



**Decision of the City of High Point
City Council
Special Use Permit (SUP-24-01)
The Piedmont School, Inc.,
Applicant and Property Owner**

Decision Approving Special Use Permit

The High Point City Council held a quasi-judicial evidentiary hearing on November 18, 2024, to consider Application SUP-24-01 filed by The Piedmont School, Inc., Applicant and Property Owner. The Applicant requested a Special Use Permit (SUP) to allow expansion of an existing Major and Minor School use type on the subject property located at 815 & 829 Old Mill Road, High Point, North Carolina (Parcel Numbers 201442 & 201438). This Decision is the written quasi-judicial decision of the City Council and includes findings of fact and conclusions of law based on the competent, material, and substantial evidence presented at the hearing in accordance with the North Carolina General Statutes. This Decision is effective upon being filed with the City Clerk.

Findings of Fact

1. The subject property is 16.3 acres located off Old Mill Road (a collector street) that is currently developed with a 10,250 square foot structure that is used as an institutional use (a Major and Minor School) known as The Piedmont School. Guilford County records indicate that the structure was built in 1999. The Applicant requested a SUP to expand the existing school.
2. The subject property is located in the Residential Single Family – 3 (R-3) zoning district and designated by the High Point 2045 Comprehensive Plan as being within a Suburban Neighborhood place type. The R-3 zoning district and Suburban Neighborhood place type both support public/institutional uses, such as schools and religious institutions, as secondary principal uses, subject to meeting certain standards in the Development Ordinance.
3. The subject property is located at the outer edge of single family neighborhoods (the Blairwood Estates, The Landing at Waterview, and the Ashley Park neighborhoods). Access to the subject property does not require vehicular traffic to travel through these residential neighborhoods. Access will be from the existing driveway access point the school currently uses from Old Mill Road.
4. The land uses surrounding the subject property consist of single family detached dwellings to the north, west, and south. To the east of the subject property is a bed & breakfast use, as well as single family detached dwellings and an institutionally zoned major assembly use (youth camp) across Old Mill Road.
5. On July 16, 2024, following a pre-application conference and review of a sketch plan of the proposed school expansion by the City of High Point's Technical Review Committee, the Applicant filed Application SUP-24-01. This SUP application requests an expansion of an existing Major and Minor School use type, as noted in Table 4.1.9 (Principal Use) of the Development Ordinance.
6. The current Piedmont School facility consist of a 10,250 square foot structure that serves approximately 80 to 100 students within grades K – 12. The Application requests a phased expansion (in four phases) that will provide site improvements and increase the existing building

square footage to approximately 34,950 square feet. The building expansion and site improvements will generally consist of the following:

- a) Phase 1 proposes an approximate 2,100 square foot building expansion, clearing the northern half of the subject property for an athletic field, clearing the southwestern portion of the subject property to install a stormwater control device that will treat stormwater runoff from the expansion, parking lot expansion at the southeastern portion of subject property, entrance drive upgrades/widening, and expansion of on-site vehicle queuing capacity. The Applicant has offered a SUP condition to limit student enrollment of The Piedmont School to 155 students in Phase 1 of their expansion.
 - b) Phase 2 proposes an approximate 7,500 square feet building expansion.
 - c) Phase 3 proposes an approximate 12,000 square feet building expansion, which includes a gymnasium. The Applicant has offered a SUP condition to maintain student enrollment of The Piedmont School at 155 students during both Phase 2 and Phase 3.
 - d) Phase 4 (buildout) proposes an approximate 3,000 square feet building expansion. The Applicant has offered a SUP condition to limit student enrollment of The Piedmont School to 200 students (maximum student enrollment at buildout).
7. The Applicant's proposed building expansions (all 4-phases) will be adjacent to the existing school structure in the middle of the subject property. Since the total area of the subject property is in excess of 16 acres, the proposed expansion of the school will still leave most of the subject property undeveloped or open space/recreational area.
 8. The Applicant has provided a report from a North Carolina certified real estate appraiser in which the appraiser evaluated homes sales near recreational facilities with outdoor athletic fields and homes sales near schools. Using comparable sales of similar sized and aged homes, the appraiser found that the values of abutting properties are not adversely impacted by the existence of a school with athletic facilities like the planned Piedmont School expansion. The appraisal report concluded that the proposed expansion of the Piedmont School will not injure the value of adjoining or abutting properties in any measurable way.
 9. Vehicular access to the subject property will continue to be from the current driveway access from Old Mill Road. As part of the expansion, the student drop-off and pick-up area will be expanded. The Applicant has offered a condition for the subject property to be bound a vehicle stacking or queuing plan showing the required minimum on-site vehicle queuing for each phase of the school expansion project. At build-out (Phase 4), a minimum of 809 linear feet of on-site vehicle queuing area will be required and up to 813 linear feet of on-site vehicle queuing can be provided.
 10. On November 18, 2024, a quasi-judicial evidentiary hearing was held on Application SUP-24-01. The Applicant was represented by attorney Will Quick (Brooks, Pierce, McLendon, Humphrey & Leonard L.L.P.).
 11. During the hearing, no competent, material, or substantial evidence was presented to rebut the *prima facie* case presented by the Applicant.
 12. The City Council voted 9 - 0 on November 18, 2024, that the Applicant met the SUP review standards provided in Section 2.4.12.C. of the Development Ordinance.

Conclusions

The City Council has reached the following conclusions based upon Application SUP-24-01, the staff report (and attachments), the above-findings of fact, the presentations and legal arguments made by the parties, and the competent, material, and substantial evidence submitted during the hearing in this matter:

1. The proposed special use (the expansion of the existing Major and Minor School) will not materially endanger the public health or safety if located where proposed because there is sufficient vehicle queuing that can be provided on the subject property to limit vehicles backing into the Old Mill Road right-of way during student drop-off and pick-up. Additionally, impacts upon the adjacent residential neighborhoods will be limited due to:
 - a) The proposed special use does not introduce a new use type on this subject property, but is an expansion of an existing school;
 - b) The school will be restricted to a maximum enrollment/capacity of 200 students. This will produce a occupancy rate (student and staff) of approximately half the maximum building occupancy rate allowed by the NC Building Code; and
 - c) No new vehicular access points are proposed for the expansion of the existing school. The current access drive from Old Mill Road will continue to be used
2. The proposed special use, as depicted and described in Application SUP-24-01 and based on the conditions offered by the Applicant, complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.
3. Based upon the information and materials submitted with Application SUP-24-01 and the competent, material, and substantial evidence from the Applicant's appraiser, as well as the conditions offered by the Applicant, an expanded school will not negatively impact abutting residential property values. As result, the proposed special use will not substantially injure the value of the abutting land.
4. The proposed special use will be in harmony with the area in which it is to be located because of the size of the subject property and how far from residential parcels the school will be, the location of the subject property on a collector street at the outer edge of adjacent residential neighborhoods, the location of other institutional uses nearby, and the restriction of the number of students who can be enrolled in the school.
5. The proposed special use is in general conformity with the City's adopted policy guidance, including The High Point 2045 Comprehensive Plan, which designates the subject property area as being within a Suburban Neighborhood place type. The R-3 zoning district and Suburban Neighborhood place type both support public/institutional uses, such as churches and schools, in these areas subject to meeting standards of the Development Ordinance.

THEREFORE, on the basis of the foregoing, the SUP requested in Application SUP-24-01 is hereby APPROVED subject to the conditions consented to by the Applicant and Property Owner and provided in the attached SUP.

This SUP is perpetually binding and runs with the land, unless amended. A material change to the SUP that alters the objectives and purposes of the requirements or conditions of the SUP constitutes an amendment to the SUP. 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 the SUP is null and void. An action invalidating a special use condition of approval for any reason shall render SUP null and void.

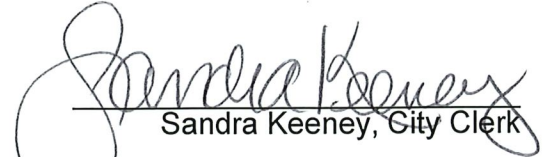
Approved this 18th day of November, 2024.



Cyril Jefferson, Mayor

Filed with the City Clerk this 19 day of November, 2024.




Sandra Keeney, City Clerk

NOTE: This Decision of the City Council may be appealed to the Superior Court of Guilford County within thirty (30) days after a written copy of this Decision is given in accordance with N.C.G.S. 160D-406 and 1405, and Section 2.4.3. of the Development Ordinance.