

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 21-10  
(Hunter Farms)

**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 Hunter Farms to rezone approximately 0.92 acres from the Residential Single Family – 5 (R-5) District and a Conditional Use General Business (CU-GB) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located at the southwest corner of Irbywood Drive and Montgomery Street (108 and 110 Irbywood Drive).

### **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 on behalf of the applicant was Mr. Sam Lasine, attorney, Keziah-Gates LLP, 300 N. Main Street, Suite 400, High Point. Mr. Lasine noted that the Hunter Farms facility has continued to grow, and with the hiring of additional staff they are requesting rezoning to support expansion of their employee parking lot. To ensure they will continue to be a good neighbor to the abutting residential area, Hunter Farms has offered conditions to limit access and to screen the proposed parking area with fencing and landscaping. Mr. Lasine concluded by noting no one attended their neighborhood meeting. The only contact he has received was a phone call from the owner of the Sir Pizza restaurant, 1916 N. Main Street, who wanted to ensure their property was not being rezoned.

There were no public comments received in regard to the request.

### **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 21-10 is consistent with the City's adopted policy guidance because the requested conditional zoning district provides a transition between the manufacturing use and the adjacent residences. Furthermore, the request is reasonable and in the public interest because the requested zoning change includes the last residentially zoned parcel in the block and down zones the commercially zoned portion of the site to a district that provides better protection for the adjoining neighborhood.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-21-10  
May 25, 2021**

<b>Request</b>	
<b>Applicant:</b> Harris Teeter, Inc. (dba Hunter Farms)	<b>Owner:</b> Harris Teeter, Inc. (dba Hunter Farms)
<b>Zoning Proposal:</b> To rezone approximately 0.92 acres	<b>From: CU-GB</b> Conditional Use General <b>R-5</b> Business District Residential Single Family – 5 District
	<b>To: CZ-OI</b> Conditional Zoning Office Institutional District

<b>Site Information</b>	
<b>Location:</b>	Located at the southwest corner of Irbywood Drive and Montgomery Street (108 and 110 Irbywood Drive).
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 189098 (portion) and 189100.
<b>Site Acreage:</b>	Approximately 0.92 acres (40,075± square feet)
<b>Current Land Use:</b>	Commercial parking lot and undeveloped parcel.
<b>Physical Characteristics:</b>	The site has a relative flat topography with no noteworthy features.
<b>Water and Sewer Proximity:</b>	A 6-inch City water line and an 8-inch City sewer line both lie adjacent to the site along Irbywood Drive and Montgomery Street.
<b>General Drainage and Watershed:</b>	The site drains in a northerly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
<b>Overlay District:</b>	Oak Hollow Lake General Watershed Area (GWA)

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	R-5	Residential Single Family – 5 District	Single family dwelling
<b>South:</b>	MS-A	Main Street District (Sub-District A)	Minor Industrial Service Use
<b>East:</b>	R-5	Residential Single Family – 5 District	Single family dwelling
<b>West:</b>	MS-A	Main Street District (Sub-District A)	Retail sales establishment

<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>	<p>The area has a Low-Density Residential land use designation. This classification includes primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p> <p>However, the zoning site is part of the larger Hunter Farms manufacturing facility which fronts on N. Main Street. Lands fronting along or that have an established orientation towards this segment of this corridor have a Community/Regional Commercial land use designation, which supports a wider range of retail or service uses intended to serve the entire community and nearby regional customers.</p>
<b>Land Use Plan Goal, Objective &amp; Policies:</b>	<p>The following objective of the Land Use Plan is relevant to this request: Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p>
<b>Relevant Area Plan: Core City Plan</b>	<p><u>Core City Plan:</u> This request is neither consistent or inconsistent with the goals and objectives of the Core City Plan.</p>
<b>Zoning History:</b>	<p>The zoning site is owned by the abutting Hunter Farm manufacturing facility. Tax records note this manufacturing facility (also known as Harris Teeter Creamery) was built in 1946 and is depicted on historic aerial photography dating back to 1958. Until the establishment of the Main Street (MS) zoning district in 2008, this facility and butting lands along N. Main Street were in the General Business (GB) District.</p> <p>The area requesting to be rezoned was initially platted for single family dwellings as part of the of S.D. Gibson Jr subdivision in 1950.</p> <p>In 1998, the northern portion of this current zoning site was rezoned to a CU-GB District to be used as a parking lot for the abutting manufacturing facility.</p>

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>		<b>Classification</b>
	<b>Approx. Frontage</b>		
	Irbywood Drive		Local Street
	Montgomery Street		Local Street
<b>Vehicular Access:</b>	Via driveway access for Irbywood Drive.		
<b>Traffic Counts:</b> <i>(Average Daily Trips)</i>	None, traffic counts are not typically taken from local streets by the NCDOT.		
<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>Conditions:</b>	<p><u>Access:</u> Driveway access shall only be permitted to Irbywood Drive. In conjunction with any development permit approval, the existing driveway on Montgomery Street shall be closed and replaced with standard curb and gutter.</p>		

### School District Comment

Not applicable to this zoning case.

### Details of Proposal

The applicant is requesting rezoning of lands abutting their manufacturing facility, along Irbywood Drive, to support expansion of their employee parking area. The northern portion of the zoning site has a CU-GB District zoning that was established in 1998 for an employee parking lot. The southern portion of the site has a R-5 District zoning and was previously developed with a single family dwelling, which has since been demolished. The applicant desires to rezone this area to a Conditional Zoning Office Institutional (CZ-OI) District to expand their previously established employee parking area.

Included with this zoning map amendment application is a conditional zoning ordinance in which the applicant has offered conditions to prohibit minor retail sales use types, preserve existing permitter vegetation, screen parking and to restrict access.

### Staff Analysis

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below.

Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

#### **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.

**The requested conditional zoning district provides a transition between the manufacturing use and the adjacent residences**

#### **Reasonableness/Public Interest:**

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

**The requested zoning change includes the last residentially zoned parcel in the block and down zones the commercially zoned portion of the site to a district that provides better protection for the adjoining neighborhood.**

#### **Compatibility with Surrounding Areas**

- Whether the proposed conditional zoning 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 proposed conditional zoning district 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.

- ❖ Based on the zoning site' limited land area and conditions offered by the applicant, allowable uses in the proposed CZ OI District will be of a limited scale and intensity.
- ❖ The proposed expansion of the employee parking lot will continue previously established conditions for screening and preservation of landscaping along the site's street frontage.

**Mitigation of Impacts**

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

<b>Mitigation #1</b>	<p><b>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.</b></p> <p>The condition offered by the applicant to close the current parking lot access on Montgomery Street and require access to be from Irbywood Street will reduce the intrusion of nonresidential trips into the adjacent residential area.</p>
<b>Mitigation #2</b>	<p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</b></p> <p>The site is within the Oak Hollow Lake General Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>
<b>Mitigation #3</b>	<p><b>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.</b></p> <p>The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p>
<b>Mitigation #4</b>	<p><b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>Conditions offered to preserve existing streetyard landscaping, screen parking lots and prohibit retail uses will assist in mitigating adverse impacts on adjacent residential uses.</p>

**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 conditional zoning district that support the application.

This zoning request is a continuation of the conversion of the area along Montgomery Street and south of Irbywood Drive from a residential to a nonresidential area. In 1998, the eastern portion of the zoning site (fronting along Montgomery Street) was rezoned to support establishment of an employee parking area for the abutting manufacturing facility. In 2008, under Street Abandonment Case 08-22 and Zoning Map Amendment Case 08-12, the City Council approved the abandonment of the southern two-thirds of the Montgomery Street right-of-way and expansion of the Hunter Farms facility to lands east of the abandoned Montgomery Street right-of-way.

**Promotes a Preferred Development Pattern**

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

The request promotes a preferred development pattern as this is the last residentially zoned parcel in this block and will complete the conversion of this block from residential zoning.

**Recommendation**

**Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 0.92-acre site to the CZ-OI District. As conditioned, the requested will be compatible with the surrounding area and in conformance with adopted plans.

**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.

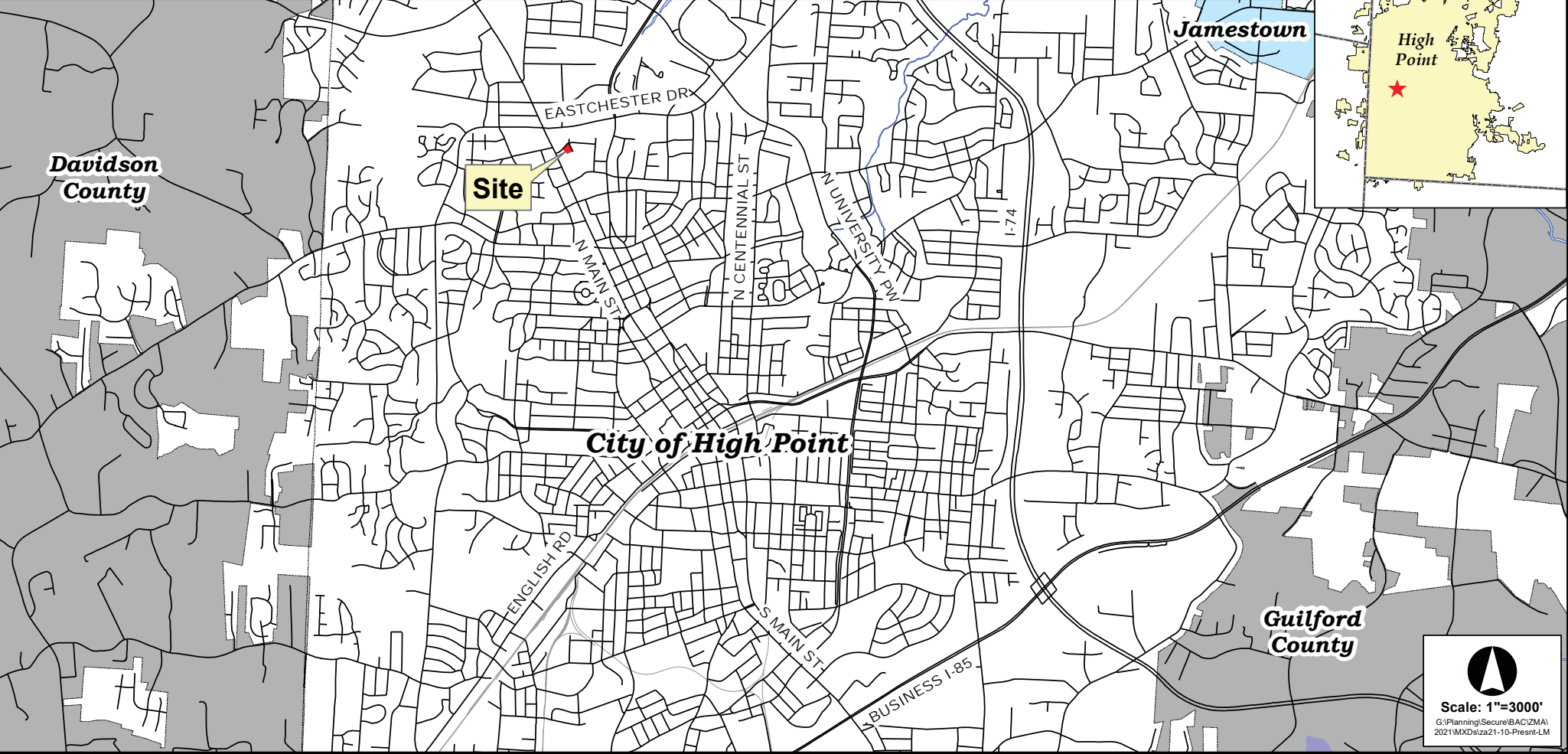
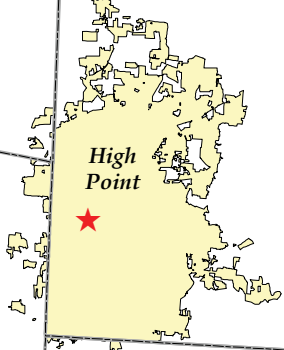
**Report Preparation**

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-21-10  
Applicant: Hunter Farms

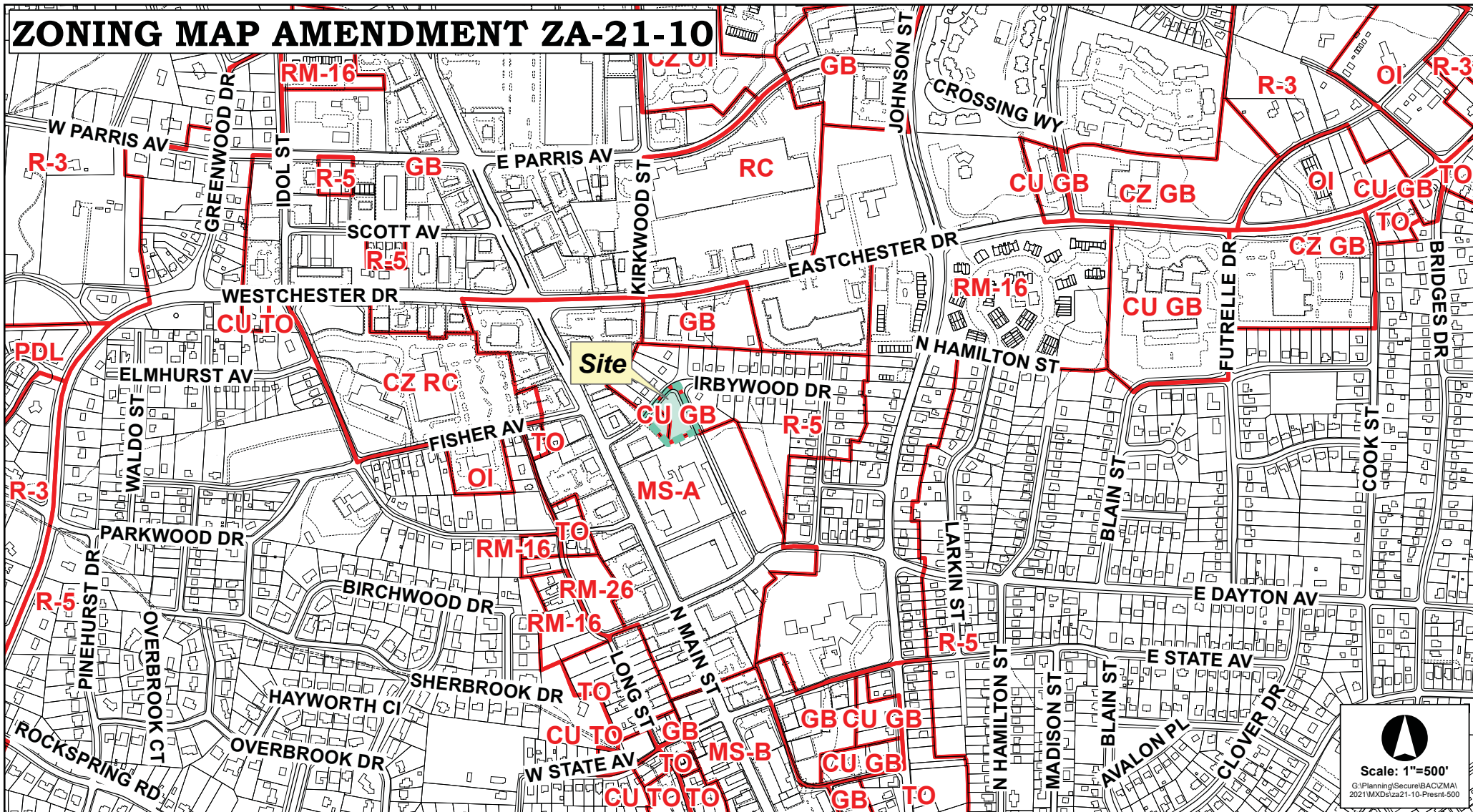
### Vicinity Map



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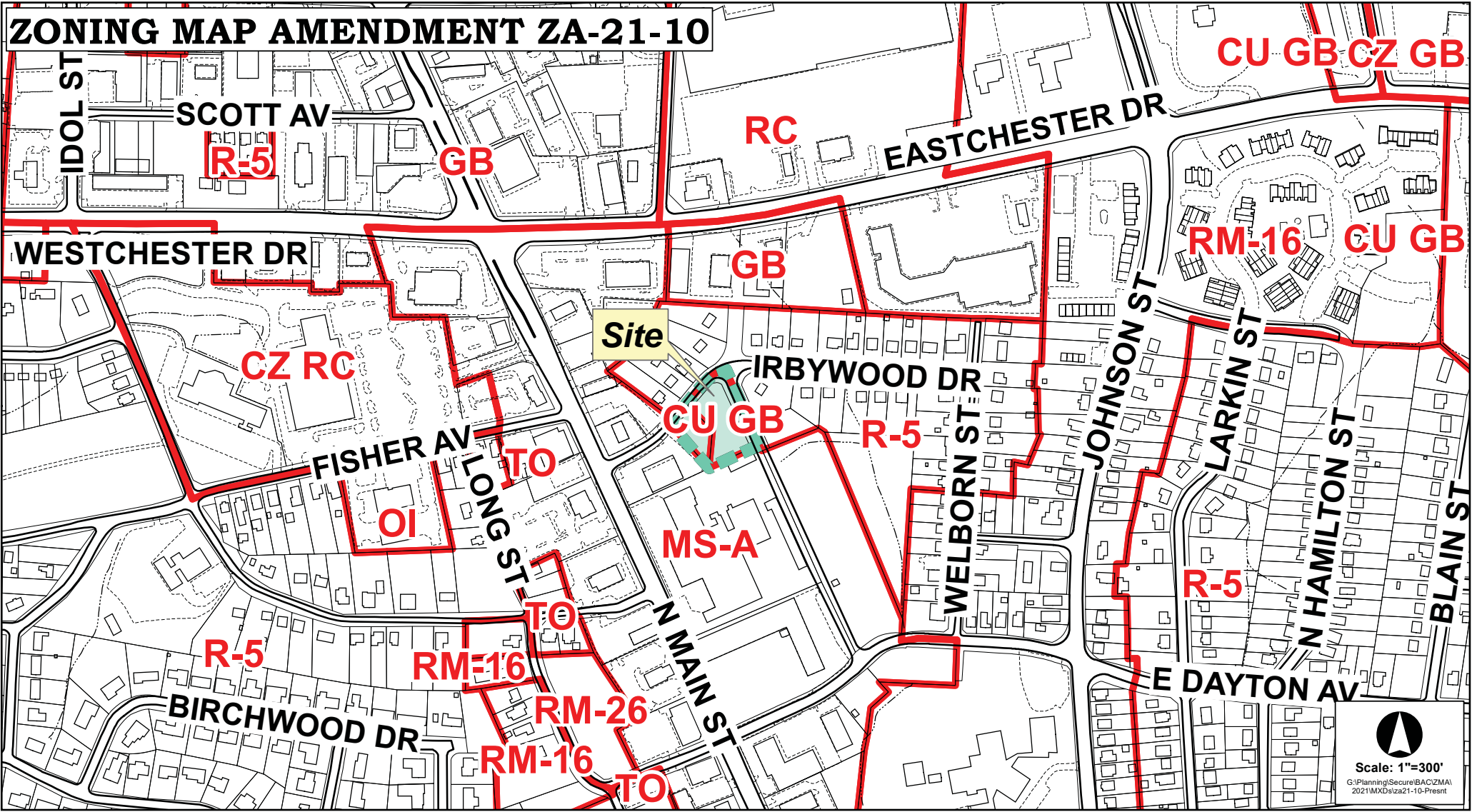


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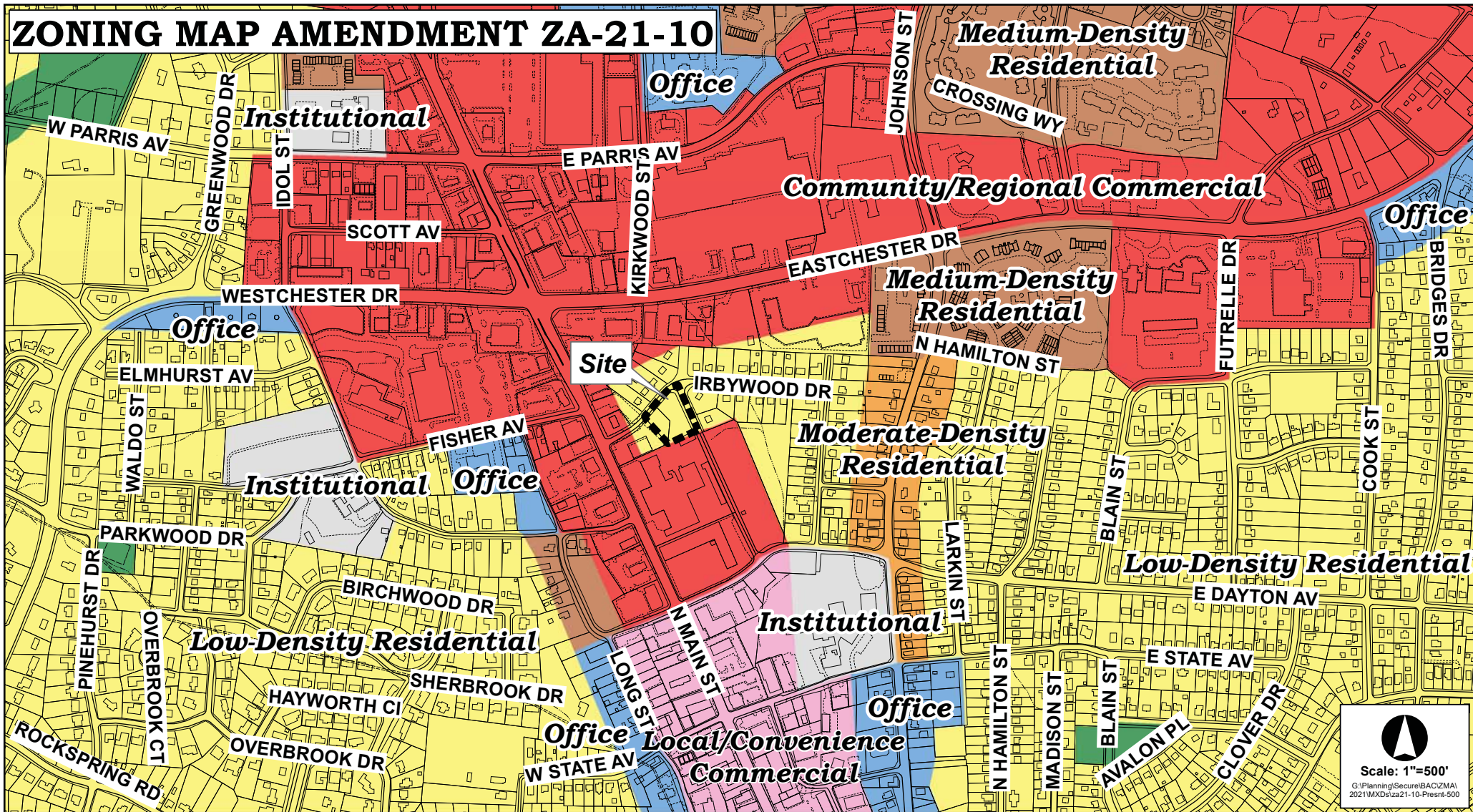
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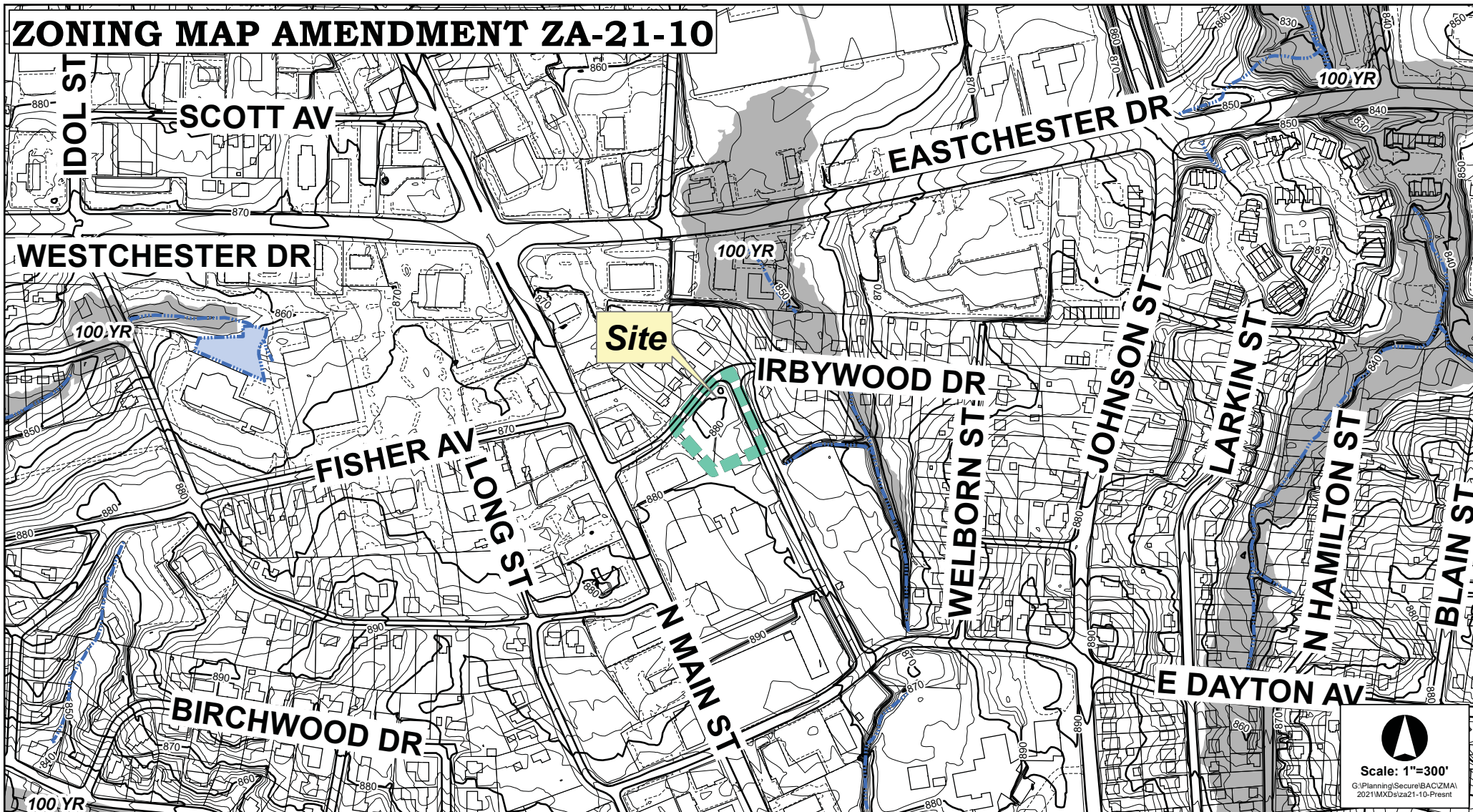
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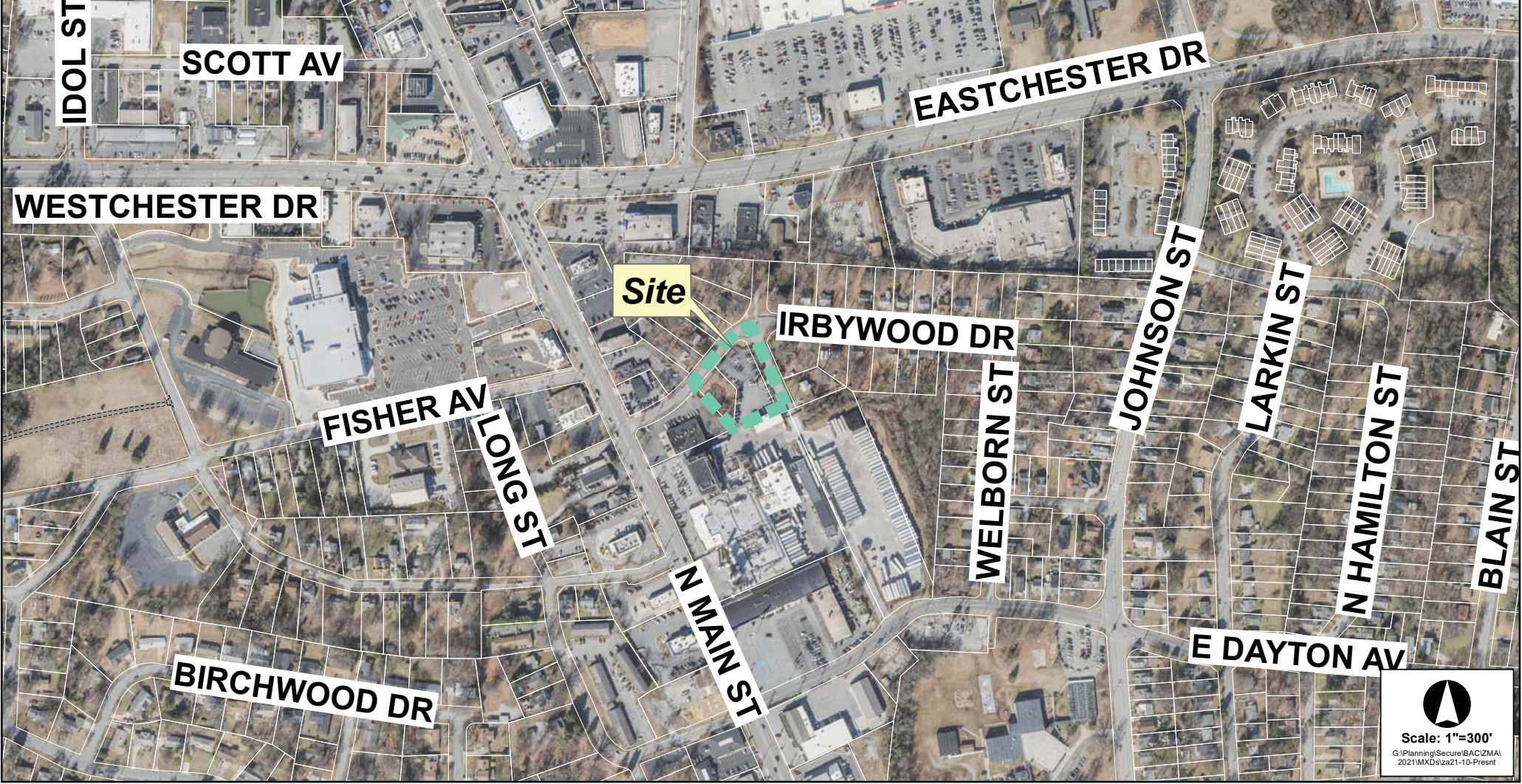
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# ZONING MAP AMENDMENT ZA-21-10



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL ZONING MAP AMENDMENT, 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 14, 2021 regarding **Zoning Map Amendment Case 21-10 (ZA-21-10)** 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: **Conditional Zoning Office Institutional (CZ-OI) District**. The property is approximately 0.92 acres (40,075± square feet) and located at the southwest corner of Irbywood Drive and Montgomery Street. The property is addressed as 108 and 110 Irbywood Drive and also known as Guilford County Tax Parcels 189098 (portion) and 189100.

**SECTION 2**

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES:**

- A. Any uses allowed in the Office Institutional (OI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. The following uses, enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance shall be prohibited:
  1. **Commercial**  
Minor retail sales

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Existing healthy perimeter landscaping, located within the streetyard planting area, shall be preserved.
2. If the principal use of the zoning site is a parking lot, then a six (6) foot high opaque fence shall be installed along the Irbywood Drive and Montgomery Street frontage of the zoning site.

B. Transportation.

1. Access: Driveway access shall only be permitted to Irbywood Drive. In conjunction with any development permit approval, the existing driveway on Montgomery Street shall be closed and replaced with standard curb and gutter.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district 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

**Neighborhood Communications Report**  
**Hunter Farms**  
**ZA-21-10**

Submitted by Andrew S. ("Sam") Lasine, Keziah Gates LLP  
On behalf of Hunter Farms  
May 6, 2021

**1. Invitation**

Hunter Farms' neighbors were sent the attached letter (**Exhibit A**) via expedited service. The letter included (a) the mandatory official statement about the zoning process with the City; (b) a full description of why the conditional rezoning was requested; (c) a site map; (d) a site plan that shows the Hunter Farms property and the employee parking area; (e) ways the neighbors could personally contact Hunter Farms with questions by both email and telephone; and (f) an invitation for neighbors to attend a virtual meeting with Hunter Farms' representatives.

Recipients of the letter are the neighbors listed on **Exhibit B**. This list was provided by the High Point Planning Department.

**2. Meeting**

A virtual meeting was held between 5:30 and 6:30 p.m. on Wednesday, April 28, 2021. Representatives of Hunter Farms were in attendance: Jason Thomason, Hunter Farms Director of Dairy Operations; Sam Lasine, Attorney; Brent Cockrum, PE; and Abigaile Pittman, planner.

No neighbors attended the meeting either virtually (Zoom) or by telephone.

**3. Other Communications**

To date, no communications from the neighbors have been received by Hunter Farms by phone, email, mail, or any other means, except from Danny Butler (Owner of Sir Pizza property, 1916 North Main Street). Mr. Butler called Hunter Farms' representative, Jason Thomason, to ask why his zoning was changing. Mr. Thomason explained that the zoning of the Sir Pizza property was not changing; only the zoning of the subject Hunter Farms property, and that he had received notice of the requested rezoning as an adjacent property owner. Mr. Butler was satisfied by this response and did not have any other questions or concerns.



# EXHIBIT A



*Hunter Farms Dairy  
1900 North Main Street  
High Point, NC 27262  
336.822.2300*

April 23, 2021

Dear Neighbor,

I am writing to let you know that you will receive notice from the City of High Point that Hunter Farms, your adjacent neighbor, has requested a zoning change.

The purpose of this request is to allow Hunter Farms to increase the size of its existing employee parking area at the corner of Irbywood Drive and Montgomery Street.

Hunter Farms has owned the property located at 108 Irbywood Drive for a number of years, took down the house on the site and has been temporarily using the lot for additional employee parking, pending approval of this rezoning request.

The parking area will continue to be screened with fencing and landscaping and will be paved. Also, there will be just one access to the area, from Irbywood Drive, in order to provide for safe traffic movements.

Enclosed for your information is an official statement on the rezoning process with the city, a site map and a site plan that shows the Hunter Farms property and the employee parking area.

If you have questions about this or wish to discuss this process, please call Jason Thomason at 336-822-2351 or email me at [wthomason@hunterfarms.com](mailto:wthomason@hunterfarms.com).

Additionally, we will conduct a virtual meeting to answer any questions or discuss any concerns you may have. You can follow this link to join us in this virtual meeting: <https://zoom.us/j/93136946202?pwd=Unh6UzdhdQ2NIUnVzeFBGMWVjK1JLUT09>; or call at 1-301-715-8592, Meeting ID: 931 3694 6202, and Passcode: 308429. The meeting will be held from 5:30p.m. to 6:30p.m. on Wednesday, April 28 2021. For a digital meeting invitation please email [bcockrum@feiconsulting.com](mailto:bcockrum@feiconsulting.com). It is open to anyone who is interested.

Best Regards,

Jason Thomason  
Hunter Farms

**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.

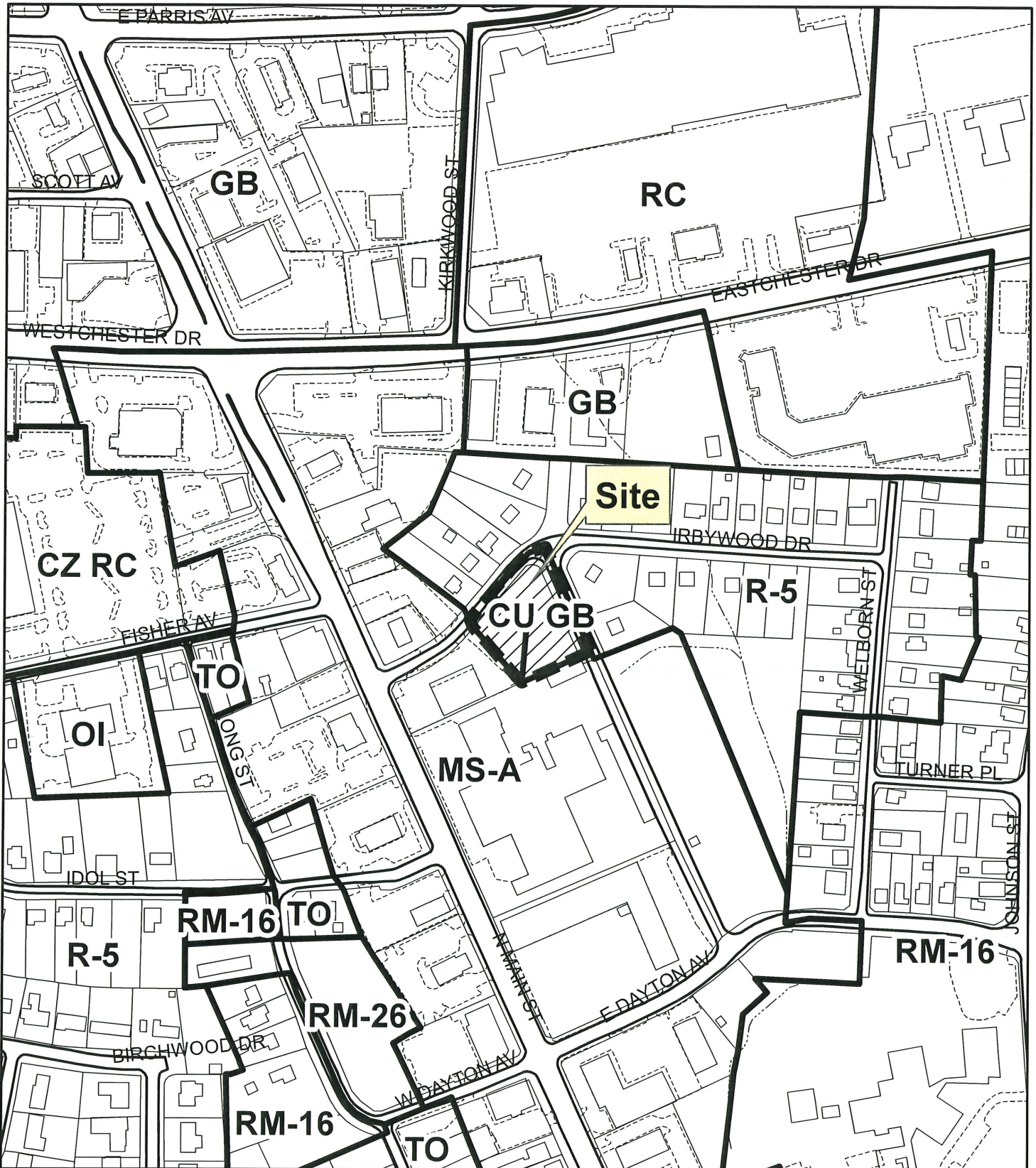
Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

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





**ZONING MAP AMENDMENT ZA-21-10**

**From: Residential Single Family-5, and  
Conditional Use General Business  
To: Conditional Zoning Office Institutional**

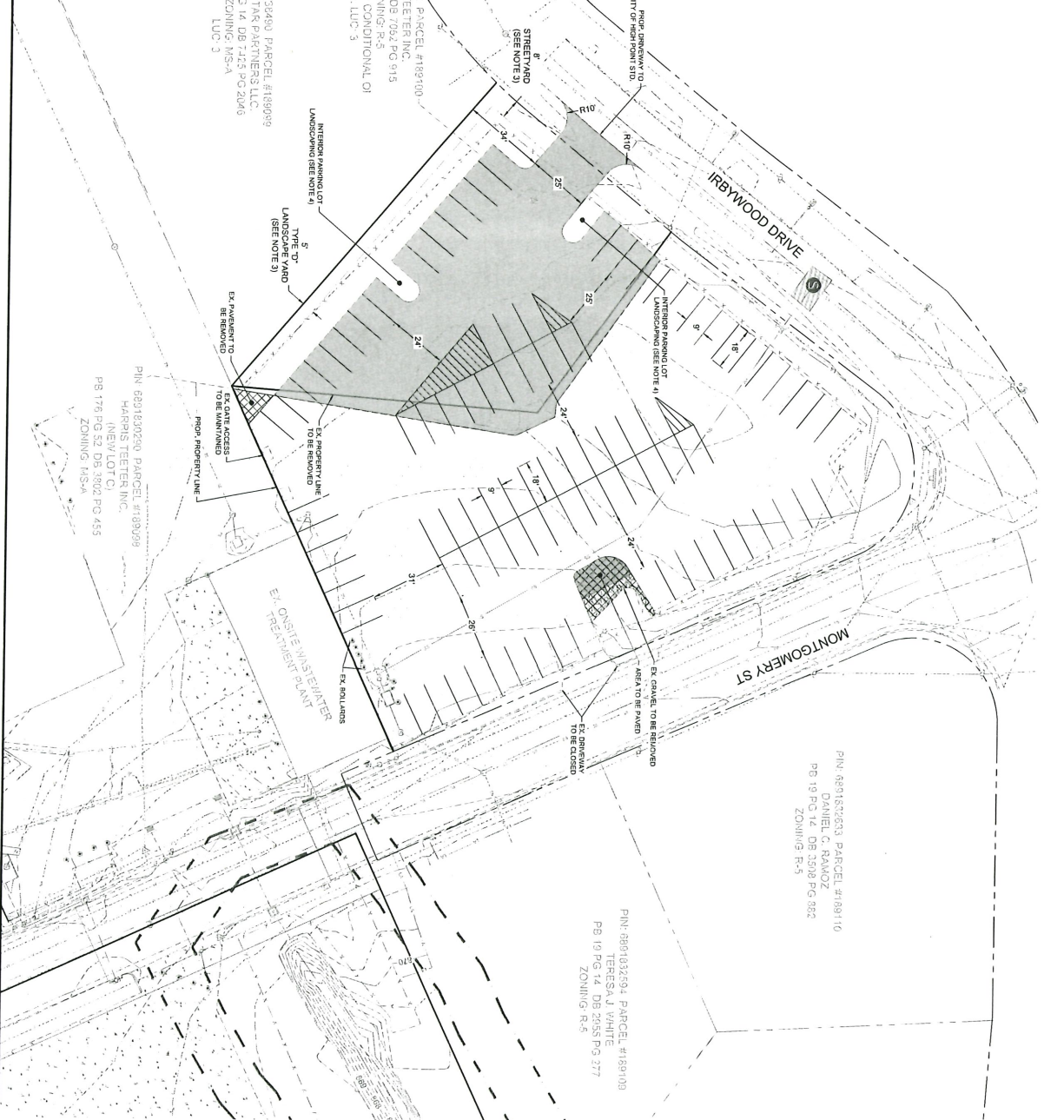
**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

**Planning & Development  
Department**

**City of High Point**



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**DETAILED NOTES:**

1. PROPOSED PARKING LOT ADDITION: 31 SPACES, 10' X 20'.
2. EXISTING PARKING LOT: 10' X 20'.
3. EXISTING ASPHALT DRIVE: 10' X 20'.
4. EXISTING CONCRETE DRIVE: 10' X 20'.
5. EXISTING DRIVE: 10' X 20'.
6. EXISTING WASTEWATER TREATMENT PLANT: 10' X 20'.
7. EXISTING ROLLBACKS: 10' X 20'.
8. EXISTING DRIVE TO BE REBOUND AND TO BE PAVED: 10' X 20'.
9. EXISTING DRIVE TO BE REBOUND TO BE CLOSED: 10' X 20'.
10. EXISTING PROPERTY LINE TO BE REMOVED: 10' X 20'.

**LEGEND:**

- PROPOSED PAVEMENT = [Pattern]
- EXISTING CONCRETE = [Pattern]
- EXISTING ASPHALT = [Pattern]
- EXISTING DRIVE = [Pattern]
- EXISTING DRIVE TO BE REBOUND AND TO BE PAVED = [Pattern]
- EXISTING DRIVE TO BE REBOUND TO BE CLOSED = [Pattern]
- EXISTING PROPERTY LINE TO BE REMOVED = [Pattern]

**WARNING:** THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE SITE SPECIFICATIONS AND NOTES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

**HUNTER FARMS PARKING LOT ADDITION**

**SITE PLAN**

PROJECT LOCATION:  
HUNTER FARMS  
COUNTY SUPERIOR  
STATE NORTH CAROLINA

OWNER INFORMATION:  
HUNTER FARMS  
1500 H WAIN STREET  
WEST POINT, NC 27378

**FEI**

Civil Engineers and Land Surveyors  
8518 Triad Drive, Colfax, NC 27235  
(336) 552-9797  
www.felconsulting.com  
License No. C-9950

NO.	DATE	REVISION NOTE
1	04/17/2021	ISSUED FOR PERMIT
2	04/21/2021	REVISED PER PERMIT COMMENTS
3	04/23/2021	REVISED PER PERMIT COMMENTS
4	04/27/2021	REVISED PER PERMIT COMMENTS
5	04/29/2021	REVISED PER PERMIT COMMENTS
6	05/03/2021	REVISED PER PERMIT COMMENTS
7	05/07/2021	REVISED PER PERMIT COMMENTS
8	05/11/2021	REVISED PER PERMIT COMMENTS
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10	05/19/2021	REVISED PER PERMIT COMMENTS
11	05/23/2021	REVISED PER PERMIT COMMENTS
12	05/27/2021	REVISED PER PERMIT COMMENTS
13	06/01/2021	REVISED PER PERMIT COMMENTS
14	06/05/2021	REVISED PER PERMIT COMMENTS
15	06/09/2021	REVISED PER PERMIT COMMENTS
16	06/13/2021	REVISED PER PERMIT COMMENTS
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98	05/06/2022	REVISED PER PERMIT COMMENTS
99	05/10/2022	REVISED PER PERMIT COMMENTS
100	05/14/2022	REVISED PER PERMIT COMMENTS

**EXHIBIT**

**SHEET**

**1 OF 1**

# EXHIBIT B



ATLAS 5 HOLDINGS LLC  
2004 N MAIN ST  
HIGH POINT NC 27262

BOOTSMA INVESTMENT LLC  
1235 S ELM EUGENE ST  
GREENSBORO NC 27406

BROWN, MARK L;BROWN, MEREDITH S  
PO BOX 247  
WELCOME NC 27374

BUSBY, ALLEN JAMES  
PO BOX 140074  
SALCHA AK 99714

CITY OF HIGH POINT  
PO BOX 230  
HIGH POINT NC 27261

DAVIS, ANDREA RILEY;RILEY, EMILY ANN  
ELIZABETH;WRIGHT, KRISTINA RILEY  
4012 POND VALLEY CT  
MCLEANSVILLE NC 27301

EDWARD-DONALD CORP  
PO BOX 6363  
HIGH POINT NC 27262

GOLDSTAR PARTNERS LLC - STORE #1246  
PO BOX 9167  
SPRINGFIELD MO 65801

HARRIS TEETER INC  
701 CRESTDALE RD  
MATTHEWS NC 28105

ILDERTON, CLARENCE M JR;ILDERTON, NANCY K  
1010 COUNTRY CLUB DR  
HIGH POINT NC 27262

JENNINGS, S DANIEL;JENNINGS, DOLLY F  
1411 WALES DR  
HIGH POINT NC 27262

JEONG, KWANGBEOM;OH, AEKYOUNG  
208 EASTCHESTER DR  
HIGH POINT NC 27262

JESSICAS LAND COMPANY LLC  
PO BOX 214  
BELEWS CREEK NC 27009

MANSFIELD INVESTMENTS LLC  
2406 GOLDFIELD CT  
GREENSBORO NC 27455

MARSHALL, DONNIE LEE  
2001 MONTGOMERY ST  
HIGH POINT NC 27262

MINTON, JOE EUGENE;MINTON, SUE  
ALLRED;MINTON, JOSEPH ADAM  
111 IRBYWOOD DR  
HIGH POINT NC 27262

MOZELEY, JAMES P  
210 IRBYWOOD DR  
HIGH POINT NC 27262

PEREZ, ANTONIO SANCHEZ  
1703 WELBORN ST  
HIGH POINT NC 27262

RAMOZ, DANIEL C  
200 IRBYWOOD DR  
HIGH POINT NC 27262

ROSS, FLOYD D  
2143 MOTSINGER RD  
WINSTON SALEM NC 27107

SILVER MAIN LLC  
PO BOX 6363  
HIGH POINT NC 27262

WHITE, TERESA J  
1920 MONTGOMERY ST  
HIGH POINT NC 27262