if I don't want to be annexed?

The extension of ETJ does not annex your property. Annexation is an entirely different process from being included in the Town's ETJ and is guided by state law and Town policy. The Town of Jamestown does not historically involuntarily annex properties.

11. Why is Jamestown requesting the ETJ now?

As Jamestown continues to grow, it will need the full range of land use tools (zoning, subdivision/site plan, building code enforcement, etc.) that the ETJ designation allows to facilitate a planned and orderly transition to more urban development.

12. Why am I only hearing about the ETJ extension now?

The Town of Jamestown has used a variety of notification methods thus far as noted above. Written notifications were not required by state law until this stage of the process. Approximately 864 properties are affected by the ETJ and will receive written notice as is required by NCGS 160A-360 and 160A-364.

13. Will I have an opportunity to present my comments?

Public Meetings - There will be two public **informational** meetings. One on August 12, 2008 from 2-5PM and one on August 14, 2008 from 5-8PM at Town Hall. The purpose of these meetings will be to answer citizens' questions regarding the ETJ Expansions PRIOR to the public hearing.

Public Hearing -A public hearing will be held at the September Town Council meeting on September 16, 2008 at 7PM to 1) consider adoption of the ordinance extending the Jamestown ETJ into the areas shown in the enclosed map and 2) to approve the initial zoning of the ETJ extension area per the enclosed map designations. All interested persons will be heard, however, the purpose of the public meetings in August will be to answer questions regarding the expansion. **THE PUBLIC HEARING IS NOT THE APPROPRIATE TIME TO LEARN ABOUT THE ETJ EXPANSION PROPOSAL FOR THE FIRST TIME. IT IS DIFFICULT TO GAIN UNDERSTANDING OF A PROPOSAL AND OFFER WELL THOUGH OUT COMMENTS**

DURING THE RELATIVELY SHORT TIME OF A PUBLIC HEARING.

14. Who do I contact if I have questions or need additional information?

You may contact the Jamestown Planning Department at 336-454-1138.

Planning Director - Matthew Johnson
mjohnson@jamestown-nc.gov

Town Manager – Kathryn Q. Billings
kbillings@jamestown-nc.gov