

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-06
(Wynnefield Properties, Inc.)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 2, 2022

Public Hearing: Yes

Advertising Date: April 20, 2022, and
April 27, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Wynnefield Properties, Inc. to rezone an approximate 5.8-acre parcel from a Conditional Use Office Institutional (CZ OI) District and the Residential Single Family – 3 (R-3) District to a Conditional Zoning Office Institutional (CZ OI) District. The site is east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its April 26, 2022 public hearing. All members of the Commission were present. 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. Craig Stone, President of Wynnefield Properties, 5614 Riverdale Drive, Jamestown. He provided an overview of the request and a summary of the neighborhood meeting that was held with surrounding property owners. He also outlined the manner in which he desires to develop the property for a multifamily use and the conditions offered to ensure compatibility with surrounding property owners.

Speaking in opposition to the request was Mr. John Patrone, 4200 Somma Court, High Point. He expressed concerns with the potential building height. He wanted the zoning conditions to restrict the height of buildings to the extent needed to develop as communicated by Mr. Stone at the neighborhood meeting.

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 9-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 22-06 is consistent with the City's adopted policy guidance because the site is within an area along the Skeet Club Road corridor that is classified by the Land Use Plan as Office. The allowable uses and density of the proposed CZ-OI District are supported in adopted policy guidance established for this area. The Commission also stated that the request is reasonable and in the public interest because the requested CZ-OI District does not change allowable development density or allowable uses. Furthermore, conditions offered by the applicant and standards of the Development Ordinance provide greater lighting and landscaping standards and allows development similar to what is permitted on adjacent lands.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-06
April 26, 2022**

Request	
Applicant: Wynnefield Properties, Inc.	Owners: Christine Coble
Zoning Proposal: To rezone a 5.8-acre parcel	From: CU-OI Conditional Use Office Institutional District R-3 Residential Single Family – 3 District
	To: CZ OI Conditional Zoning Office Institutional District
Notices: <ul style="list-style-type: none"> Applicant held a Citizen Information Meeting (Yes) As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing. 	

Site Information	
Location:	The site is located along the north side of Skeet Club Road, approximately 240 feet west of Fountain Grove Drive (1559 Skeet Club Road).
Tax Parcel Number:	Guilford County Tax Parcel 204491
Site Acreage:	Approximately 5.8 acres
Current Land Use:	One single family dwelling is located on this parcel.
Physical Characteristics:	The site is relatively flat with no noteworthy features.
Water and Sewer Proximity:	Adjacent to the site, within Skeet Club Road, is a 12-inch City water line and a 8-inch and a16-inch City sewer lines.
General Drainage and Watershed:	The site drains in a northerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment 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.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU-OI	Conditional Use Office Institutional District	Single family detached dwellings
South:	CU RM-16	Conditional Use Residential Multifamily-16 District	Assisted living facility
East:	CU-OI	Conditional Use Office Institutional District	Medical office and single family attached (townhome) dwellings
West:	R-3	Residential Single Family–3 District	Single family detached dwellings
	R-5	Residential Single Family–5 District	

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has an Office land use classification. This classification includes professional, personal, and business service uses.
Land Use Plan Goals, Objectives & Policies:	<p>The following goal and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping, and service areas.</p> <p>Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.</p>
Relevant Area Plan:	Not Applicable
Zoning History:	<p>This zoning site was annexed and obtained its current CU-OI District zoning in 1993 (ZA-93-26). Since 1993, the surrounding lands have been annexed and rezoned with a mixture of residential and office zoning districts.</p> <ol style="list-style-type: none"> <u>Birchwood cluster home subdivision (to the west):</u> Annexed and zoned R-3 District in 1985. <u>Skeet Club Downs subdivision (to the northwest):</u> Annexed and zoned R-5 District in 1992. <u>Fountain Grove single family and townhome subdivision (to the north and east):</u> Annexed and zoned CU-OI District in 2000. <u>Office (southeast):</u> This parcel was annexed in 1983 and rezoned from residential to its current CU-OI District in 2000. <p>In 2019 and 2020, applications were submitted to rezone this parcel to the CZ-OI District. Those applications were withdrawn.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Skeet Club Road		Major Thoroughfare	245 ft.
Vehicular Access:	Skeet Club Road via private driveway			
Traffic Counts: <i>(Average Daily Trips)</i>	Skeet Club Road		17,700 AADT (High Point DOT 2019 trip count)	
Estimated Trip Generation:	An 84-unit multifamily development is proposed. This use is anticipated to generate approximately 530 daily trips <i>(during a 24-hour time period)</i> , with approximately 37 AM peak hour trips (6am – 9am) and approximately 45 PM peak hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.	

Conditions:	<p><u>Right-of-Way Dedication:</u> As a part of development permit approval, the property owner shall dedicate fifteen (15) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site for installation of a turn lane.</p> <p><u>Turn Lane:</u> As part of driveway permit approval, the property owner shall install a right turn lane with appropriate storage and taper.</p>
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School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2021 – 2022 (20 th day of class)	Maximum Design Built Capacity: (2021 – 2022)	Mobile Classrooms:	Projected Additional Students:
Southwest Elementary	759	762	6	23 - 25
Southwest Middle	1,116	1,223	10	12 - 14
Southwest High	1,660	1,506	11	11 - 13
<p><u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Built capacity assumes 30 students per core academic classroom and is not inclusive of capacity reduction from programmatic utilization. Overcrowding at Southwest area schools continue to be a concern to Guilford County Schools.</p>				

Details of Proposal

The primary intent of this application is to amend zoning conditions established on the site when it was annexed in 1993. During the early 1990s, this parcel formed the northern boundary of the city limits. At the time the only adjacent development of any intensity was the abutting Birchwood cluster homes single family subdivision to the west. During the past 29 years the city limits have been extended northward to Gallimore Dairy Road and I-40; furthermore, land use policies for this area have changed to support a wide range of professional, personal, and residential uses.

With the surrounding lands now zoned to support a variety of residential and office related land uses and developed with multi-story structures, the applicant desires to have similar land development opportunities granted to this site. Included with this request is a conditional zoning ordinance addressing vehicular access, right-of-way dedication, perimeter landscaping and building height.

Staff Analysis

The zoning site is primarily zoned CU-OI except for a 0.5-acre area zoned R-3, which contains a single-family dwelling. The OI District is established to accommodate a wide variety of office and institutional uses, along with a wide range of residential uses. The maximum density of the district is 16 units per acre. The OI District also allows health care, social service, personal services, and retail uses with size limitations. All these land uses are currently allowed to be developed on the site and this rezoning application does not change any of the current allowable uses. Although the applicant has expressed a desire to construct a multifamily development, which is currently a permitted use, the staff analysis and recommendations take into consideration all the allowable uses permitted in the OI District.

Primary changes proposed by this zoning application, from its 1993 zoning approval, are as follows:

1. Exterior Lighting (~~delete the former condition~~): Lighting was not regulated in 1993, thus a condition was imposed to address exterior lighting impacts. The City of High Point's Development

Ordinance now regulates exterior lighting in a more stringent manner than the current zoning condition. Furthermore, as part of any development approval, a lighting plan is required to be submitted.

Perimeter Landscaping (*update and upgrade standards*): Currently, a higher landscaping standard is only required along the western boundary of the site. Below is a summary of current and proposed upgrade of landscaping conditions: (** Denotes a higher standard than what is required by the Development Ordinance*)

	Current landscaping conditions/ standards (<i>under current CU-OI zoning</i>)	Proposed new landscaping conditions/ standards (<i>under new CZ-OI zoning</i>)
Western Boundary	*Type B perimeter planting yard with minimum width of 30 ft. and opaque fence. 10 trees / 25 shrubs every 100 linear ft. (NOTE: 30 ft. was the average width under the 1993 ordinance)	*Type B perimeter planting yard with average width of 25 ft. 10 trees / 25 shrubs every 100 linear ft. (NOTE: 25 ft. is the average width under the current ordinance)
Northern Boundary	Type C perimeter planting yard. Average width of 15 ft. 7 trees / 20 shrubs every 100 linear ft.	*Type B perimeter planting yard with average width of 25 ft. 10 trees / 25 shrubs every 100 linear ft.
Eastern Boundary	No landscaping required	*Type C perimeter planting yard. Average width of 15 ft. 7 trees / 20 shrubs every 100 linear ft.
Evergreen Materials	Only required in Type B Yard (50%) (western boundary of site only)	*50% of perimeter landscaping to consist of evergreen plant materials
Tree Preservation	None	*All trees, with a caliper of 6-inches or more, within 20 ft. of the perimeter of the site, shall be preserved.

2. **Building height (*allow same height as abutting residential developments*):** The Development Ordinance permits all abutting lands to develop to a height of 50 feet. Furthermore, the OI District zoning governing the adjacent townhomes and medical office to the east allows a building height of up to 80 feet with increased building setbacks. The applicant proposes to remove the one-story height restriction since the surrounding zoning permits building heights of at least 50 feet.

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 site is within an area along the Skeet Club Road corridor that is classified by the Land Use Plan as Office. The allowable uses and density of the proposed CZ-OI District are supported by adopted policy guidance established for this area.

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 CZ-OI District does not change allowable development density or allowable uses. Furthermore, conditions offered by the applicant and standards of the Development Ordinance provide greater lighting and landscaping standards and allows development similar to what is permitted on adjacent lands.

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.
- ❖ The zoning site is part of a larger 60-acre area classified as Office within the Land Use Plan.
 - ❖ The zoning request does not introduce land uses not already allowed on the site.
 - ❖ Allowable uses are compatible with the surrounding land uses, which are a mixture of office, life care residential, single family detached, and single family attached (townhome) uses.
 - ❖ As conditioned, allowable building height will be the same as permitted on adjacent parcels.
 - ❖ As conditioned, higher landscaping standards will apply around the perimeter of the site.

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:

Mitigation #1	<p>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.</p> <ul style="list-style-type: none"> ❖ Conditions offered by the applicant to provide for a higher perimeter landscaping standard and 50% evergreen plant materials, when no such standards are currently required, will assist in minimizing adverse impact on adjacent lands. ❖ Required standards of the Development Ordinance pertaining to landscaping, screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will further mitigate impacts on adjacent property. ❖ Based on the surrounding public street configuration, access to this site is oriented and limited to Skeet Club Road.
Mitigation #2	<p>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</p> <p>The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Any development with more than 24% impervious coverage is required to install an engineered stormwater control device.</p>

Mitigation #3	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.
	<ul style="list-style-type: none"> ❖ The site is within an area adequately served by City of High Point utilities and municipal services. ❖ All developments in this area obtain their primary access from Skeet Club Road. Any traffic impacts to Skeet Club Road will be mitigated by the recently completed NCDOT widening project that converted this road from two lanes to a four-lane thoroughfare. Furthermore, the applicant will dedicate land to install a turn lane at the entrance to the site.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	<p>This zoning request does not change currently permitted uses or density of development, and the applicant has offered conditions pertaining to building height and perimeter landscaping. The combination of the conditions offered by the applicant and standards of the Development Ordinance will mitigate adverse effects to adjacent lands.</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.

- ❖ There have been significant changes in this area since this property was initially annexed and granted CU-OI District zoning in 1993. The site is no longer situated at the undeveloped northern greenfield edge of the city limits. Lands along the Skeet Club Road corridor are now situated in the middle of a developed/urbanized area, which is evident by the diversity of residential use types that have been established adjacent to the zoning site.
- ❖ In 1992, adopted policy guidance documents supported Office, Restricted Industrial and Heavy Industrial uses for the zoning site, and for adjacent lands to the north and east. This policy was amended by City Council in 2000 with an update to the Land Use Plan, which pushed industrial land uses further northward and designated the zoning site and adjacent lands for residential and office land uses. The surrounding area has developed into a transitional area adjacent to a major commercial node at the intersection of Eastchester Drive and Skeet Club Road.

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 requested CZ-OI District is consistent with the surrounding zoning and development pattern that consists of a mixture of Office Institutional (OI), Transitional Office (TO) and Residential Multifamily – 16 (RM-16) Districts.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 5.8-acre parcel to a CZ-OI District. As conditioned, the request 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.

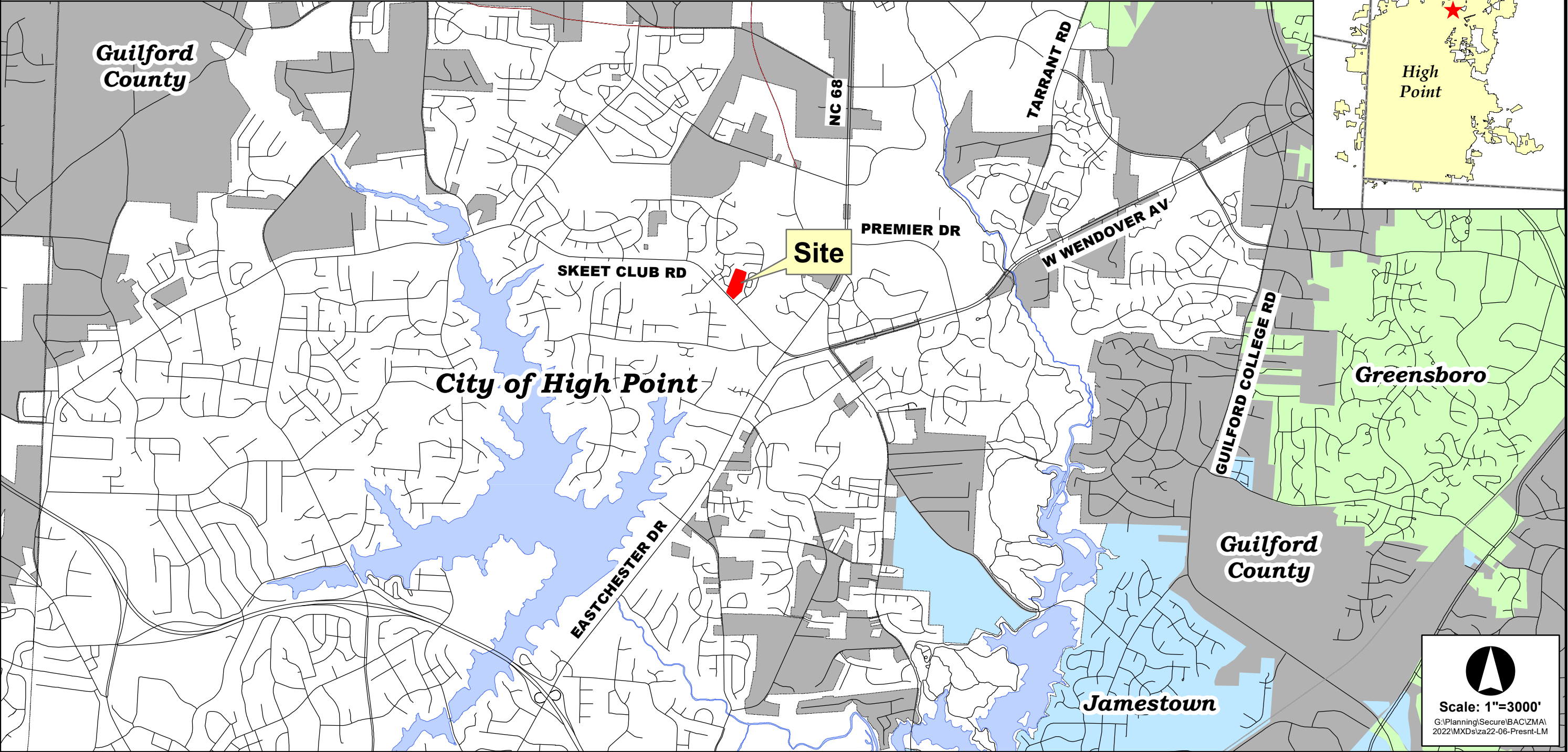
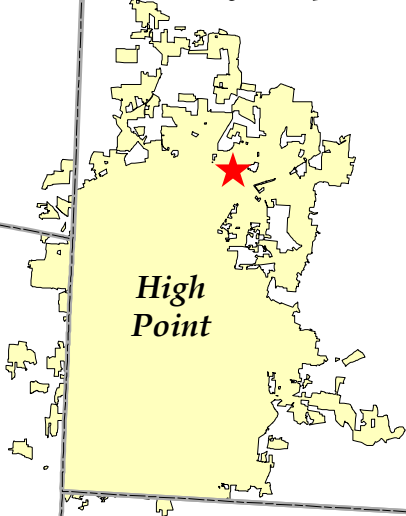
Report Preparation

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

LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-06
Applicant: Wynnefield Properties, Inc.

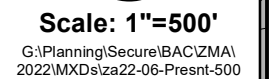
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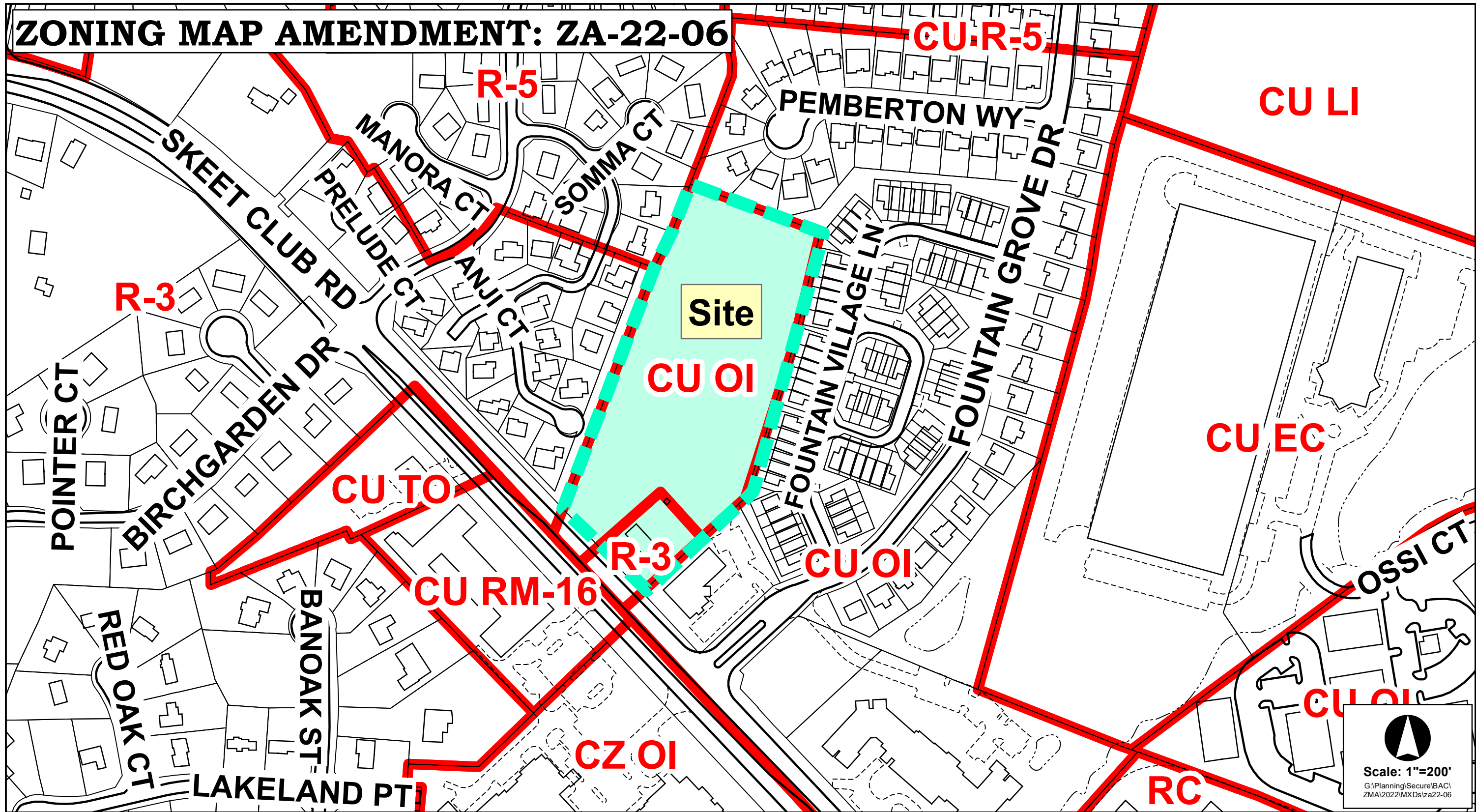


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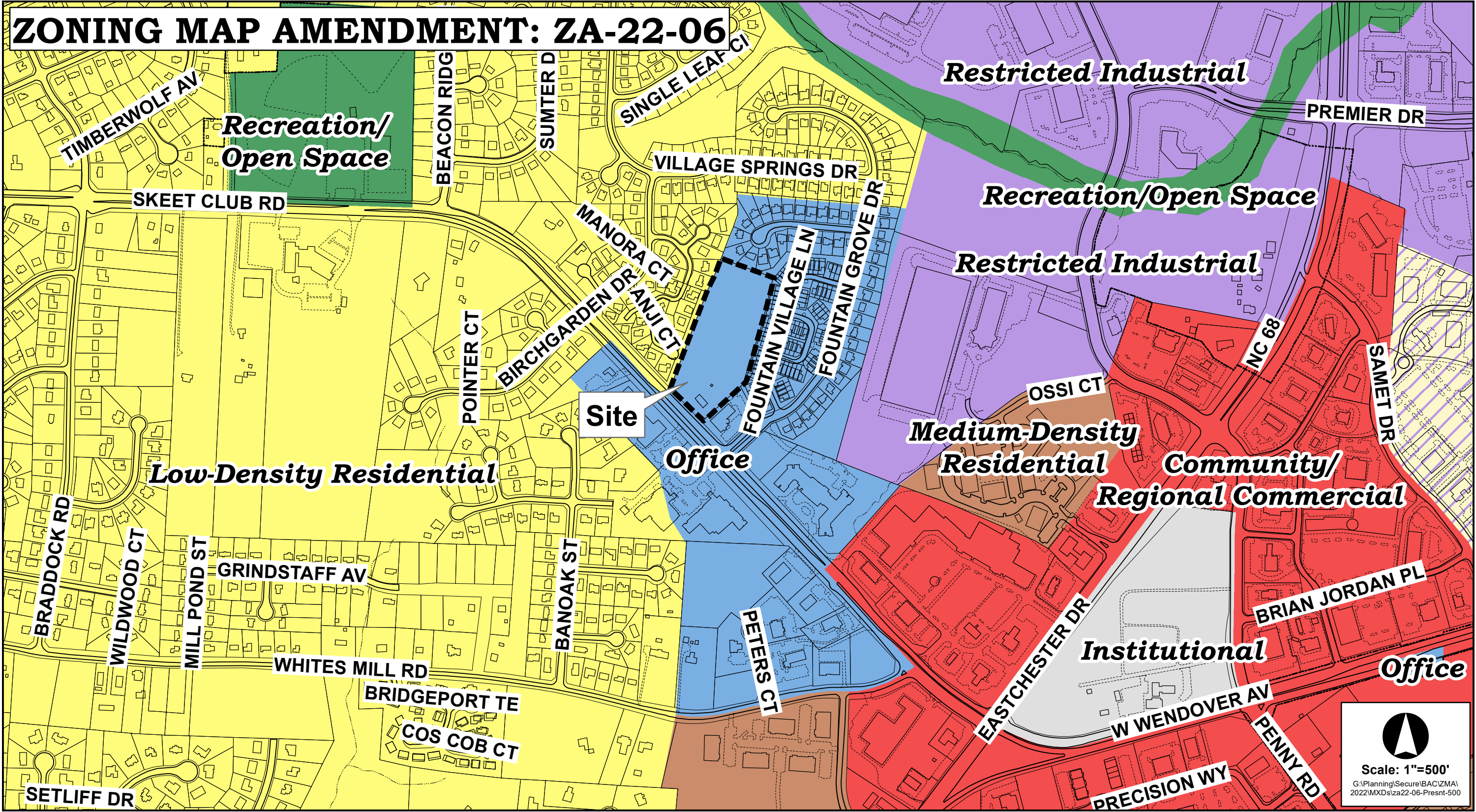
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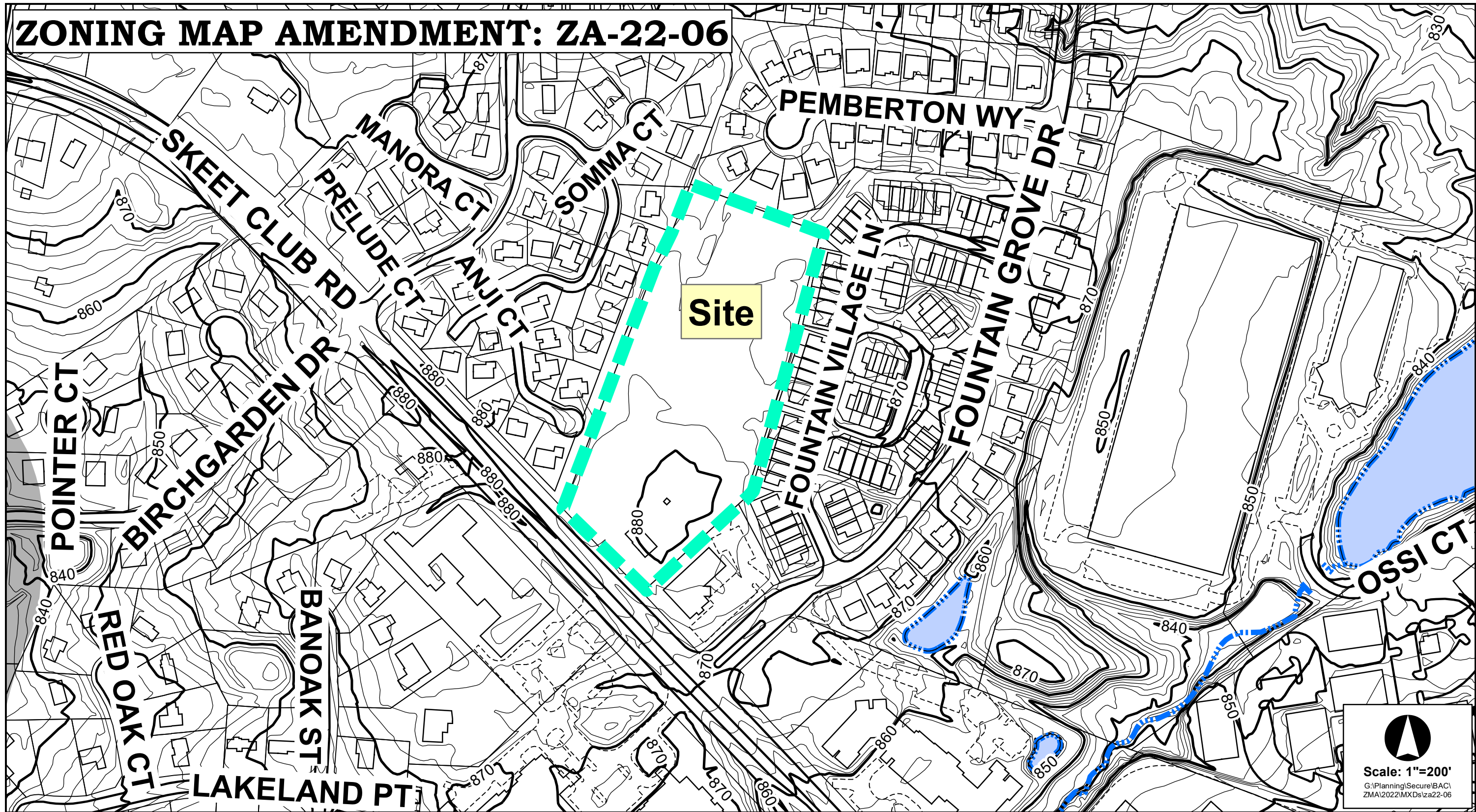
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ZONING MAP AMENDMENT: ZA-22-06



Site


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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 April 26, 2022, and before the City Council of the City of High Point on May 2, 2022 regarding **Zoning Map Amendment Case 22-06 (ZA-22-06)** 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 April 17, 2022, for the Planning and Zoning Commission public hearing and for the City Council public hearing pursuant to Chapter 160D-602 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 May 2, 2022.

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 5.8-acres, lying along the east side of Skeet Club Road, approximately 240 feet north of Fountain Grove Drive (1559 Skeet Club Road). The property is also known as Guilford County Tax Parcel 204491.

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:** 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.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

1. **Density:** A maximum of 84 dwelling units shall be permitted.
2. **Building Height Restrictions:** Building height shall be restricted to a maximum height of fifty (50) feet.

B. Landscaping, Buffers, and Screening.

1. Perimeter Landscape Yards:

- a) Except for streetyards, perimeter landscape yards shall contain fifty percent (50%) or more evergreen plant materials.
- b) A Type B perimeter planting yard shall be installed along the northern and western boundary of the zoning site.
- c) A Type C perimeter planting yard shall be installed along the eastern boundary of the zoning site adjacent to residential use types.
- d) The above noted standards shall not supersede the installation of more stringent Perimeter Landscape Yard Types were required by the Development Ordinance.

2. Perimeter Vegetation Preservation Area:

- a) Existing trees, with caliper of six (6) inches or more, shall be preserved within twenty (20) feet of the perimeter of the site. This condition shall apply only to where the zoning site abuts a residential use type. This preservation area shall be supplemented, as necessary, to meet landscaping requirements of the Development Ordinance.
- b) The property owner shall be permitted to remove unhealthy vegetation in the twenty (20) foot wide Perimeter Vegetation Preservation Area that may pose a danger to occupants of the site and to abutting property owners. The property owner shall also be permitted to prune existing vegetation within this Perimeter Vegetation Preservation Area to maintain the health of the existing vegetation.

C. Transportation

1. Right-of-Way Dedication: As a part of development permit approval, the property owner shall dedicate fifteen (15) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site for installation of a turn lane.
2. Turn Lane: As part of driveway permit approval, the property owner shall install a right turn lane with appropriate storage and taper.
3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

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 2nd day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
1559 Skeet Club Road Rezoning Case

Submitted by: Wynnefield Properties, Inc

City of High Point
1559 Skeet Club Road Rezoning Case
Wynnefield Properties, Inc
5.83+/- acres located at 1559 Skeet Club Road, High Point

Report
Citizen Information Meeting
Held March 31, 2022

The meeting was held at the Deep River Recreation Center, 1529 Skeet Club Road, High Point, NC, which is in close proximity to the site. The meeting consisted of neighbors from throughout the community as well as Wynnefield Properties, Inc. representatives. Those in attendance are detailed on the sign in sheet provided at the meeting (ATTACHMENT 1).

Also in attendance were Craig Stone, President of Wynnefield Properties, Inc.; Davis Ray, Wynnefield Properties, Inc.

A notification letter dated and mailed on February 23, 2022 was sent to 146 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3 along with the required statement provided by the High Point Planning Department.

Wynnefield Properties, Inc. displayed three easels which included a preliminary site plan layout and two photos of existing buildings (Admiral Pointe and Ardsley Commons) to provide examples of the building materials and quality. All presentation easels were 24" X 36". All three presentation pieces are provided as Attachment 4.

Mr. Stone opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Stone proceeded to give some background of Wynnefield Properties, Inc. and the company's history in development, construction and property management.

After discussing the proposed use and the company's plans for development on the site, Mr. Stone reinforced the fact that all of the plans currently in place were preliminary

and no development would proceed without approval through all of the appropriate channels with the City of High Point.

The meeting was then opened up to the citizens and attendees for questions/comments:

1. *How many one bedroom and how many 2-bedroom units are being proposed?*
We currently have this site designed with 56 1-bedroom and 28 1-bedroom units.
2. *When is the next meeting with the City of High Point?* April 26th at City Hall
3. *Will there be a sidewalk along Skeet Club?* While we do not have it shown on this particular plan, we will incorporate a sidewalk along Skeet Club.
4. *Is the property Income Based housing?* Our site is utilizing the Low Income Housing Tax Credit as a form of financing. This is an income restricted property but is not income based. That means there are income qualification standards for each tenant.
5. *Is the city investing in this community?* At this time there is no city involvement.
6. *There have been examples of 55 and older communities opening up to the entire population after a number of years (when we lived in West Virginia), how do we know you won't do that here?* Our communities are restricted to a LURA and as well as funding conditions that carry this property through a 30-year compliance period. In addition, we will likely re-syndicate at the end of that 30 year period to carry the affordability of the community forward.
7. *If there are problems during construction and once in operation, who can we reach out to?* Mr. Stone and Mr. Ray provided business cards to all in attendance to contact for any reason moving forward.
8. *Do you have a waitlist?* Currently all of our properties (both family and senior) have waitlist for all unit types throughout High Point.
9. *Do you perform background checks?* Our firm performs background checks to include (local, state and federal) criminal checks as well as credit checks to qualify all residents.
10. *Do you have restrictions on how many people can occupy one unit?* Our track record currently includes the property management of nearly 90 communities throughout the state of North Carolina. We have multiple 'checks and balances' in place to monitor the ongoing occupancy of every unit. There is a maximum that the tenants cannot exceed.
11. *How many bathrooms will each unit include?* The units are 1 bed/1bath and 2 bed/2 bath
12. *Can kids move in with their parents?* No - Each tenant would have to abide by the lease and qualify individually as well as a household.

13. *How many parking spaces do you have currently?* We are showing 1 per unit, so 84 total units, for the community at this time. Again, we cannot move forward without the governing agencies sign-off on our plans prior to permit issuance.
14. *You cannot exceed three stories, correct?* That is correct
15. *Have you submitted your site plan to bind the zoning to a site-specific plan?* We have not. Our current rezoning application includes specific conditions that limit the density and height restrictions of the development to 50'.
16. *Would you be willing to add a 2-story maximum to the 50' building height restriction?* We will ask the city to amend our conditions to also include 2-story as a restriction.
17. *Why don't you show fencing around the property?* We do not typically propose adding fencing to the property but instead have added conditions to add to the landscaping and buffering requirements.
18. *Can you relocate the parking, it is all in my back yard?* We will consult with our architects and engineers to determine the best location for parking and the possibility of spreading it out.
19. *You only have one entrance and one exit, is that correct?* We currently have it designed that way, correct. Again, that is an item that must be signed off on by both the state (NCDOT) and local transportation authorities during the plan review period.
20. *Why don't you move the entrance to the other side of the building?* Our plan is in the preliminary stages, so we have proposed this location. Once reviewers provide comments, we'll solidify the location of all entrances.
21. *How are you planning to handle the stormwater runoff?* During both the construction process and the ongoing life of the property there will be a stormwater control device installed on the property which also must pass the city and state standards prior to any construction. During construction and prior to any dirt movement an erosion control plan will be signed off on to prevent any runoff on neighboring properties.
22. *Are you building porches or patios and if not, can you propose that being a condition of your community?* We do not have any porches or patios designed on the units and do not anticipate adding any to our design.
23. *Why did you switch to senior?* For a couple of reasons. First and foremost, it was brought up by the neighbors that it would be a much better fit to the area and we have tried over the last number of years to figure out how to make it work. Additionally, we have noticed the needs over the years with looking at data from our other properties in High Point. So for the market and the need, it was a natural fit.

Following all questions and answers the meeting concluded with Mr. Stone thanking everyone for their time and input in the proposed development. The meeting adjourned around 7:15 pm.

Submitted by

Wynnefield Properties, Inc.

Wynnefield Properties, Inc.

Citizen Information Meeting

March 31, 2022 (6:00pm – 8:00pm)

Deep River Recreation Center, 1529 Skeet Club Road, High Point, NC

Name	Address
John + Jodie Burdette	4211 Sunburst Dr. High Point
Marjie + Mike Watson	4216 Birchgarden Dr. High Pt
Michelle Rainey	4226 Sunburst D "
Tim Andrew	3719 Village Springs Dr High Pt.
JOHN PATRONE	4200 SOMMACT. HP
Shane Hill	3967 Fountain Village Ln High Pt.
Diane Davis	3690 Village Spr Dr HP, NC
Linda J NASH	3707 Village Springs Dr High Pt, 27265
Jackie AstRUP	3935 Fountain Village Ln HP, NC 27265
Tim Ingram	4207 Sunburst Dr High Point, NC 27265
Angelica Mejia	3927 Fountain village Ln. HP 27265
Karris Chatman	3911 Fountain Village Ln 27265
Sue Elder	4208 Somma Ct.

4G PROPERTIES INC
5200 WHEATSHEAF CT
KERNERSVILLE NC 27284

AATHIMANIKANDAN, SIVAKUMAR
V;AATHIMANIKANDAN, LAKSHMI SATHIANATHAN
4105 MUCH MARCLE DR
ZIONSVILLE IN 46077

ABIERA, RIGEL B;ABIERA, LOURDES B
3716 PEMBERTON WAY
HIGH POINT NC 27265

ABOUDARA, DEBORAH C;CRAMTON, THOMAS J
1589 SKEET CLUB RD STE 102 137
HIGH POINT NC 27265

ADAMES, ANDRES
1017 MARDI GRAS DR
KISSIMMEE FL 34759

ALSTON, TOWANNA C
3919 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

ALVI, IJAZ HASSAN;IJAZ, AANSA
3938 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

ASTROP, JACKIE S
3935 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BAILEY, ROBIN M
3926 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

BAKOULAS, JOHANNA
3983 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

BASNET, SARITA;KARKI, BHADRI MAYA;BASNET,
KRISHNA BAHADUR;POKHAREL, ANISHA;BASNET,
PURNA BAHADUR;BASNET, BUDDHA MAYA
3728 PEMBERTON WAY
HIGH POINT NC 27265

BASSOU, MOUNIR;EL-MEKKAoui, NAIMA
3909 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BEBAWI, MICHAEL S;SAMAAN, AMANI F
3905 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BIRCHWOOD CLUSTER HOMES ASSOCIATION INC
1539 SKEET CLUB RD
HIGH POINT NC 27265

BLACKWELDER, CLYDE S;BLACKWELDER, INGRID
O
25762 VIA DEL REY
SAN JUAN CAPISTRANO CA 92675

BOTELLO, ROMAN MARTINEZ;MIGUEL, MARIA DEL
ROSARIO RODRIQUEZ
3914 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

BRADLEY, JOHN IV
3707 PEMBERTON WAY
HIGH POINT NC 27265

BRASWELL, GARRY T
4026 BANOAK ST
HIGH POINT NC 27265

BRENT, KATRINA RENEE
3925 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BROOKS, JEANELLE S
3941 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BROWN, PATRICIA OLWEN
2 BELVEDARE RD
NEWTONNARDS N IRELAND BT23 7AX

BURDETTE, JOHN WESLEY;BURDETTE, JOHNNA D
4211 SUNBURST DR
HIGH POINT NC 27265

BYRNES, CELESTE BRADY L/T;SMITH, JAMES
BRADY
807 NC HIGHWAY 22 N
RAMSEUR NC 27316

CARBAJAL, ALLAN ALVAREZ;JIMENEZ, ELIZABETH
ABANERO
3700 PEMBERTON WAY
HIGH POINT NC 27265

CHAMKASEM, NARONG CO-
TRUSTEES;CHAMKASEM, NUTTIYA K CO-
TRUSTEES;THE NARONG CHAMKASEM
REVOCABLE TRUST
3709 PEMBERTON WAY
HIGH POINT NC 27265

CHANG, CONNIE YULING
3426 SILVERLAKE CT
JAMESTOWN NC 27282

CHATMAN, KARRIS
3911 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

CHAUDHRY, MUHAMMAD IQBAL;CHAUDHRY,
AMINA F
4018 BANOAK ST
HIGH POINT NC 27265

CHEATHAM, DAVID WAYNE
4205 SUNBURST DR
HIGH POINT NC 27265

ATTACHMENT 2

CHEN, LIANG QIN
8303 BLUEBIRD DR
BROWNS SUMMIT NC 27214

CHOU, TING-HSI
107 HOLDER CIR
CLAYTON NC 27527

COBLE, MARY CHRISTINE T
1702 HEATHGATE POINT
HIGH POINT NC 27262

COPELAND, JUDY
3978 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

COPPLE, KATHRYN R
4220 SUNBURST DR
HIGH POINT NC 27265

CROTTS, EVELYN
4204 SUNBURST DR
HIGH POINT NC 27265

DAVIS, DIANE C
3690 VILLAGE SPRINGS DR
HIGH POINT NC 27265

DO AMARI, RENATA CASSIA SANCHES;SANTI,
GUILHERME DE CARVALHO
3942 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

DOCKERY, SHERRIE
3971 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

DUQUE, CARLOS ARIEL MEJIA;GUTIERREZ,
ANGELICA MARIA RAMIREZ
3927 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

ELDER, SUE G
4202 SOMMA CT
HIGH POINT NC 27265

ESTRADA, ELIZABETH;ESTRADA, RUBIELA ZAPAT/
3940 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

FALVEY, KITT;GIBBS, JO LINDSEY
3957 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

FAN-PITTMAN, WENLI
4001 TANGLEWILDE ST APT 706
HOUSTON TX 77063

FIELDS, BRUCE A;FIELDS, DAWN M
3922 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

FKH SFR PROPCO D LP ATTN: FIRSTKEY HOMES
LLC
1850 PARKWAY PL STE 900
MARIETTA GA 30067

FLETCHER, SHANTEL;ROSS, DERRICK
3969 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

FOLEY, AMIE B
4203 SUNBURST DR
HIGH POINT NC 27265

FOUNTAIN GROVE OWNERS ASSOCIATION INC
201 N TRYON ST STE 2050
CHARLOTTE NC 28202

FOUNTAIN GROVE PROPERTIES LLC
2607 BURCH PT
HIGH POINT NC 27265

FREDERICK, HARRY A;FREDERICK, KIMBERLY A
3720 PEMBERTON WAY
HIGH POINT NC 27265

FROMM, MICHAEL J;FROMM, NANCY J
3713 PEMBERTON WAY
HIGH POINT NC 27265

FULCHER, DRURY
3928 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

GIBBS, JUNE C;GIBBS, LAWRENCE E
3933 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

GOSSETT, ALEX DARREL;GOSSETT, MELISSA ANN
4022 BANOAK ST
HIGH POINT NC 27265

GRENNAN, GEORGE J III
964 PENNINGTON DR
LANCASTER SC 29720

HABIB, AMER;HABIB, WAQAR
3692 VILLAGE SPRINGS DR
HIGH POINT NC 27265

HANGER, SOFIA NABIZADEH
4206 SOMMA CT
HIGH POINT NC 27265

HARI, ANITHA;HARI, RAMAKRISHNA
28851 CRUSHER DR
CHANTILLY VA 20152

HARMAN CONSULTANTS INC
4404 BLACKBERRY BROOK TRL
HIGH POINT NC 27265

HAZZARD, EDWARD R
3954 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

HCRI NORTH CAROLINA PROPERTIES III LP
550 HERITAGE DR STE 200
JUPITER FL 33458

HCRI SKEET CLUB MANOR PROPERTIES LP
550 HERITAGE DR STE 200
JUPITER FL 33458

HILL, SARAH;HILL, SHANE ANDREW
3967 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

HODGES, MATTHEW
3930 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

HOUSER, RAMONA L
3991 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

INGRAM, TIMOTHY D;INGRAM, JUDY M
4207 SUNBURST DR
HIGH POINT NC 27265

JAYVEER LLC
3012 SYCAMORE POINT TRL
HIGH POINT NC 27265

JOHNSON, MARY JOYCE
PO BOX 2414
JAMESTOWN NC 27282

K & L GROUP INTERNATIONAL LLC
7893 NEWHAVEN DR
OAK RIDGE NC 27310

KAMARA, GIBREEL M
3968 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

KEARNEY, BARNEY D;KEARNEY, JANICE R
3724 PEMBERTON WAY
HIGH POINT NC 27265

KEESE, GEORGE
5402 BEAVER CREEK CT
GREENSBORO NC 27406

LAND, SHERRON G
4212 SUNBURST DR
HIGH POINT NC 27265

LAWSON, DOLORES V
3694 VILLAGE SPRINGS DR
HIGH POINT NC 27265

LE, THAO DOAN;NGUYEN, HUY DINH
3920 FOUNTAIN GROVE DR
HIGH POINT NC 27265

LEE, NANCY
3981 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

LEMASTERS, GRANT
121 PENNY LN
RUCKERSVILLE VA 22968

LESTER, KIMBERLY;LESTER, MICHAEL DAVID
3705 PEMBERTON WAY
HIGH POINT NC 27265

LEWIS, LINDA K
3932 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

LITTLE, PERRY P
628 WASHINGTON ST
HIGH POINT NC 27260

LIU, JESSICA K
3710 PEMBERTON WAY
HIGH POINT NC 27265

LOPEZ, SUSANNE ALVAREZ
4229 SUNBURST DR
HIGH POINT NC 27265

MAINS, ALICE;BALLARD, HARRY
3963 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MALLAMPATI, BALA KOTESWARA RAO
3924 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

MANJUNATHA, GAUTHAM JAKKENAHALLI
3903 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MARIN, ORLANDO ELIECER;MARIN, MARIA A
3704 PEMBERTON WAY
HIGH POINT NC 27265

MATHEWSON, BETSY
1603 ANJI CT
HIGH POINT NC 27265

MAXIE, ALLISON M
3907 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MCCUTCHEON, MOLLY HANNAH
3937 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MCDONALD, JEANETTE L
4205 SOMMA CT
HIGH POINT NC 27265

MEHTA, PARSHWA V;SHAH, ARPITA
3953 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MONTGOMERY, MARK;MONTGOMERY, LISA
4202 SUNBURST DR
HIGH POINT NC 27265

MYERS, BRENDA P
4201 SOMMA CT
HIGH POINT NC 27265

NGUYEN, BACH
3913 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

NGUYEN, PHUONG B;TRAN, PHUONG N
3112 CRANBERRY RIDGE DR
HIGH POINT NC 27265

NGUYEN, THI DINH
3910 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

NORIEGA, HEIDI FRANCESCA;OLAZABAL, GERALD
QUIROZ
3951 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

OCEAN SHORES LLC
4024 FOUNTAIN GROVE DR
HIGH POINT NC 27265

PANDA PANDA INC
163 SAWGRASS LN S
LEXINGTON NC 27295

PATEL, JAYESH KESHAVAL;SHAH, SONAL PRATIK
3923 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

PATRONE, JOHN
4200 SOMMA CT
HIGH POINT NC 27265

PERILLO, TIFFANY E
3 ULSTER CT
COMMACK NY 11725

POOL, MEGAN S
1609 ANJI CT
HIGH POINT NC 27265

POUDYAL, RITESH;POUDYAL, MUNA S
3970 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

PRATT, JESSE JAMES
3950 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

PRICE, RICHEL
4227 SUNBURST DR
HIGH POINT NC 27265

PURCELL, CINDY F
4215 SUNBURST DR
HIGH POINT NC 27265

QIAN, FANG;XIE, ZHIJIAN
700 NUMBER TEN WAY
OAK RIDGE NC 27310

RAINEY, MICHELE CRAWFORD
4226 SUNBURST DR
HIGH POINT NC 27265

RAJPUTANA LLC
5221 HELSLEY CT
SUMMERFIELD NC 27358

RENNIE, BRIAN BERKLEY
3908 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

RENYONG, AN;ZHANJUN, JIANG
700 NUMBER TEN WAY
OAK RIDGE NC 27310

RUIZ, JOSE F NAPOL
3987 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

SCUTARI, AMY A
3965 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

SHAUGHNESSY, TAMARA
GABARD;SHAUGHNESSY, ERIC RICHARD
4213 SUNBURST DR
HIGH POINT NC 27265

SILVERA, BILLIE
3912 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

SINGH, KARANVIR
3977 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

SMITH, JULIE
3338 TIMBERWOLF AVE
HIGH POINT NC 27265

SMITH, MARIA ANTOINETTE
3920 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

SOTANG, BISHMA
4214 BIRCHGARDEN DR
HIGH POINT NC 27265

SPENCER, JANNIE B
3916 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

SPINETTA, JOSE S
4203 SOMMA CT
HIGH POINT NC 27265

SUTHERLAND, TERRY WAYNE JR;SUTHERLAND,
KYNDAL H
3708 PEMBERTON WAY
HIGH POINT NC 27265

TATE, ANGELICA
3947 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

TATE, CATHY HULIN
1606 ANJI CT
HIGH POINT NC 27265

TAYLOR, BENNIE M;TAYLOR, JOYCE A
4204 SOMMA CT
HIGH POINT NC 27265

TERENTIEVA, OLGA
3730 PEMBERTON WAY
HIGH POINT NC 27265

TERRY, GEORGE C
1836 BUXTON WAY
BURLINGTON NC 27215

THAPA, CHHABI;THAPA, SUNITA
3732 PEMBERTON WAY
HIGH POINT NC 27265

THAPA, MAHENDRA;THAPA, NIRU THAPA
3696 VILLAGE SPRINGS DR
HIGH POINT NC 27265

TO, DONG NGOC
4125 TECUMSEH ST
HIGH POINT NC 27265

TRUONG, GAI THI;VO, LUONG;VO, THUY PHUONG
3711 PEMBERTON WAY
HIGH POINT NC 27265

TUCK, ASHLEY CAMILLE
3972 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

VEACH, NORMAN W;VEACH, SAUNDRA M
4210 BIRCHGARDEN DR
HIGH POINT NC 27265

VERNON, WESLEY KENNARD
1610 ANJI CT
HIGH POINT NC 27265

VIEWMONT INVESTMENT LLC
757 VIEWMONT DR
ASHEBORO NC 27205

WATKINS, ARTHUR LEE JR
3945 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

WATSON, MARJORIE W;WATSON, MICHAEL K
4216 BIRCHGARDEN DR
HIGH POINT NC 27265

WIGGINS, JIMMY H JR
1604 ANJI CT
HIGH POINT NC 27265

WILLIAMS, BARBARA A
3943 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

WILLIAMS, MONICA L
3946 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

WOODILLA, CLAIRE
4224 SUNBURST DR
HIGH POINT NC 27265

YANG, SHUBO;JIANG, YUHONG
3944 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

YOUNG, TRACEY LA-SHON;LEO, BARRY
LAWRENCE
3997 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

ZHANG, MENGHAO
3934 FOUNTAIN VILLAGE CIR
HIGH POINT NC 27265

Wynnefield Properties

March 23, 2022

Re: Property located at 1559 Skeet Club Road

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm dedicated to developing and managing quality "Class A" housing throughout the state of North Carolina. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 5.83 acre site located at 1559 Skeet Club Road, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 84 unit senior property will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm, with over 30 years experience will provide assurance of a well-maintained community.

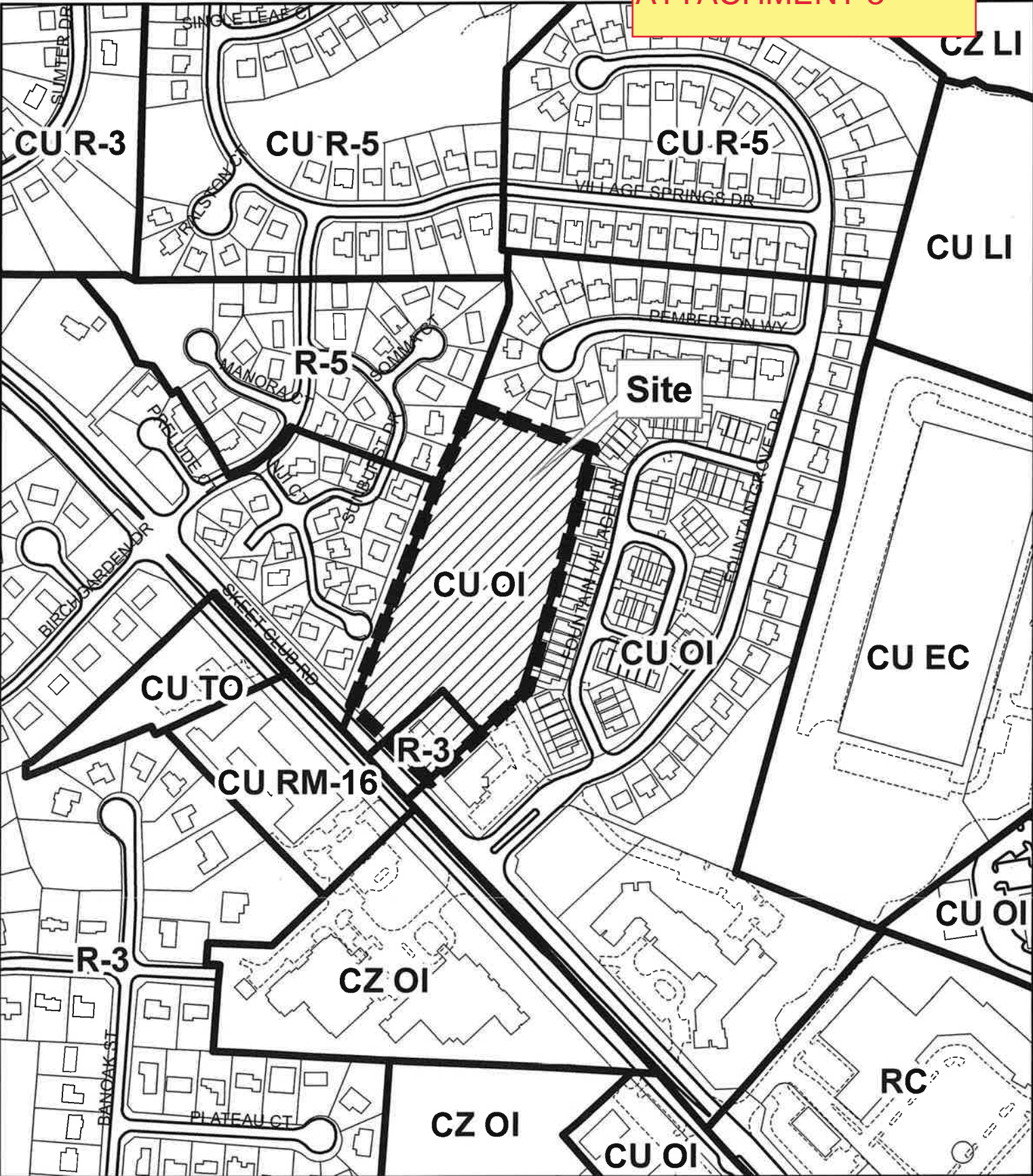
We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We will hold a Citizen Information Meeting on Thursday, March 31, 2022 at 6:00pm located at the Deep River Recreation Center (1529 Skeet Club Road, High Point, NC). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,



Davis Ray



ZONING MAP AMENDMENT ZA-22-06

**From: Conditional Use Office Institutional, and
Residential Single Family-3**

To: Conditional Zoning Office Institutional

Existing Zoning Boundary

Subject Property Boundary

**Planning & Development
Department**

City of High Point



Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2022\MXDs\za22-06-NM

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

WALNUT RIDGE

HIGH POINT, NC

REQUIRED AMENITIES:

- A INDOOR/OUTDOOR SITTING AREAS - (W/ MIN. 1 BENCH, 3 LOCATIONS)
- B MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C GAZEBO

ADDITIONAL AMENITIES:

- D COVERED DRIVE-THRU AT ENTRY
- E EXERCISE ROOM (W/ NEW EQUIPMENT)
- F RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

SITE INFORMATION:

SITE: 5.83 +/- ACRES
DENSITY: 14.41 UNITS/ACRES
BUILDINGS: (1) 2-STORY APARTMENT BUILDINGS
SPRINKLERS: 13R
PARKING SPACES: 84 SPACES REQUIRED @ 1 SPACES / UNIT
+ 3 ADDITIONAL SPACES FOR VISITORS
87 SPACES PROVIDED
ZONING: CONDITIONAL USE - O&I AND R-3
SETBACKS: FRONT = 30'
SIDE = 15'
REAR = 15'

SITE NOTES:

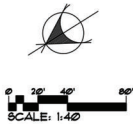
- NO RETAINING WALLS ANTICIPATED
- NO FLOOD PLAIN LOCATED ON SITE.

UNIT INFORMATION:

Unit Type	Unit Heated Area	No. of Units	Heated Total
1 Bedroom (A1)	668	56	37408
2 Bedroom (B1)	975	28	27300
Total		84	64708

ACCESSIBLE UNITS "(a)" OR "(as)": TOTAL OF (10) UNITS

- (3) 1-BR UNIT WITH TUB
- (2) 1-BR UNIT WITH ROLL-IN SHOWER
- (3) 2-BR UNITS WITH TUB
- (2) 2-BR UNITS WITH ROLL-IN SHOWER



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-775-2800
WALNUT RIDGE
HIGH POINT, NC



CSP.1



