

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

BEFORE THE CITY OF HIGH POINT
CITY COUNCIL
SPECIAL USE PERMIT 24-01

In the Matter of:

THE PIEDMONT SCHOOL, INC.,

Applicant

SPECIAL USE PERMIT TO ALLOW A
MAJOR AND MINOR SCHOOL USE
TYPE FOR THE PROPERTY
LOCATED ON OLD MILL ROAD,
HIGH POINT, NORTH CAROLINA
27275 (PARCEL Nos. 201442 & 201438)

**AFFIDAVIT OF KORI NICHOLE
BRAZDA MACKALL**

I, Kori Nichole Brazda Mackall, do hereby depose and say the following:

1. I am over eighteen years of age and competent to make the statements set forth in this affidavit. The statements made in this affidavit are based on my own personal knowledge. I make this affidavit in support of the application of The Piedmont School, Inc.'s ("TPS") for a special use permit ("SUP").

2. TPS is applying for an SUP in order to expand its existing facilities to accommodate an increase in student enrollment. As the Head of School, I can say that TPS's application and expansion is necessary for the future and the wellbeing of TPS students.

Background and School History

3. I am the Head of School for The Piedmont School & John Yowell Academy ("TPS"). I have been the Head of School since September 2023, but previously spent over

twelve years prior to that in various teaching and administrative roles with TPS ranging from kindergarten classroom teacher to Assistant Head of School.

4. As the Head of School, I am responsible for the operation of TPS, the wellbeing of our students, faculty, and families, and for planning for the future of TPS. A few of my duties include approving curriculum, mentoring and supervising faculty, allocating resources, and addressing student issues.

5. TPS is located at 815 Old Mill Road, High Point, North Carolina (Guilford County Parcel No. 201442) (the "Property"). The Property is approximately 15.26 acres and is currently zoned R-3 (Outside Core City).

6. TPS owns an adjoining undeveloped property (Guilford County Parcel No. 201438) on Old Mill Road that is approximately 1.16 acres. It is also zoned R-3.

7. TPS has been a specialized independent school option in High Point since 1982. For 42 years, TPS has provided a specialized educational option for students with learning differences such as attention deficit disorder, language-based learning differences such as dyslexia, and auditory processing disorders.

8. When TPS first began, it was located in the basement of St. Mary's Episcopal Church here in High Point and operated as a half-day program. For a time, TPS relocated briefly to the B'nai Israel Synagogue.

9. In 1996, TPS offered its first full-day program.

10. TPS constructed and then moved into its current location at 815 Old Mill Road in 1999. For over 25 years, TPS has continuously operated as a school from its facilities at 815 Old Mill Road.

11. When the current facility was opened, TPS served students grades 3-8. Primary grades K-2 were added a few years later.

12. In the fall of 2014, TPS offered its first high school level class for ninth graders. Since then, the high school program has grown quickly and culminated with the first graduate in May of 2017. In 2017, it was announced that the high school program would be renamed to become its own entity within TPS, the John Yowell Academy.

13. Total enrollment at this time can fluctuate between 80 to 100 students. While TPS could conceivably accommodate additional enrollment in its existing space, its mission of serving ADHD/LD students requires small class sizes with intentionally low teacher-to-student ratios.

14. In the coming years, TPS anticipates the need to serve an increase in student enrollment of 70–90 students. To accommodate this increase in enrollment, as well as to provide much needed education and extracurricular activities on site for its current students, TPS hopes to expand its existing facilities.

Plans to Meet Expanding Student Need

15. TPS's current building on the Property consists of approximately 10,200 square feet of built classroom, library, administrative, and common (or flex) space. To accommodate its student body, TPS is currently forced to use two modular classrooms.

16. The current facilities are becoming increasingly inadequate to meet the needs of TPS students and staff, and even without an increase in the student population, TPS has lacked necessary amenities for a top-quality school such as its own gymnasium, athletic field, dedicated art and music space, and science labs.

17. TPS has engaged an experienced group of professionals including architects from Boomerang Design, P.A; engineers and land planners from Davis Martin Powell & Associates, Inc.; and construction management from Fourth Elm Construction, LLC, to assist with planning, development, and eventual construction of the proposed expansion. We have invested significant funds in planning the project to date, and are excited about the opportunity to move forward.

18. The additional space from TPS's proposed expansion will be used for the following purposes:

- a. Separate, dedicated space for upper and lower schools, including bathroom facilities;
- b. Dedicated space for art, music and science (including storage);
- c. Space for dining and library needs;
- d. Intentional athletics and physical education space, particularly for the upper and high school students; and
- e. Assembly space.

19. The proposed use is not a change from the Property's existing use. The use of the Property will continue to be for educational purposes, as it has been for the past twenty-five (25) years.

Limiting Impact on Neighbors

20. TPS prioritizes being a good neighbor. As such, it has taken steps to limit the impact of its building plans.

21. TPS has taken great care to address any concerns related to this expansion. It held a community information meeting to share these plans with its residential neighbors—most were supportive of TPS's plans.

22. TPS also engaged Brian Crowder, MAI, SRA, with the firm Hylton Crowder & Associates to complete a property impact analysis to understand the impact of TPS's plans on the value of the surrounding properties. Mr. Crowder's appraisal concludes that TPS's buildout will not adversely affect the value of surrounding properties, either residential and otherwise.

23. From my own experience with this community, I believe that to be true. I have watched the neighborhood around TPS grow and develop since I began with the school almost fourteen (14) years ago.

24. I will also note that I am very familiar with the area surrounding TPS. I grew up and lived in Blairwood Estates at 1101 Maplewood Avenue, High Point, North Carolina, from the time I was in Eighth grade at Southwest Middle to my Senior year at Southwest High School. That was from 1997 to 2002. I do not think the character of the neighborhood was negatively impacted when TPS was built in 1999 or that it has been in the years since. The proposed expansion will not either.

25. TPS also held a Citizen's Information Meeting on June 18, 2024, at 5:30 PM on its campus. Twenty neighboring residents were present and shared their

thoughts on TPS's proposed expansion. Topics discussed included: Environmental impact; lighting; traffic impact/sidewalk installation; enrollment plans; project timelines; use of outdoor athletic fields; and the clearing of wooded areas and a buffer yard.

26. TPS is also willing to agree to several conditions to mitigate any impact its plans might have on its neighbors. Following the Citizens Information Meeting, various meetings with City staff, including a voluntary and informal Technical Review Committee meeting on April 17, 2024, and after receiving input from our valued team of architects, engineers and construction professionals, TPS proposes and consents to a series of conditions. The conditions are set out in a final draft Special Use Permit document incorporated into the Consent to SUP Conditions executed by our Board of Trustees Chair Holly Myers on November 8, 2024.

27. Attached as **Exhibit 1** to this Affidavit is a true and correct copy of the Consent to SUP Conditions.

28. The proposed conditions related to Major and Minor School use types on the Property can be summarized, as follows:

- a. A Special Use Permit Phasing Plan that breaks site development into four phases;
- b. Enrollment restrictions such that enrollment may not exceed 155 students during Phases 1-3 and then upon completion of Phase 4 enrollment for TPS may not exceed 200 students;

- c. Requirements related to the need for changes/amendments made during the phased development process, tree removal and grading, and configuration of various project features.
- d. Restrictions on outdoor recreation lighting, including around the athletic fields;
- e. Bleacher/grandstand restrictions for athletic fields;
- f. Requirements for landscaping, buffers and screening between the Property and adjoining properties;
- g. Restrictions on location of service areas (trash, recycling);
- h. Restrictions on vehicle access points;
- i. Requirements for a vehicle queuing plan at the various project phases;
- j. A requirement that TPS consult with the City's Director of Transportation prior to proceeding to Phase 4 about the need for a traffic impact analysis ("TIA"), and, if a TIA is required, a process for locating and designing identified improvements; and
- k. Requirements for ongoing compliance with local, state and federal laws and regulations that apply to development and building in High Point.

29. The proposed special conditions will ensure that TPS's expansion minimizes any impact to adjacent properties. For example, by phasing expansion, TPS will limit the impact during construction to surrounding areas. Also, with the

increased space, TPS will be able to remove its modular classrooms from the Property following the completion of Phase 1 of construction.

30. By restricting lighting and outdoor bleachers, TPS is limiting the light and noise pollution to surrounding properties.

31. By agreeing to screening and buffering requirements that will go in as part of Phase 1 with the goal of maintaining existing vegetation to meet those requirements, TPS is mitigating the visual impact of the expansion on neighboring properties.

32. Proposed conditions of the SUP and the related queuing plan also ensure the safety of pedestrians and drivers along Old Mill Road are taken into consideration throughout the project and once it is completed. By limiting TPS to a single access point to Old Mill Road, the proposed conditions will mitigate traffic impacts to Old Mill Road and surrounding neighborhoods. Ensuring that adequate onsite queuing is in place throughout the project and after completion also mitigates any traffic impact the site poses to travel along Old Mill Road.

Benefits to the Community

33. In addition to these proposed conditions, TPS's expansion will also benefit the greater High Point community.

34. For example, I am familiar with the High Point 2045 Comprehensive Plan (the "Plan"), which anticipates that the area around TPS should remain "Suburban Neighborhood."

35. One of the secondary uses of a Suburban Neighborhood is education. Therefore, TPS's expansion is in harmony with the City's strategic vision for this area as outlined in the Plan.

36. One of the stated community outcome goals from the Plan is to make High Point a place that families and business choose over Winston-Salem and Greensboro. Granting TPS's application will help achieve that goal by expanding services to families with ADHD/LD children in High Point.

37. Indeed, TPS even attracts families from other communities to locate here as a result of its specialized approach to educating ADHD/LD children. We have at least one current student family that relocated their home and business to High Point due to their child enrolling in TPS. In the past we have had families move to High Point from as far away as Charlotte so their child could attend TPS.

38. The proposed expansion is not merely a matter of adding more classrooms; it is about ensuring that every student at TPS has access to the resources and environment they need to thrive academically and socially.

39. Part of what makes TPS so unique is small class size. For the lower grades, TPS maintains a 6:1 student to teacher ratio in its literacy and math classes, and a 10:1 ratio in science, social studies, and specials classes. For the high school program, the John Yowell Academy maintains a 12:1 ratio. These small class sizes are integral to what TPS and the John Yowell Academy are able to offer students in terms of individualized education.

40. The expanded facilities will allow TPS to maintain small class sizes while also admitting students in from the waiting pools. TPS will be able to provide the necessary amenities needed to provide the best environment possible for its students who thrive in an individualized educational program.

41. Improved TPS facilities will allow for eventual increased enrollment, which TPS needs, and it will allow TPS to add faculty positions to ensure it maintains its student-to-teacher ratio as enrollment increases over time.

42. The expansion will provide additional space for TPS to host student performances, parent and ADHD/LD support-community functions, and similar events directly on our campus. Putting on these types of activities now require us to either be creative with our limited space or identify and reserve space off our campus.

43. With additional spaces, TPS also hopes to bring back its educators' workshop. This workshop was provided to other area educators, free of charge, to share resources and strategies they can take back to their classrooms in area public, charter, and other independent schools to assist their students with learning differences.

44. The expansion will allow TPS athletic teams to finally be able to host home athletic games, which will increase a sense of community and pride. This is particularly important for our high school students as they get into more competitive levels.

Conclusion

45. As demonstrated above, TPS's continued growth and success benefits both the children and families we serve and the greater High Point community.

46. Many of our students first come to us after facing significant challenges in traditional school settings. They and their families feel defeated and lost.

47. We regularly hear testimonials from our former students and their families about the success they have achieved as a result of the foundations laid at TPS. Our students have gone on to attend universities, community colleges, and have become stellar members of the community thanks to the educational experiences they received at TPS.


48. Parent testimonials include how the school has changed their family dynamics for the better, and it is not unusual to have parents share with me that TPS saved their child's life and put them on a trajectory of success.

49. TPS is not seeking a new use for the Property—instead, it wants to continue serving the community as it has for the past 42 years, 25 of which have been on its current location at 815 Old Mill Road.

50. The SUP seeks to add to already existing educational facilities, not to fundamentally change the use of the Property.

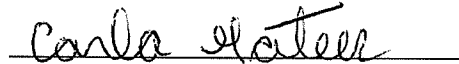
Further, the affiant sayeth not.

This the 15th day of November, 2024.


Kori Nichole Brazda Mackall

STATE OF NORTH CAROLINA
COUNTY OF Guilford

Subscribed and sworn to (or affirmed) before me on this 15th day of November, 2024, by Kori Nichole Brazda Mackall, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me, and executed the foregoing instrument for the purposes set forth therein and in the capacity indicated.


(Notary Public – Signature)

Carla Mateer
(Notary Public – Printed/Typed Name)

Commission Expires: June 25, 2028

[NOTARY SEAL]

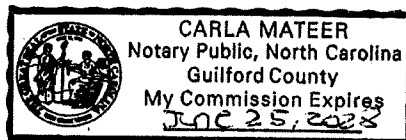


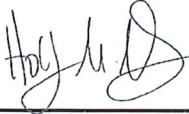
Exhibit 1

DRAFT

Revised as of 11-8-24

Consent to SUP Conditions

I consent to the conditions provided below being incorporated into the Special Use Permit.



Board of Trustees, Chair

(sign by property owner/applicant)

If you have no objection to these conditions, please sign above. If the final SUP is approved by City Council, this document will be reviewed and issued by the Planning Director.

SPECIAL USE PERMIT 24-01
CITY OF HIGH POINT, NORTH CAROLINA
(The Piedmont School, Inc.)
November 18, 2024

The City of High Point City Council, pursuant to Section 2.4.12, Special Use, of the City of High Point Development Ordinance, approves a Special Use Permit (SUP) for the subject property located at 815 and 829 Old Mill Road (Parcel #s 201442 & 201438), subject to the following condition(s):

Part I.

1. Allowable principal and accessory uses

- A. Major and Minor School use types and their customary accessory uses shall be permitted on the subject property.
- B. All uses of the subject property shall comply with the development and dimensional requirements of the Residential Single Family – 3 (R-3) District and the specific conditions listed in this SUP.

2. Lighting and Seating

- A. There shall be no outdoor recreation lighting, outdoor assembly lighting, or similar athletic field/stadium lighting permitted on the subject property. This prohibition shall not apply to commonly used, exterior lighting where the mounted height is not greater than 35 feet above grade, whether mounted on poles, walls or by other

means, adjacent to exterior walkways or structures, in parking lots, along the entrance drive, or otherwise used to light areas for safety and security reasons.

- B. There shall be no permanent bleachers or grandstand seating allowed at any athletic field on the subject property. Only mobile or temporary bleachers or seating of no more than ten rows shall be allowed on and around athletic fields.

Part II.

1. Site Development and Student Enrollment

- A. Development of the subject property shall comply with all applicable local, state, and federal requirements, and all necessary permits required for development shall be obtained before any development activity can take place on the subject property.
- B. Development of the subject property shall be generally consistent with the attached SUP Phasing Plan (*See Exhibit A – “Special Use Permit Phasing Plan – The Piedmont School” Prepared by Davis-Martin-Powell Engineers and Surveyors*), except if a change or amendment to this SUP is approved.
- C. Phasing of development on the subject property (i.e. expansion of the existing 10,200 square foot facility) shall be permitted as follows:
 - i. Phase 1: this phase includes a building addition of 2,100 square feet (classrooms and additional bathrooms); removal of modular classrooms; playground relocation, tree removal, and grading for creation of the athletic fields; grading and installation of stormwater control devices; parking lot expansion; and entrance drive upgrades and related sidewalk. *See area highlighted in yellow on Exhibit A. Student enrollment shall not exceed 155 students.*
 - ii. Phase 2: this phase includes a building addition of 7,500 square feet (science labs, lobby, dining, and restrooms) and the conversion of common space into library. *See area highlighted in blue on Exhibit A. Student enrollment shall not exceed 155 students.*
 - iii. Phase 3: this phase includes a building addition of 12,000 square feet for the construction of gym, stage, art and music space, and music storage space. *See area highlighted in green on Exhibit A. Student enrollment shall not exceed 155 students.*
 - iv. Phase 4: this phase includes a building addition of 3,000 square feet for additional classrooms and a staff workroom. *See area highlighted in pink on Exhibit A. Student enrollment shall not exceed 200 students.*
 - v. The above noted phasing and uses shall not preclude the installation of fencing, playground equipment, picnic shelter(s), or other accessory recreational equipment, subject to all other required permits and approvals being obtained. Recreation equipment and picnic shelter(s) shall not be

placed within the Type B Semi Opaque Landscape Yard at the perimeter of the subject property.

- D. The development and grading of the subject property shall comply with the following:
- i. The removal of trees and grading of land to achieve the site layout as depicted on the phasing plan attached as Exhibit A hereto shall be permitted subject to obtaining grading and watershed plan approval.
 - ii. Final configuration of parking, stormwater control devices, internal vehicular circulation areas, athletic fields, pedestrian paths, etc. may shift within designated areas depicted on the phasing plan attached as Exhibit A hereto.
- E. Minor amendments or changes to the land development activity area or building configuration shall comply with the following:
- i. The City Council may approve a 30% expansion of the total area of land development activity (subject to said expansion not encroaching into perimeter landscaping yard areas) or building configuration of an individual phase of development as a minor change pursuant to Section 2.4.12.F.1. of the Development Ordinance without a hearing, upon receipt of a report from the City's Planning and Development Director.
 - ii. Any minor change proposed shall:
 - a) only apply in the general area of the individual phase expansion as depicted on Exhibit A attached hereto;
 - b) meet the standards of the R-3 District;
 - c) not encroach into perimeter landscape yards of the subject property; and
 - d) be limited to a specific individual phase of development and shall not be transferred to other phases.
 - iii. A material change to the SUP that alters the objectives and purposes of the requirements or conditions of the SUP, including a more than 30% expansion of the total area of land development activity or building configuration of an individual phase of development, constitutes a major change to the SUP and shall comply with Section 2.4.12.F.2. of the Development Ordinance.

2. Landscaping, Buffers and Screening:

In addition to standards of the Development Ordinance, the following more restrictive landscaping and screening standards shall apply:

- A. A Type B Semi Opaque Landscape Yard (Landscape Yard Type from Table 5.5.11.B of the Development Ordinance) shall be installed and maintained along the perimeter of the subject property, as depicted on the phasing plan attached as Exhibit A hereto. This landscape yard shall be installed in conjunction with Phase 1 of the development. In accordance with the standards of Section 5.5.8 (Credit for

Existing Vegetation) of the Development Ordinance, existing vegetation may be used to meet these landscape yard conditions.

- B. All service areas (dumpsters, recycling containers, etc.) shall be located no closer than one hundred (100) feet from adjacent residentially zoned property and screened as provided for in Section 5.6.6 (Screening Methods) and Section 5.6.7 (Prohibited Screening Material) of the Development Ordinance.

3. Transportation Conditions

- A. Only one point of vehicular access shall be permitted to Old Mill Road. Any facility located on the subject property shall not be allowed vehicular access points to any other public rights-of-way. This shall not preclude access for emergency vehicles and personnel, and public safety or utility maintenance vehicles and personnel. Onsite vehicle queuing shall be installed and maintained in a manner generally consistent with vehicle queuing plan depicted on Exhibit B attached hereto.
- B. Before proceeding with submittal of land development approval for Phase 4, the owner of the subject property and/or applicant shall seek a determination from the City's Director of Transportation regarding the necessity of a Traffic Impact Analysis (TIA). In the event a TIA is required by policy as a result of student enrollment increases, the owner and/or applicant shall apply to and seek approval from the City's Director of Transportation for the location and design of reasonable improvements to the access point to be completed as part of Phase 4.
- C. In the event the owner and/or applicant proposes to modify or widen the current access point to Old Mill Road, the City's Transportation Director shall approve the exact location and design of all modifications and improvements.

Part III.

This SUP is perpetually binding and runs with the land, unless amended. If the approved special use (the Major and Minor School use) is discontinued for a period exceeding one (1) year, or if the special use is replaced by a use otherwise permitted by right in the zoning district, the special use is deemed abandoned and this SUP is null and void. An action invalidating a special use condition of approval for any reason shall render this SUP null and void.

Part IV.

Based upon the City Council's approval of the special use of the subject property, and the accompanying written Decision Approving Special Use Permit 24-01 adopted by the City Council on October 21, 2024, this SUP 24-01 is hereby issued and effective upon the date provided below.

Sushil Nepal, Planning & Development Director

Date