

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 21-09  
(John Ritner)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** June 21, 2021

**Public Hearing:** Yes

**Advertising Date:** June 9, 2021, and  
June 16, 2021

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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### **PURPOSE:**

A request by John Ritner to rezone approximately 51 acres from a Planned Development Mixed (PDM) District to a Planned Development – Core City (PD-CC) District. The site is located east of Westchester Drive, approximately 1,500 feet south of Phillips Avenue, and north of Whittier Avenue.

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their May 25, 2021 regular meeting and took final action when the meeting was reconvened on May 27, 2021. On the date of final action, all members of the Commission were present except for Ms. Joan Swift and Mr. Terry Venable. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

### Speaking on the request:

Speaking in favor of the request was the applicant, Mr. John Ritner, 1003 Elk Place, High Point, the Owner and Head of Production for Pinnacle Foods Company. Mr. Ritner provided an overview of their proposal to open a wholesale food processing facility on the zoning site. He noted that they produce freeze dried meals and primarily market their product to hikers and hunters. They propose to locate in the former Canterbury Restaurant in the former mall building on the zoning site. Their business will cook full meals, then remove the moisture by electric freeze dryers, which produce no exhaust. Once all the moisture is removed, the meals are packed in air-tight packaging that have a shelf life of 10 years. They are currently a retail operation but wish to expand to include wholesaling, making them a minor manufacturing use. In conclusion, Mr. Ritner stated their facility will occupy approximately 3,200 square feet of the former restaurant.

The Commission had questions as to the intensity of development. Mr. Shannon stated that the only new use in this updated planned development zoning ordinance is the minor manufacturing use type. To ensure compatibility the proposed planned development district limits minor manufacturing uses to 5,000 square feet per establishment and that all activities be within the structure it is located (no outside processing activity). In conclusion, Mr. Shannon stated that the condition to limit the square footage of this use type will ensure compatibility with the surrounding area.

### **BUDGET IMPACT:**

There is no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

A. Staff Recommendation

Staff recommended *approval* of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended *approval* of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 21-09 is consistent with the City's adopted policy guidance because as conditioned, the requested PD-CC District does not conflict with the Institutional land use designation of this area or with adopted policy guidance documents. Furthermore, the request is reasonable and in the public interest because the request is to update the old planned development district to a new PD CC District and add one small-scale use type to the allowable uses in the mixed development.

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-21-09  
May 25, 2021**

Request	
<b>Applicant:</b> John Ritner	<b>Owners:</b> First Wesleyan Church and Westchester Christian Center Inc., Lorillard Federal Credit Union, PPRC Holdings LLC & PPRC Senior Living Inc., Providence Assisted Living Inc., Rainbow Family Restaurant Inc., Rose Hill High Point LLC and SBT Hill High Point, LLC.
<b>Zoning Proposal:</b> To rezone approximately 51 acres	<b>From:</b> CU-PDM Conditional Use Planned Development Mixed District <b>To:</b> PD-CC Planned Development – Core City District

Site Information	
<b>Location:</b>	Located east of Westchester Drive, approximately 1,500 feet south of Phillips Avenue, and north Whittier Avenue.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 194057, 194058, 194059, 194060, 194062, 194063, 194064, 194065, 194077, 194078 and 217606
<b>Site Acreage:</b>	Approximately 51 acres
<b>Current Land Use:</b>	The site is development with a mixture of commercial outparcels, a large central commercial structure (former mall), religious institution and various life care uses (assisted living facility and nursing facility).
<b>Physical Characteristics:</b>	The northern two-thirds of the site is relatively flat and the southern one-third of the site has a moderately sloping terrain.
<b>Water and Sewer Proximity:</b>	8-inch and 12-inch City water lines and an 8-inch City sewer line lie adjacent to the site along Westchester Drive and Whittier Avenue.
<b>General Drainage and Watershed:</b>	The site drains in a southwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Dependent upon development intensity, stormwater control measures may be required.
<b>Overlay District:</b>	None

Adjacent Property Zoning and Current Land Use			
<b>North:</b>	RC OI	Retail Center District Office Institutional District	Shopping center and office park
<b>South:</b>	GB R-5	General Business District Residential Single Family – 5 District	Major medical facility and single family dwellings
<b>East:</b>	R-5	Residential Single Family – 5 District	Park and cemetery
<b>West:</b>	R-3 TO GB CZ-LB	Residential Single Family – 3 District Transitional Office District General Business District Conditional Zoning Limited Business	Religious institution, medical facility, funeral home, fitness center and governmental facility

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement</b>	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
<b>Land Use Plan Map Classification:</b>	The site has an Institutional land use designation. This classification is intended to accommodate public, quasi-public and institutional uses on large tracts.
<b>Land Use Plan Goal, Objective &amp; Policies:</b>	This request is neither consistent or inconsistent with the goals and objectives of the he Land Use Plan.
<b>Relevant Area Plan:</b>	<u>Core City Plan:</u> This request is neither consistent or inconsistent with the goals and objectives of the Core City Plan.
<b>Zoning History:</b>	The principal commercial structure (former mall) and commercial outparcels were developed in the late 1960s. The current CU-PDM District zoning was established in 1998 and was amended in 2003 and 2006 to expand allowable uses. During the early 2000s, the life care uses along the southern half the development were constructed.

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Westchester Drive	Major Thoroughfare	2,040 ft.
	Whittier Avenue	Local Street	1,100 ft
	Edgewood Drive	Local Street	450 ft.
<b>Vehicular Access:</b>	Access is provided from four access points on Westchester Drive, one access point on Whittier Avenue and two access points on Edgewood Drive.		
<b>Traffic Counts:</b> <i>(Average Daily Trips)</i>	Westchester Drive	23,500 AADT (2019 NCDOT traffic counts)	
<b>Estimated Trip Generation:</b>	Not applicable		
<b>Traffic Impact Analysis (TIA):</b>	<b>Required</b>		<b>TIA Comments</b>
	<u>Yes</u>	<u>No</u> X	

<b>School District Comment</b>
Not applicable to this zoning case.

**Planned Development District Overview**

The Planned Development (PD) districts consist of the Planned Development Core City (PD-CC) District for lands with the Core City Area and the Planned Development-Periphery (PD-P) District for lands outside the Core City Area. They were established to allow development under unified control while utilizing more flexible standards and procedures than would otherwise result from a strict application of a general district. The PD districts are intended to encourage innovative land planning and site design concepts that will produce a high quality, unified project that will not negatively impact adjacent land. A few of the key concepts are:

- Promote quality design and reduce or diminish the inflexibility of design that sometimes results from the strict application of zoning and development standards designed primarily for individual lots.

- Allow greater freedom in providing a well-integrated mix of residential and non-residential uses in the same development including a mix of housing types, lots sizes, and densities.

### Details of Proposal

The applicant has requested to update the previously established Planned Development zoning of this site to expand allowable uses; specifically, to allow a minor manufacturing use. Although the site has been developed since the 1960s as a commercial use, in 1998 the current CU-PDM District was established to expand the mixtures of uses to include life care uses along the southern portion of the site. With the adoption of the current Development Ordinance in 2017, the former PDM District no longer exists as an available district. Developments approved as CU-PDM Districts are vested and may continue to operate; however, any expansion of allowable uses in a previously approved CU-PDM District is not permitted and requires rezoning to a current Planned Development District.

As this site is within the Core City Area, the PD-CC District is being requested. The PD-CC District is established to provide a flexible means of accommodating high density mixed-use development with an urban character in the Core City. The district encourages a well-balanced mix of residential, commercial, employment, recreation, and entertainment uses configured in a manner that supports pedestrian orientation and human interaction.

Under this zoning request, the various uses and development standards from the current CU-PDM District are being carried over into a new PD-CC District ordinance for this site. The only change will be to update the terminology of uses to match the current language of the Development Ordinance, to add the applicant's proposed minor manufacturing use with a condition to limit such uses to a maximum area of 5,000 square feet per establishment, and to remove outdoor storage and repair of golf carts, as the establishment conducting this activity no longer operates on the site.

### Staff Analysis

The advisability of establishing a Planned Development district is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a Planned Development district, the City Council shall weigh the relevance of and consider the following items noted below. Based on the applicant's submittal and proposed conditions the Planning and Development Department offers the following comments.

#### Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

**As conditioned, the requested PD-CC District does not conflict with the Institutional land use designation of this area or with adopted policy guidance documents.**

#### Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

**The request is to update the old planned development district to a new PD CC District and add one small-scale use type to the allowable uses in the mixed development.**

#### Consistency with PD District Standards

This request meets the standards of the Development Ordinance.

### **Compatibility with Surrounding Areas**

- Whether the proposed PD district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
  - Where there are issues of compatibility, the master plan map, statement of intent and the standards document shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
  - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ Previous compatibility findings use to establish a Planned Development District at this location still apply.
    - The site fronts along a 5-lane major throughfare (Westchester Drive) and non-residential uses along the opposite of this throughfare provide a transition area for the adjacent residential neighborhood to the west.
    - The site abuts an existing shopping center to the north, and a park and cemetery to the east.
    - The southern portion of the site is developed with life care uses (nursing home and assisting living facility), which is a compatible use next to the adjacent residential neighborhood to the south.
  - ❖ The one new use being added, minor manufacturing, is limited to an area of 5,000 square feet per establishment and all activities associated with that use type shall occur within the structure it is located.

### **Mitigation of Impacts: Whether the applicant's proposed PD district, including the proposed use(s), standards and PD master plan, will satisfactorily:**

#### **Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.**

- ❖ The proposed district does not add any new vehicular access points, does not change the configuration of the tracts, and as conditioned does not increase the previously approved intensity of development.

#### **Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees, and protect habitat.**

- ❖ The site is fully developed, and environment impacts were addresses during the review and approval process for the various phases of development.

#### **Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police, and fire.**

- ❖ Previously approved transportation conditions requiring the improvement of Edgewood Drive, northward to Phillips Avenue, and right of dedication along Whittier Avenue have been completed.

#### **Minimize or effectively mitigate any identified adverse effect on the use, enjoyment, or value of adjacent lands.**

- ❖ The current mixture of commercial and life care uses in this planned development has been in place since the early 2000s. The request to expand allowable uses to support minor manufacturing uses, which include processing activities that take place within enclosed buildings will limit the creation of noise, vibration, dust, glare, heat, odor, and smoke.

**Supportive Changes in the Area**

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed PD zoning district that support the application.

Development along this segment of the Westchester Drive corridor has continued to develop as planned with nonresidential uses, primarily commercial, office and institutional.

**Promotes a Preferred Development Patterns**

Whether and the extent to which the proposed PD zoning will results in development that promotes a logical, preferred, and orderly development pattern.

As conditioned, the zoning request will continue to promote the long-standing mixed use development pattern of the zoning site.

**Recommendation**

**Staff Recommends Approval**

The Planning and Development Department recommends approval to rezone this 51 acre site to the PD-CC District.

**Required Action**

**Planning and Zoning Commission:**

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City’s adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**City Council:**

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City’s adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

**Report Preparation**

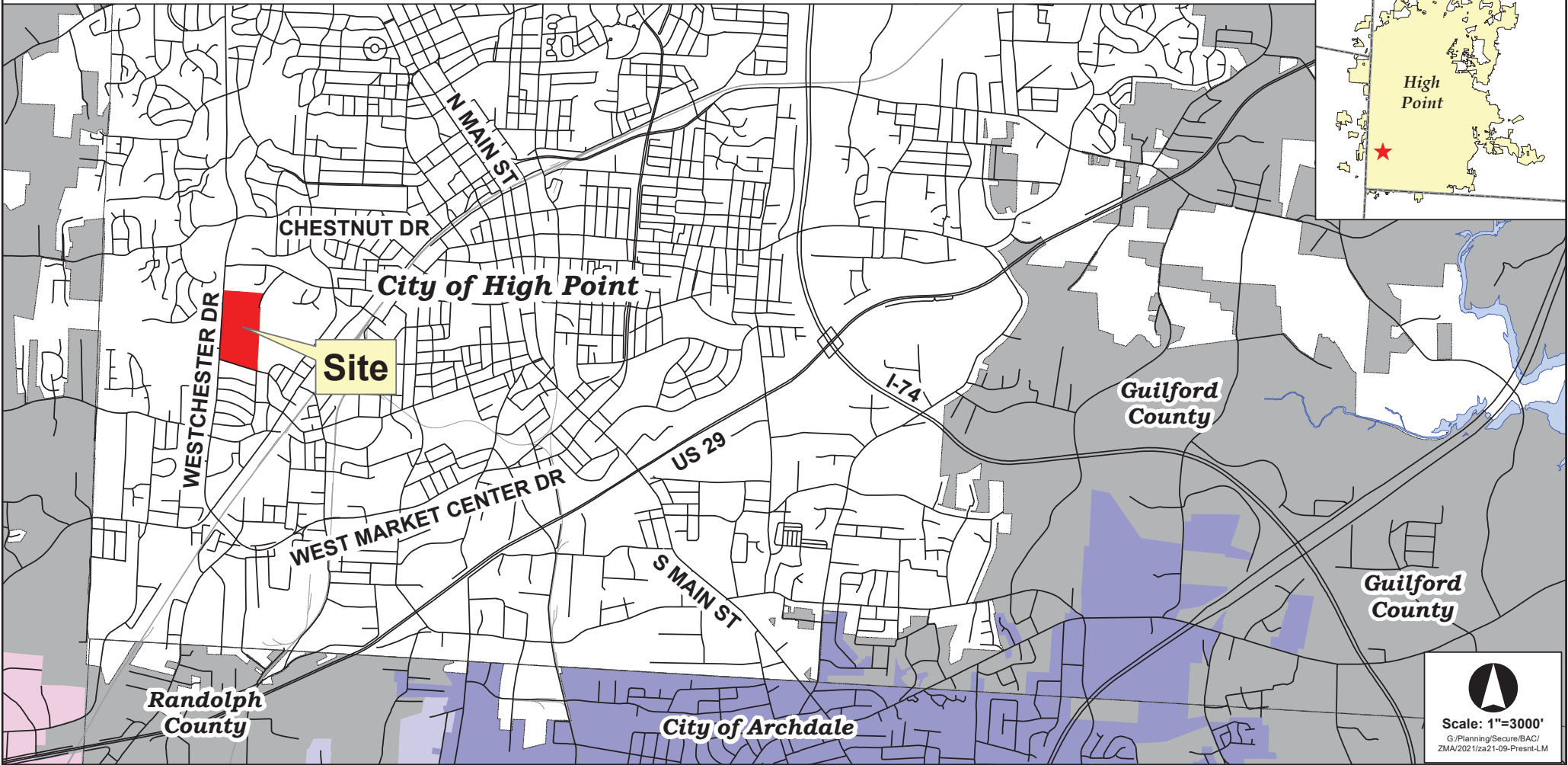
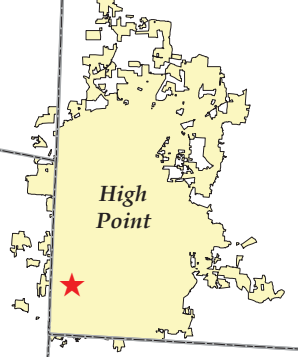
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-09

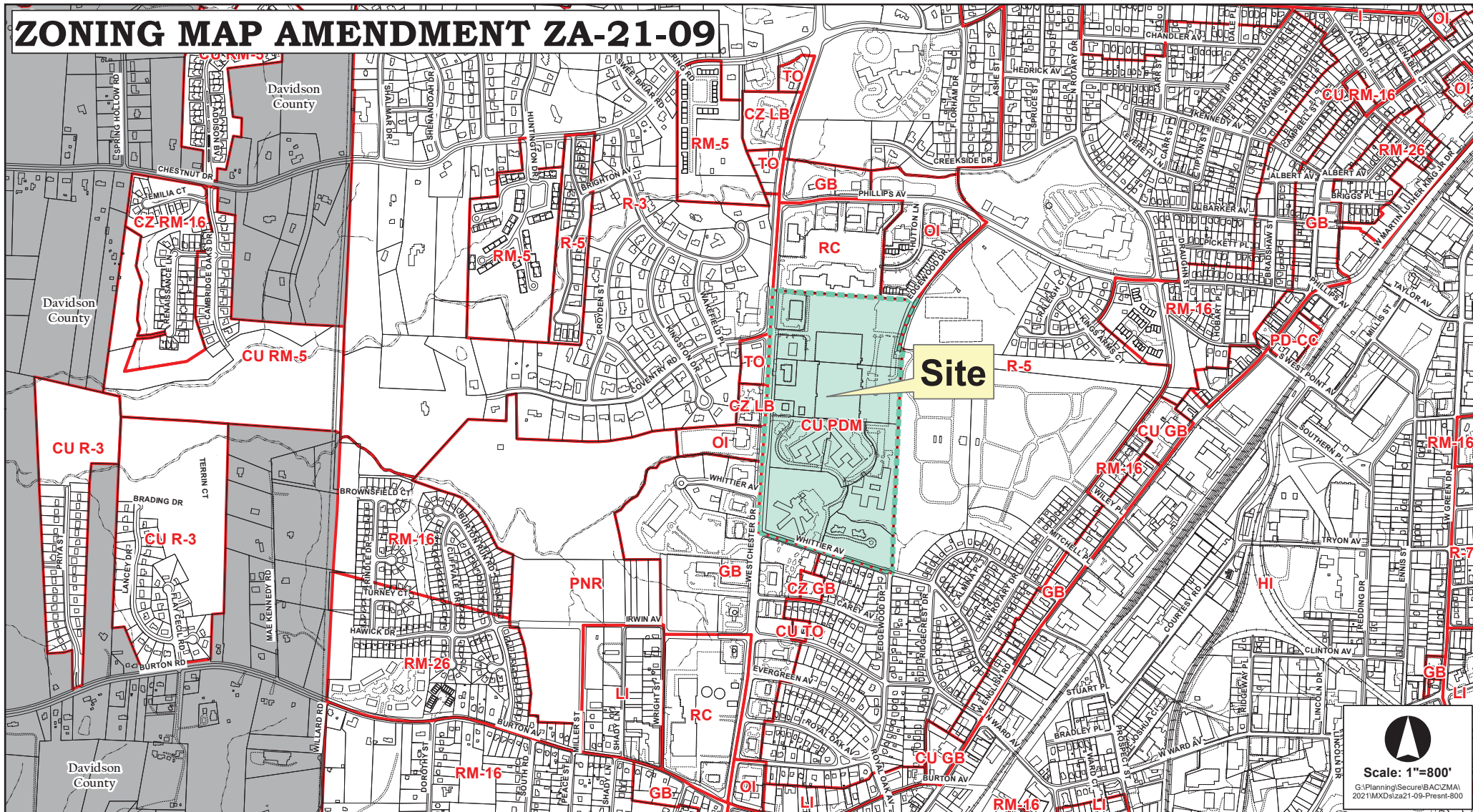
Applicant: John Ritner

## Vicinity Map



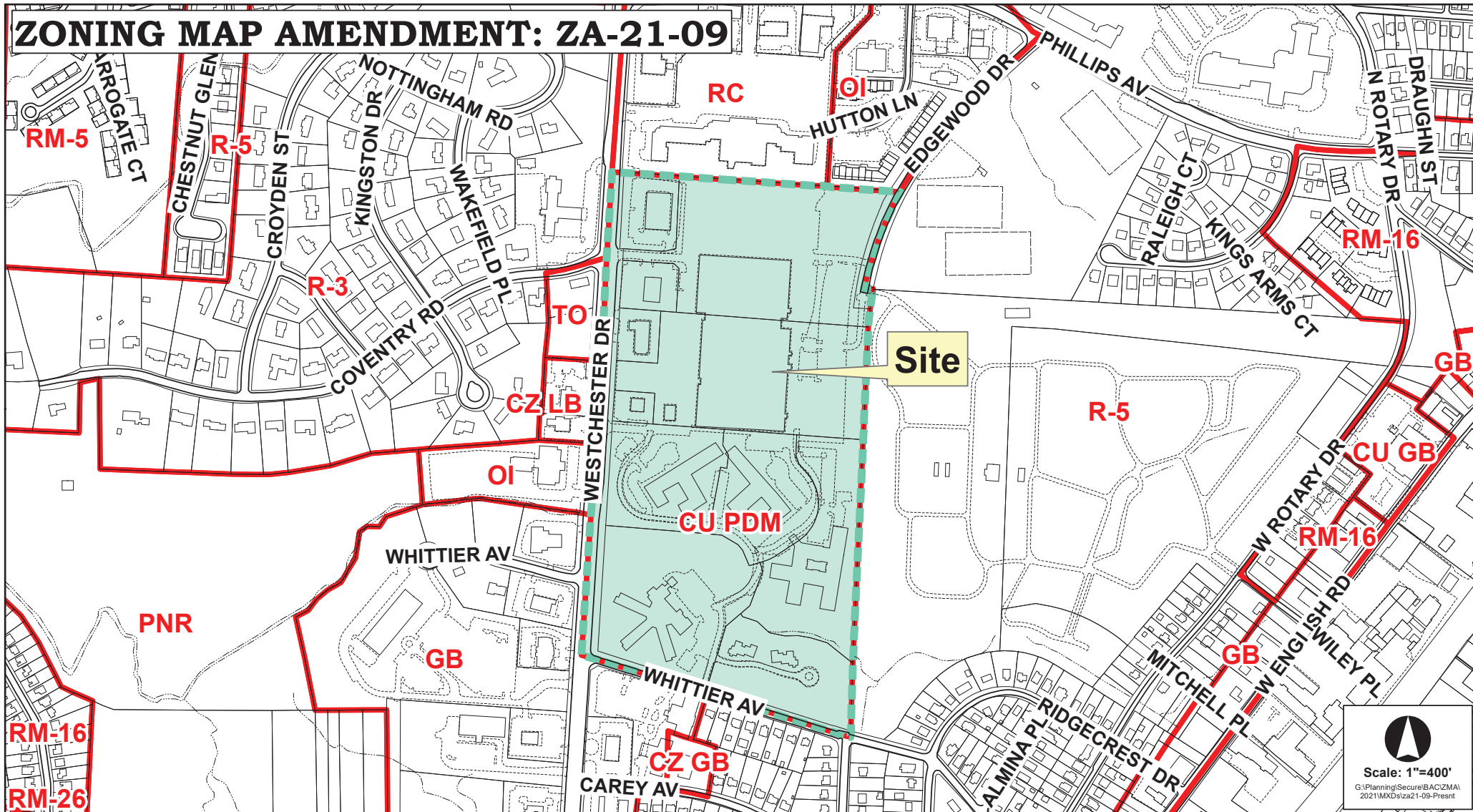


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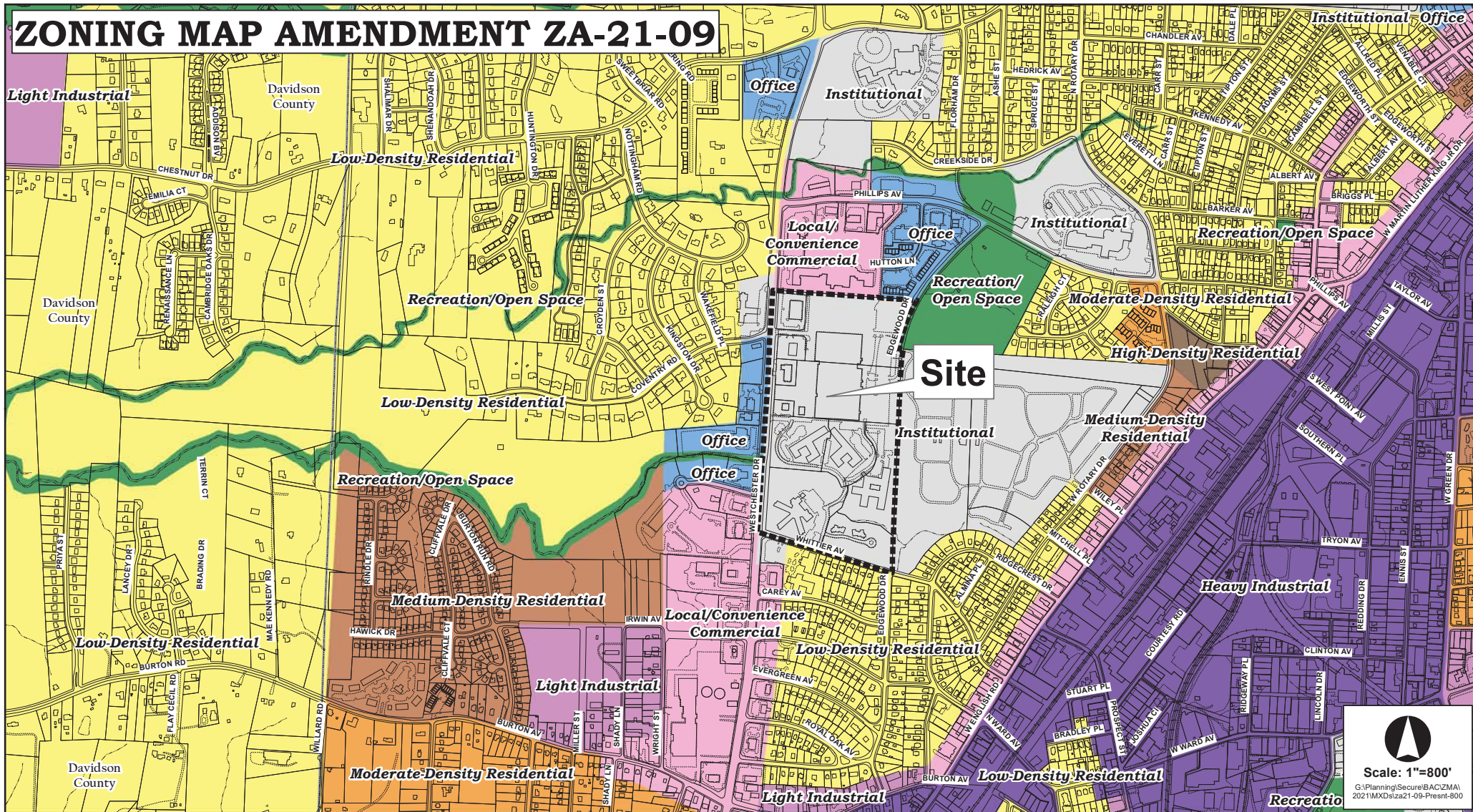
  
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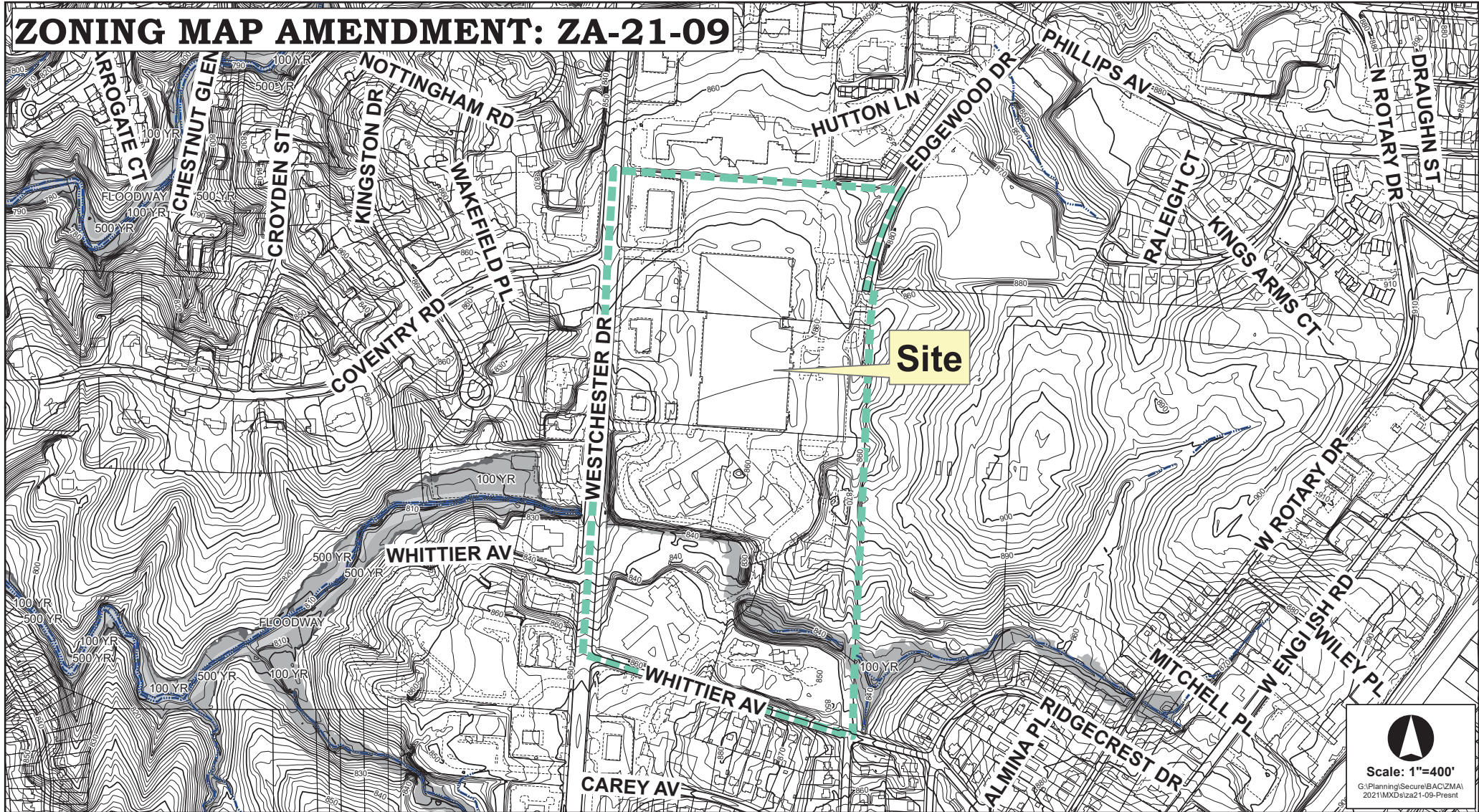
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# ZONING MAP AMENDMENT ZA-21-09



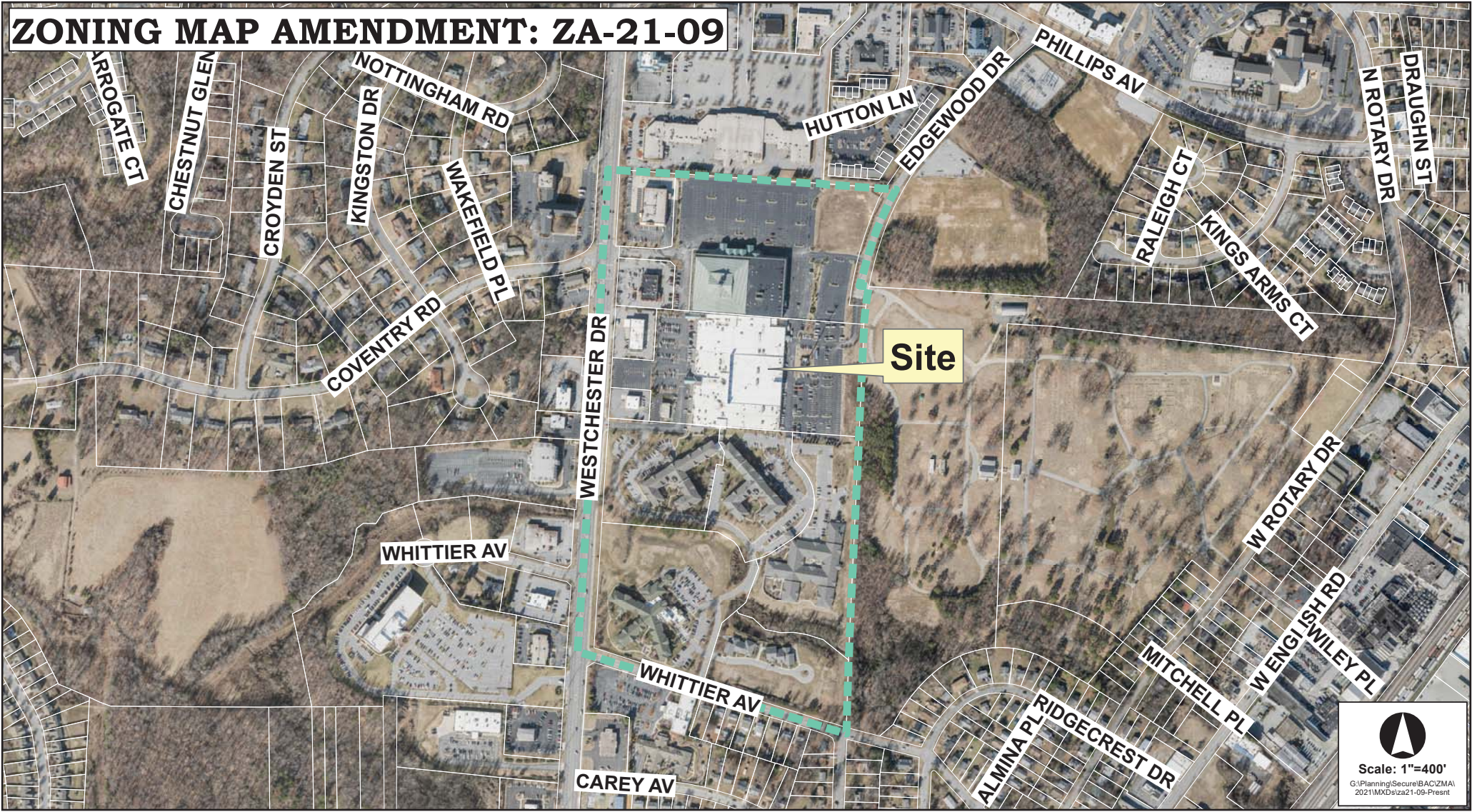
  
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**Planned Unit Development - Statement of Intent**

- a) The applicant intends to continue to use this former mall development, and adjacent lands to the south, to support a variety of Retail Center (RC) District uses, life care uses and minor manufacturing uses.
- b) Minor manufacturing uses shall be limit to 5,000 square feet per establishment. All activities associated with this use type shall occur within the structure it is located.
- c) Although uses within the various structures may change, subject to being allow by the sites PD-CC District Ordinance, development shall be generally consistent with the Master Plan previous approved for this site as recorded in Book 178 Page 111 of the Guilford County Register of Deeds Office.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.9, PLANNED DEVELOPMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on May 25, 2021 and before the City Council of the City of High Point on June 21, 2021 regarding **Zoning Map Amendment Case 21-09 (ZA-21-09)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on May 16, 2021, for the Planning and Zoning Commission public hearing and on June 9, 2021 and June 16, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **June 23, 2021**.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

**SECTION 1**

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Planned Development Core City (PD-CC) District**. The property is approximately 51 acres, located east of Westchester Drive, approximately 1,500 feet south of Phillips Avenue, and north Whittier Avenue. The site is also known as Guilford County Tax Parcels 194057, 194058, 194059, 194060, 194062, 194063, 194064, 194065, 194077, 194078 and 217606.

**SECTION 2**

That the property herein described shall be perpetually bound by the following use(s) authorized and standards imposed in the Master Plan Map, Statement of Intent and Development Standards, unless subsequently changed or amended as provided for by the Development Ordinance.

**SECTION 3**

That plans for any development on the property described herein shall be pursued in accordance with standards imposed in the PD-CC District, Master Plan Map, Statement of Intent and Development Standards, and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

**SECTION 4**

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 23<sup>rd</sup> day of June, 2021

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_

Lisa B. Vierling, City Clerk



## **Development Standards**

### **Part I. USES:**

#### **A. Tract 1:**

1. Any of the land uses as allowed in the Retail Center (RC) District shall be permitted subject to the development and dimensional requirements of the RC District.

#### **B. Tract 2:**

1. Any of the land uses as allowed in the Retail Center (RC) District.
2. Minor Manufacturing uses with a maximum gross floor area of 5,000 square feet per establishment.
3. All use types under the Life Care Use Category of Table 4.1.9 (Principle Use Table) of the Development Ordinance.

### **Part II. CONDITIONS:**

#### **A. Development, Dimensional & Density Standards:**

##### **1. Tract 1:**

- a) All uses and development within this tract shall be subject to the Dimensional Standards and District Standards of the RC District.
- b) The Additional Standard section of Table 4.1.9 (Principle Use Table) shall apply to applicable uses.

##### **2. Tract 2:**

- a) All uses and development within this tract shall be subject to the Dimensional Standards and District Standards of the RC District.
- b) Minor Manufacturing uses. In addition to meeting Dimensional Standards and District standards of the RC District, this use type shall also be subject to District Standards of the Light Industrial (LI) District (sec. 3.4.11.G).
- c) The Additional Standard section of Table 4.1.9 (Principle Use Table) shall apply to applicable uses.

#### **B. Transportation**

##### **1. Vehicular Access:**

- a. Vehicular Access: The zoning site shall have a maximum of three (3) points of vehicular access to Westchester Drive. One (1) of these points shall be the existing signalized intersection at Westchester Drive and Coventry Road. One (1) point of access shall be permitted to Whittier Avenue.

#### **C. Signage: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved.**

D. Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Statement of Intent and Development Standards. The City of High Point Development Ordinance shall govern issues not addressed within this Statement of Intent and Development Standards.

CITY COUNCIL P.U.D. APPROVAL STATEMENT

I, Lisa B. Vierling, CITY CLERK OF THE CITY OF HIGH POINT, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE FOREGOING UNIFIED DEVELOPMENT PLAN WAS ADOPTED BY THE HIGH POINT CITY COUNCIL IN OFFICIAL SESSION ON FEB. 15, 2010.  
 WITNESS MY HAND AND THE CORPORATE SEAL OF THE CITY OF HIGH POINT,  
 THIS 5th DAY OF March, 2010.

Lisa B. Vierling  
 CITY CLERK



APPROVAL FOR RECORDING:  
 APPROVED FOR RECORDATION BY THE CITY OF HIGH POINT, NORTH CAROLINA ON THE \_\_\_\_\_ DAY OF FEB. 15, 2010, PURSUANT TO THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.  
[Signature]  
 DIRECTOR OF PLANNING AND DEVELOPMENT

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS  
 PROVIDED SIGNAGE AND CONSTRUCTION STANDARDS INFORMATION  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 DISTRICT ENGINEER

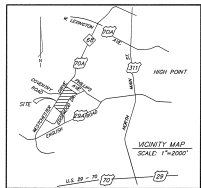
THIS PLAN DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE N.C. DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6, SUBSECTION (G).

THE TECHNICAL REVIEW COMMITTEE FINDS THIS SKETCH PLAN IS GENERALLY CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 6 (SUBDIVISIONS, PROCEDURES & STANDARDS) AND OTHER APPLICABLE STANDARDS IN THE DEVELOPMENT ORDINANCE.  
[Signature]  
 DIRECTOR OF PLANNING DATE \_\_\_\_\_

THERE IS NO RIGHT TO BUILD UPON OR OTHERWISE IMPROVE ANY OF THESE LOTS UNTIL A VALID WRITTEN INSTRUMENT THAT HAS BEEN OBTAINED FROM THE HEALTH DEPARTMENT AS REQUIRED BY STATE LAW. CONTACT THE GUILFORD COUNTY ENVIRONMENTAL HEALTH DIVISION CONCERNING LOT SUITABILITY FOR CONTACT SURFACE SERVICE TREATMENT AND DISPOSAL SYSTEMS.

BLANKET ELECTRIC UTILITY EASEMENT AGREEMENT

THE GRANTOR DOES HEREBY ACKNOWLEDGE AND GRANT TO THE CITY OF HIGH POINT AND ITS SUCCESSORS AND ASSIGNS A BLANKET UTILITY EASEMENT FOR THE PURPOSE OF ACCESS AND EGRESS TO ERECT, CONSTRUCT, OPERATE, MAINTAIN, PATROL, REPAIR, SERVICE, USE AND REMOVE AND LOCATIONS, UNDER, ABOVE, THROUGH, OVER, UNDERNEATH, ACROSS, OVER, UNDER, OVER AND UNDER ELECTRIC LINES, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY FOR THE CONVENIENCE OF FULL ENJOYMENT OF USE OF SAID LINE AND RIGHT TO ENTER OVER ADJACENT LANDS IF GRANTOR FOR RIGHTS AND PRIVILEGES HEREIN GRANTED.  
 THIS EASEMENT ITSELF CONSISTS OF 5 FEET FOR UNDERGROUND LINES AND 15 FEET FOR OVERHEAD LINES MAINTAINED BY THE CITY OF HIGH POINT EXTENDING TO EITHER SIDE AND RUNNING ALONG THE DISTANCE OF ANY UTILITY LINE OF THE PROPERTY.  
 GRANTOR COVENANTS AND AGREES NOT TO CONSTRUCT ANY STRUCTURE OR PLACE ANY FENCING OR PLANTINGS (OTHER THAN SMALL DECORATIVE PLANTINGS) OR OTHER IMPROVEMENTS PERMANENT IN NATURE ON THE EASEMENT HEREBY GRANTED, WITHOUT CITY APPROVAL AND THE CITY SHALL BE RESPONSIBLE TO REPAIR, REPLACE, OR RESTORE ANY SUCH STRUCTURES OR OTHER IMPROVEMENTS IF DAMAGED, DESTROYED, OR REMOVED BY GRANTOR IN SERVICE, MAINTENANCE, REPAIRING, OR REPLACING SUCH UTILITIES.



OWNERSHIP & DEDICATION:  
 THE UNDERSIGNED HEREBY ACKNOWLEDGES OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND HEREBY ADOPTS THIS PLAN AND ALLOTMENT TO BE A FREE ACT AND OPEN AND HEREBY DEDICATES TO PUBLIC USE, STREETS, FLOWAGEWAYS, PARKS, DRAINAGE AND OPEN SPACE, AND EASEMENTS FOREVER ALL AREA SO SHOWN OR INDICATED BY SAID PLAN, AND AUTHORIZES THE CITY OF HIGH POINT TO RECORD THIS PLAN IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

[Signature]  
 ATTEST [Signature]  
 CHRISTIAN CLERK  
 CORPORATE SEAL

STATE OF NORTH CAROLINA  
 COUNTY OF GUILFORD  
 I, Mark Schroeder, REVIEW OFFICER OF THE CITY OF HIGH POINT, GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature] 4/5/10  
 REVIEW OFFICER DATE

BUILDING COVERAGE

- (A) EXISTING 129 BED NURSING FACILITY 38,245 SF
- (B) EXISTING 120 UNIT ASSISTED LIVING FACILITY 31,785 SF
- (C) EXISTING 108 UNIT CONGRGATE LIVING FACILITY 31,785 SF
- (D) EXISTING 2 UNIT CONGRGATE LIVING FACILITY 5,032 SF
- (E) EXISTING 3 UNIT CONGRGATE LIVING FACILITY 5,032 SF
- (F) EXISTING MALL/COMMERCIAL 268,910 SF OFFICE/CONDO
- (G) PROPOSED 60 BED ASSISTED LIVING FACILITY 55,170 SF
- (H) PROPOSED COMMUNITY BUILDING 7,360 SF
- (I) EXISTING BUILDING COMMERCIAL RETAIL 2,433 SF
- (J) EXISTING BUILDING COMMERCIAL RETAIL 7,150 SF
- (K) EXISTING BUILDING COMMERCIAL RETAIL 6,656 SF
- (L) EXISTING BUILDING COMMERCIAL RETAIL 14,330 SF
- (M) LEASED COMMUNICATION TOWER

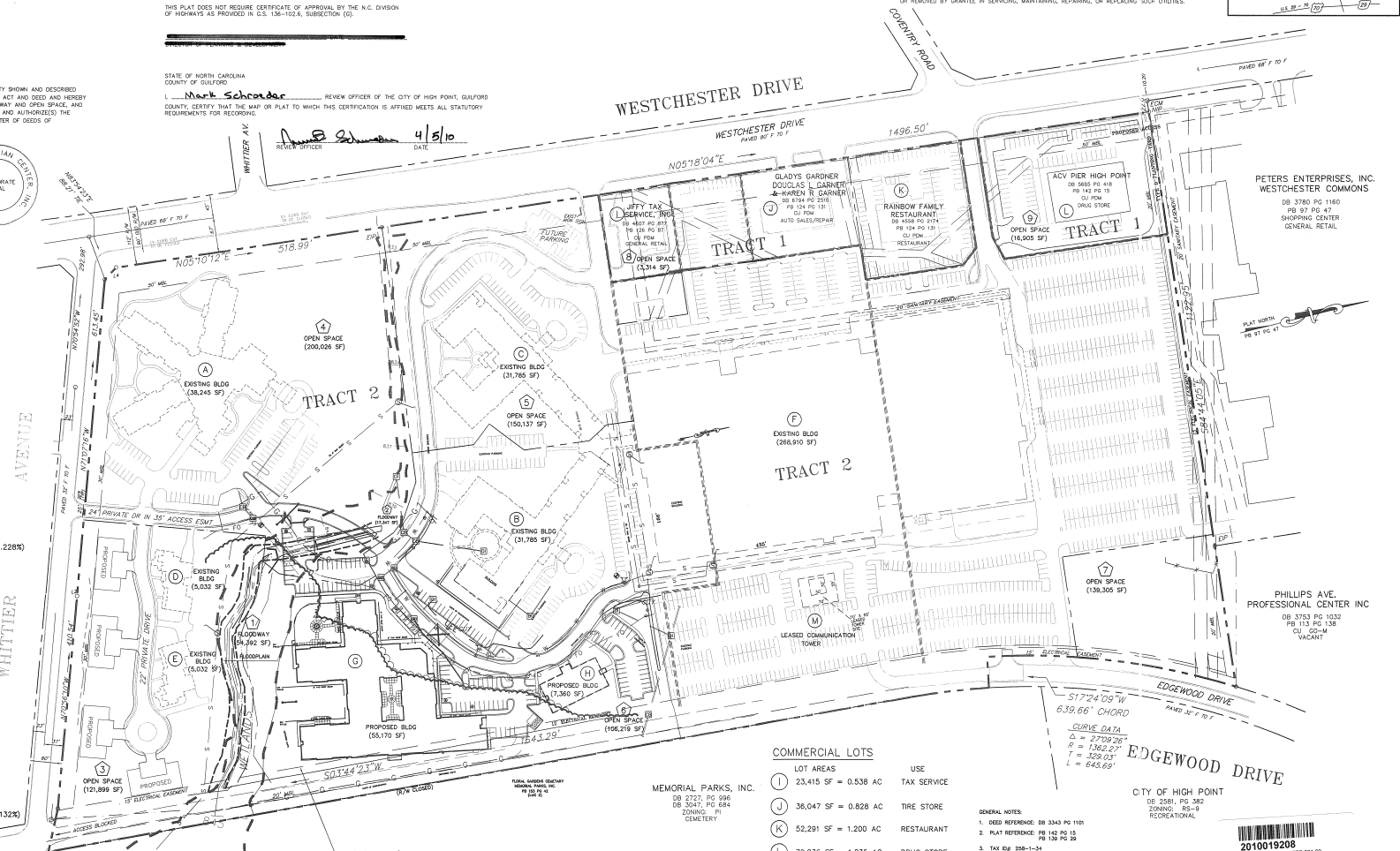
TOTAL BUILDING COVERAGE 488,888 SF = 11.223 AC (21.228%)

OPEN SPACE CALCULATIONS

- (1) FLOODWAY = 54,392 SF (50% CREDIT = 27,196 SF)
- (2) FLOODWAY = 17,347 SF (50% CREDIT = 8,674 SF)
- (3) OPEN SPACE 121,899 SF
- (4) OPEN SPACE 200,026 SF
- (5) OPEN SPACE 150,137 SF
- (6) OPEN SPACE 95,580 SF
- (7) OPEN SPACE 139,305 SF
- (8) OPEN SPACE 3,314 SF
- (9) OPEN SPACE 16,905 SF

TOTAL OPEN SPACE 763,036 SF = 17.516 AC (33.132%)

TOTAL BUILDING COVERAGE 488,888 SF = 11.223 AC (21.228%)  
 PAVED AREAS 763,036 SF = 17.516 AC (33.132%)  
 TOTAL OPEN SPACE 1,050,941 SF = 24.126 AC (45.633%)  
 AREA IN CLOSED R/W 2,209,799 SF = 50.730 AC (1.404%)  
 AREA IN EX TRACTS 83,066 SF = 2,137 AC (95.96%)  
 TOTAL SITE AREA 2,302,865 SF = 52.867 AC (100.00%)  
 TOTAL BUILT-UPON (INCLUDING BLDG G & H) 1,251,924 SF = 28.740 AC (54.362%)  
 (FUTURE ALLOWABLE) BUILT-UPON AREA 820,670 SF = 18.84 AC (39.596%)

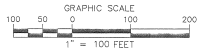


COMMERCIAL LOTS

LOT AREAS	USE
(I) 23,415 SF = 0.538 AC	TAX SERVICE
(J) 36,047 SF = 0.828 AC	TIRE STORE
(K) 52,291 SF = 1.200 AC	RESTAURANT
(L) 79,936 SF = 1.835 AC	DRUG STORE

OPEN SPACE CALCULATIONS

OPEN SPACE	REQUIRED	PROVIDED
RESIDENTIAL USES	4.20 ACRES	13.85 ACRES
NON-RESIDENTIAL USES	2.57 ACRES	3.27 ACRES



- GENERAL NOTES:
- DEED REFERENCE: DB 3343 PG 110
  - PLAN REFERENCE: PB 142 PG 15
  - TAX ID: 258-1-3-6
  - THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN FROM NOAA FIRM MAPS DATES 5-10-08. SEE COMMUNITY PANEL NUMBER 27012-000-C.
  - ZONING: CU PGM (ZONING CASE 98-20).
  - THIS PROPERTY IS LOCATED WITHIN THE "YADROW" PDS MAP AREA.
  - BOUNDARY INFORMATION TAKEN FROM A SURVEY PERFORMED BY DAVID MARTIN POWELL & ASSOCIATES, INC. IN OCTOBER OF 1995 AND FROM RECORD PLAT INFORMATION.
  - BLANKET ELECTRIC UTILITY EASEMENT RECORDED IN PG 104 PG 76 & 77.

2010019208  
 GUILFORD CO. NC FEE \$11.00  
 04-21-2010 02:59:52 PM  
 JOHN THOMPSON  
 BK: P 178  
 PG: 111-111

OWNER/DEVELOPER:  
 CONTACT: CARLIS VERNON  
 PROVIDENCE PLACE  
 1701 WESTCHESTER DR SUITE 400  
 HIGH POINT, NC 27262  
 (336) 886-4566

DAVIS-MARTIN-POWELL & ASSOCIATES, INC  
 ENGINEERING  
 LAND PLANNING  
 SURVEYING  
 6645 OLD PLANK ROAD  
 HIGH POINT, NC 27265  
 (336) 886-4821  
 LICENSE: F-0045  
 WWW.DMP-INC.COM

UNIFIED DEVELOPMENT PLAN  
 ASSISTED LIVING FACILITY  
 PROVIDENCE PLACE  
 HIGH POINT TOWNSHIP  
 HIGH POINT - NORTH CAROLINA

SHEET NO.  
 1

# **Citizens Information Meeting Report Zoning Map Amendment 21-09**

Submitted by: John Ritner, on behalf of Pinnacle Foods Company

Pinnacle Foods Co

John Ritner  
1701 Westchester dr Suite 650  
High Point, NC 27262

Hello,

I am writing to let you know you will receive a letter from the City of High Point saying my small business, Pinnacle Foods Co, has requested a zoning change to the kitchen space we are currently leasing in the Providence Place mall that was formerly Canterbury's.

My brother and I started this business in Missoula, Montana selling freeze dried meals. My wife and I and our two boys recently moved back to our hometown of High Point to be closer to family, and are excited to bring our business here.

The reason for the zoning request is to add a wholesale use to just our 3,200 square foot kitchen. We are a small business with only online sales, no storefront, and one weekly food delivery truck.

If you have any questions or concerns, please reach out to me at [John@pinnaclefoods.co](mailto:John@pinnaclefoods.co)

I have also scheduled a Zoom meeting if you would like to join and ask any questions. The meeting will be held on Tuesday, May 4th from 7:00pm-7:30pm.

You can join the Zoom meeting with the following ID and passcode.

Meeting ID: 978 9454 7736

Passcode: evK4TB

We are excited to add to the growing list of small businesses moving to High Point and do what we can to positively impact our community.

Thanks so much,

-John Ritner

A handwritten signature in black ink, appearing to be 'JR', written over a horizontal line.

[www.Pinnaclefoods.co](http://www.Pinnaclefoods.co) (co, not com)

**City of High Point**  
**Citizen Information Meetings**



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

[www.buildhighpoint.com](http://www.buildhighpoint.com)

**From:** [John Ritner](#)  
**To:** [Herbert Shannon Jr](#)  
**Subject:** Statement from John Ritner (Pinnacle Foods Co) for City Council Hearing Tuesday June 22  
**Date:** Tuesday, June 15, 2021 10:02:51 AM

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Hello Herb,

I attempted to get representation at the council hearing but was unable. As I am still unable to attend I have prepared the following statement.

“Hello, I apologize I am not able to attend today. My name is John Ritner, my brother and I started our small business called Pinnacle Foods Co in Missoula, Montana last year cooking, packaging, and selling freeze dried meals for camping, backpacking, etc. Earlier this year my family decided to move back to our hometown of High Point to raise our two young boys around their grandparents. We moved our business into 1701 Westchester dr in the kitchen that used to be Canterbury’s restaurant. This kitchen had been unoccupied for 12 years and the owners agreed to wall off the dining room from the kitchen to create two separate units. We operate our small business in the 3,200 sq foot kitchen which is large for us and we hope to grow into our space. Our facility does not have a storefront as all of our sales are done online. We hope to begin selling product wholesale as well in the future which is the the reason for my request. With the addition of wholesale sales, the zoning department is viewing our operation as minor manufacturing. If approved, we will be able to grow our business and hope to create a few jobs and do what we can to impact our community in a positive way. We are excited to join the rapidly growing community of small businesses in High Point!

Because we have no storefront, and only receive one food order per week, we have little to no negative impact on our neighbors.

Thanks so much for your consideration, if you are considering denying this request, I ask that you delay my case so that I may be able to attend to answer any questions you may have.

Thanks,

-John Ritner”