

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
EDWARD THOMAS
MACELDOWNEY JR.

I, Edward Thomas MacEldowney Jr. 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 by The Piedmont School, Inc. ("TPS") for a special use permit ("SUP").

2. TPS is applying for a SUP in order to expand its existing educational facilities located at 819 Old Mill Road, High Point, North Carolina (the "Property").

3. My firm, Davis Martin Powell ("DMP") is an engineering and land surveying firm headquartered in North Carolina. DMP's Professional Engineers and Professional Land Surveyors provide services in Municipal Engineering, Land Development, Surveying, Subsurface Utility Engineering, and Construction Management/Inspection.

4. DMP is assisting TPS with planning its proposed expansion at the Property.

Background

5. I have personally assisted TPS in planning its proposed expansion.

6. I have an Associate of Applied Science in Civil Engineering Technology, from Guilford Technical Community College. I received my Associate's degree in 1987. I am also a SiteOPS Certified Professional.

7. I have been with DMP since 1987

8. I am currently the Vice President, Secretary, of DMP, as well as a Partner with the firm.

9. I am also one of DMP's Site Development Group Leaders and have an extensive list of successful Site Civil projects for Commercial, Institutional and Industrial clients.

10. My focus is in the Site/Civil Design of Educational Facilities for Public School Systems, Community Colleges, Universities, and Private Schools throughout DMP's service area. These projects include the total design of Site, Grading, Sedimentation and Erosion Control, Stormwater Conveyance, Treatment and Management, Access Roads, Parking Areas, Off-site and On-site Water and Sewer Utilities, and Roadway System Improvements.

11. I have played a key leadership or design role in at least nineteen (19) separate design projects for educational institutions, including primary schools, high schools, and colleges and universities over the course of my career.

12. I also have experience in Flood Plain Development and Flood Studies for individual properties, including FEMA CLOMR and LOMR certifications.

13. From 2017–2020, I served as a Director on the Triangle Real Estate & Business Industry Coalition (TREBIC), Board of Directors.

14. I currently serve on the Advisory Committee for the Civil Engineering/Geomatics program at Guilford Technical Community College.

Design Plans and Exhibits

15. I have been personally involved with design and supervision of the plans for TPS's expansion project, including development of the Special Use Permit Phasing Plan and Vehicle Stacking Plans that are part of the SUP submittal. Both of these plans are considered "preliminary" in that additional plans will be developed prior to construction.

16. In developing these plans, I have worked with other professionals engaged by TPS for this expansion project, including, but not limited to architect Rick Brown from Boomerang Design, P.A., and construction manager Rich Alexander from Fourth Elm Construction, LLC.

17. I also participated in an informal and voluntary High Point Technical Review Committee meeting on April 17, 2024, for this project and have been involved,

both directly and through TPS counsel, in responding to various questions from City Staff since that time.

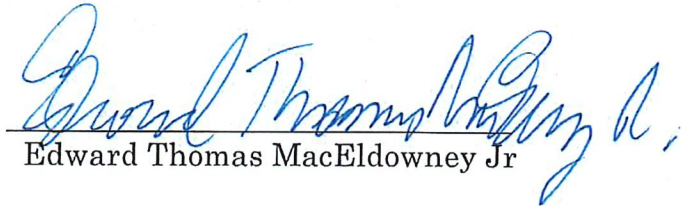
18. Attached as **Exhibit 1** to this Affidavit is a true and correct copy of the Special Use Permit Phasing Plan prepared by DPM on behalf of TPS.

19. Attached as **Exhibit 2** to this Affidavit is a true and correct copy of the Vehicle Stacking Plans prepared by DPM on behalf of TPS.

20. Both Exhibits 1 and 2 to this Affidavit were submitted to the City to be incorporated into the SUP application by TPS.

Further, the affiant sayeth not.

This the 14th day of November, 2024.


Edward Thomas MacEldowney Jr

STATE OF NORTH CAROLINA

COUNTY OF Guilford

Subscribed and sworn to (or affirmed) before me on this 14th day of November, 2024, by Edward Thomas MacEldowney Jr., 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.

Kimberly C. Haney
(Notary Public - Signature)

Kimberly C. Haney
(Notary Public - Printed/Typed Name)

Commission Expires: 8/17/2027

[NOTARY SEAL]

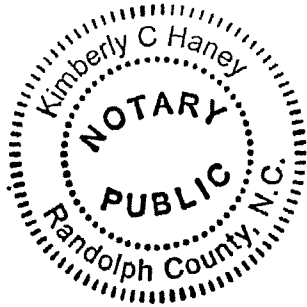
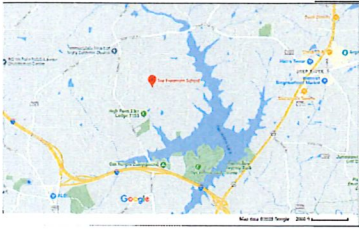


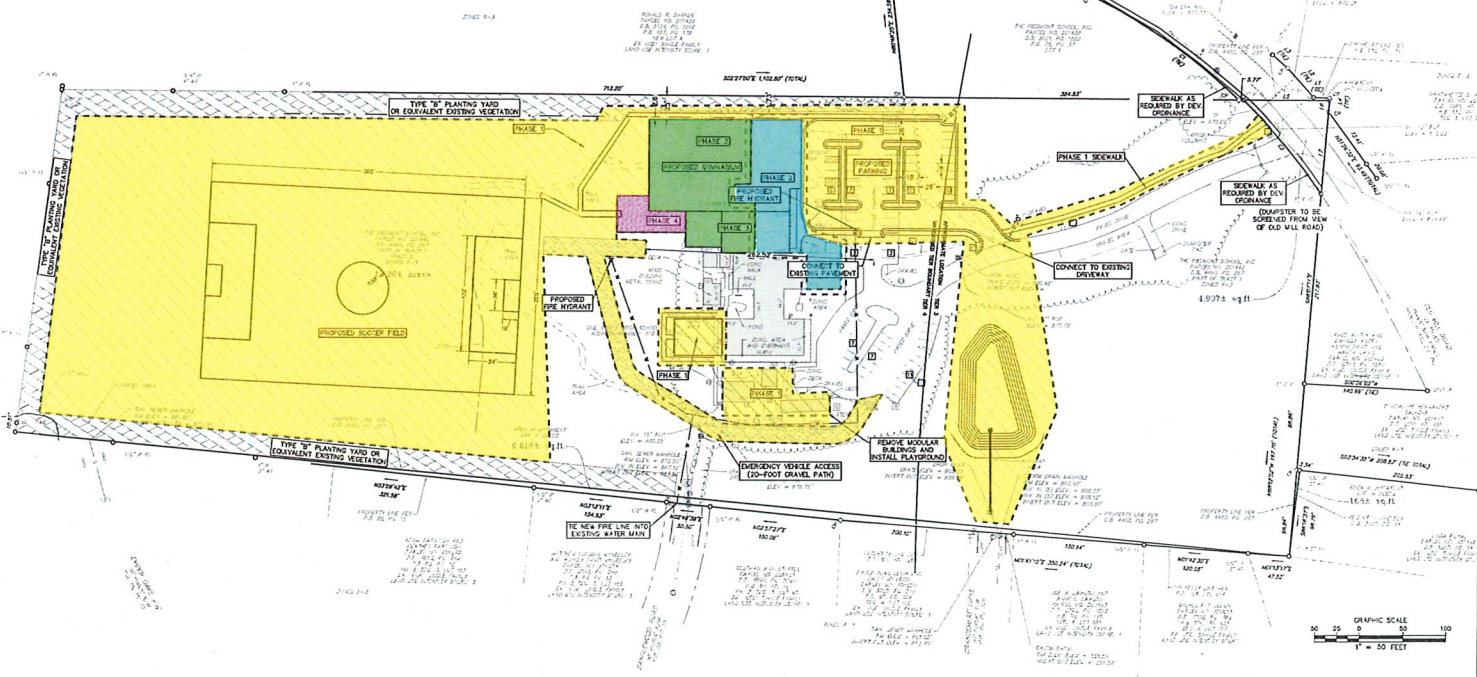
Exhibit 1



- PHASE 1: INCLUDES ATHLETIC FIELDS (NO LIGHTS OR BLEACHERS), SOA, PARKING, BUILDING ACCESS FOR CLASSROOMS AND ADDITIONAL BATHROOMS, PLAYGROUND RELOCATION, SIDEWALK
- PHASE 2: INCLUDES NEW BUILDING ADDITION (SCIENCE LOBBY, DINING, RESTROOMS), CONVERT CORVON SPACE INTO LIBRARY SPACE.
- PHASE 3: INCLUDES GYM, STAGE, ART, MUSIC, AND MUSIC STORAGE.
- PHASE 4: INCLUDES CLASSROOMS, STAFF WORKROOM. THIS PHASE WILL INCREASE ENROLLMENT BY 70-90 STUDENTS.

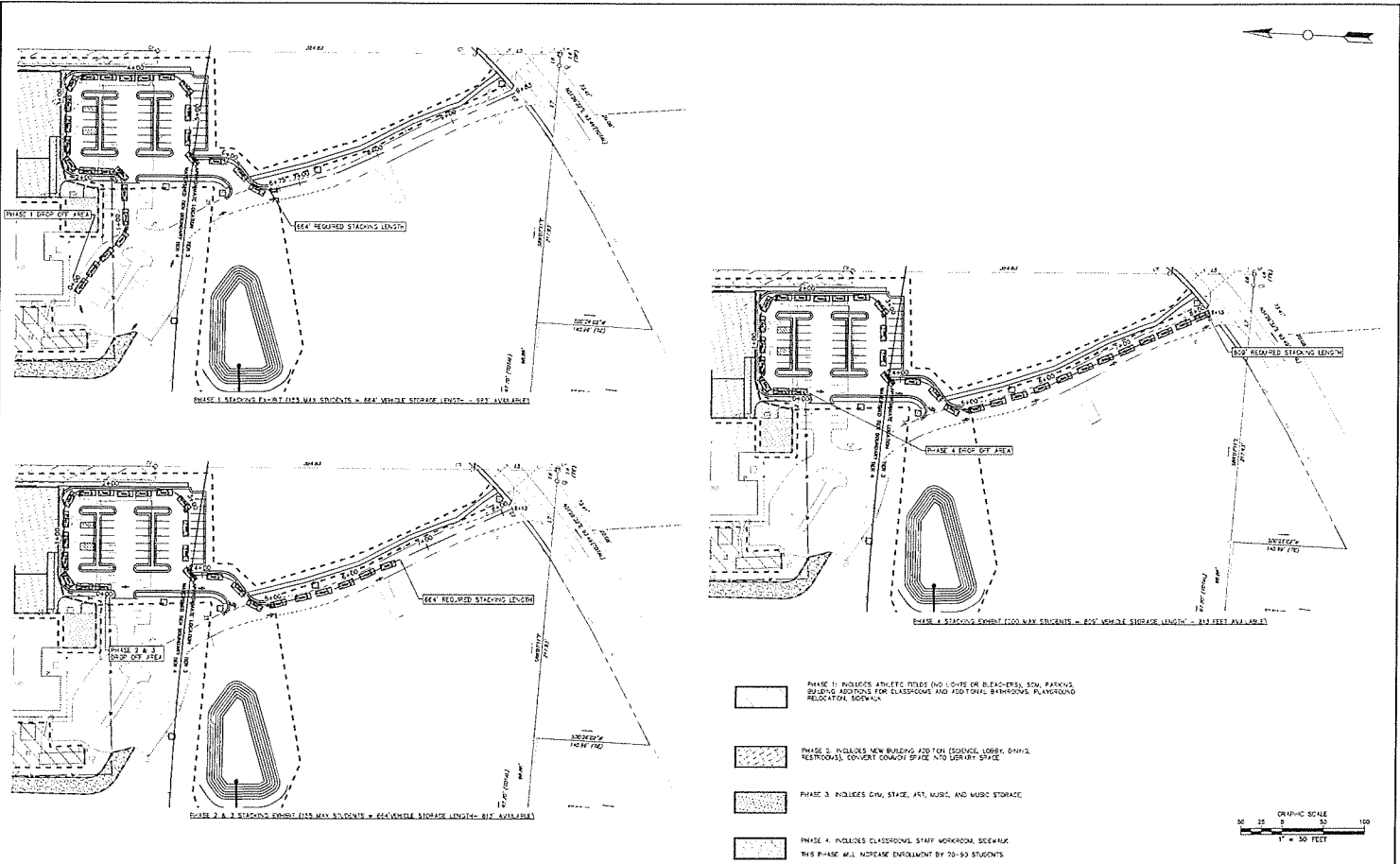
GENERAL NOTES

1. OWNER: THE PIEDMONT SCHOOL, INC. PO BOX 1550 HIGH POINT, NC 27281 819 OLD MILL ROAD HIGH POINT, NC 27281 20442
2. ADDRESS OF SITE:
3. PARCEL NUMBER: 21526 ACRES 08 4460 PG 287 PG 26 PG 37
4. ACREAGE:
5. DEED REFERENCES:
6. PLAT REFERENCES:
7. PROPOSED USE: SCHOOL (MAJOR)
8. EXISTING ZONING: R-3 (OUTSIDE CORE CITY)
9. PARTISANSHIP: 014 FOLLOW LINE CUTCH AREA (MCA) TER 3 AND TER 4
10. EXISTING BUA: 136 AC 8.85%
11. PROPOSED BUA: 133 AC 8.65%
12. TOTAL BUA: 269 AC 17.50%
13. TOTAL REQUIRED PARKING: 54 PARKING SPACES (1.5 PER EACH CLASSROOM)
14. PROPOSED PARKING: 67 PARKING SPACES TOTAL
15. REQUIRED HANDICAP SPACES: 852 SPACES
16. THE TYPE "B" PLANTING YARD IS TO HAVE A MINIMUM WIDTH OF 20FT, AND AN AVERAGE WIDTH OF 25FT. THE PLANTING RATE SHALL BE 4 CANOPY TREES, 6 UNDERSTORY TREES, AND 25 SHRUBS PER 100 SQUARE FEET



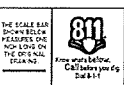
<p>THE SCALE BAR SHOWN BELOW FEATURES ONE HIGH POINT ON THE ORIGINAL DRAWING.</p> <p>GRAPHIC SCALE 1" = 50 FEET</p>	<p>DAVIS • MARTIN • POWELL ENGINEERS & SURVEYORS</p> <p>811 OLD MILL RD, HIGH POINT, NC 27281 T: (336) 991-4241 F: (336) 991-6488 WWW.DMP-INC.COM LICENSE #2426</p>		<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>	<p>SPECIAL USE PERMIT PHASING PLAN THE PIEDMONT SCHOOL 819 OLD MILL ROAD HIGH POINT, NORTH CAROLINA GULF COUNTY</p>	<p>SHEET NO. S-1 OF</p>
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Exhibit 2



REV.	DATE	DESCRIPTION	BY	PROJECT	202024
1				DATE	02/22/24
2				DESIGNED	DM
3				DRAWN	DM
4				CHECKED	DM
5				SCALE	AS NOTED
6				LOG-OPEN	N/A

THE SCALE BAR
 DIMENSIONS
 REQUIREMENTS
 NOTED ON
 THE ORIGINAL
 PLANS.



DAVIS · MARTIN · POWELL
 ENGINEERS & SURVEYORS **dmp**
 819 OLD MILL ROAD, HIGH POINT, NC 27030 | P.O. BOX 88468 | WWW.DMP.COM | LICENSE #200



PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

VEHICLE STACKING PLANS II-4-2024
THE PIEDMONT SCHOOL
 819 OLD MILL ROAD
 HIGH POINT, NORTH CAROLINA
 GUILFORD COUNTY

SHEET NO
S-2
 OF _____