

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 22-07  
(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

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### PURPOSE:

A request by Wynnefield Forward, LLC to rezone approximately 2.1 acres from the Residential Single Family - 5 (R-5) District and the Office Institutional (OI) District to a Conditional Zoning Residential Multifamily - 26 (CZ RM-26) District. The site is located east of Carrick Street, between Sunset Drive and W. Ray Avenue.

### 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 Forward, LLC, 5614 Riverdale Drive, Jamestown. He provided an overview of the request to develop a multifamily use on this site and a summary of the neighborhood meeting that was held with surrounding property owners. At the conclusion of his presentation, he addressed questions from the Commission pertaining to onsite stormwater management and parking.

Speaking in opposition to the request were Mr. Greg Adzima, 800 W. Ray Avenue, Ms. Rhianna Swinney, 312 W. Ray Avenue, and Ms. Rachael Anderson and Mr. Cameron Ledbetter, 706 Delmont Street. These speakers noted the following concerns:

- Density of Development: Concern that the requested RM-26 zoning district is too intense of a development for this area. Recommend it be changed to RM-16.
- Parking: Based on the concept plan presented to the neighbors during their neighborhood meeting, there is concern that a sufficient number of parking spaces is not being provided.
- Stormwater: There is already stormwater runoff and flooding problems in this neighborhood. The request for a multifamily development will increase the flooding problems in this area.
- Traffic Impact: There is an existing problem with speeding and people using Sunset Drive as a cut through street. The proposed multifamily development will increase this problem.

The Commission asked staff to address the flooding concerns noted by the surrounding property owners. Mr. Shannon noted that N. Main Street is the ridge line for this area and stormwater drains from the N. Main

Street corridor westward to this area. Most of that area developed prior to current stormwater management regulations and the Public Services Department has been evaluating this issue to determine how to best address flooding concerns. As far as the applicant's zoning proposal, under the current stormwater management regulations they will be required to address any new impervious coverage impact and stormwater runoff from the site if they develop or grade more than one acre of land area. However, they are not responsible for addressing existing stormwater runoff from adjacent lands.

**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 22-07 is consistent with the City's adopted policy guidance because the proposed RM-26 district zoning is supported by land use policies in the Community Growth Vision Statement, and the Land Use Plan, and the Core City Plan. Furthermore, the zoning request includes most of the western half of this block and is situated within a portion of the Core City Area where adopted policy guidance documents support office or higher density residential uses, to provide a wide range of housing opportunities.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-22-07  
April 26, 2022**

<b>Request</b>	
<b>Applicant:</b> Wynnefield Forward, LLC	<b>Owners:</b> Miranda Corporation Properties Rebecca Mangum Phillips, Irene Mangum Hyatt, Robin Mangum et al (C. Lassiter Power of Attorney) Raymond Wayne Chambers Living Trust and Faye D. Chambers Living Trust
<b>Zoning Proposal:</b> To rezone approximately 2.1 acres	<b>From:</b> <b>R-5</b> Residential Single Family - 5 District <b>OI</b> Office Institutional District <hr/> <b>To:</b> <b>CZ RM-26</b> Conditional Zoning Residential Multifamily - 26 District
<b>Notices:</b> Applicant held a Citizen Information Meeting <b>(Yes)</b> 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.	

<b>Site Information</b>	
<b>Location:</b>	The site is located east of Carrick Street, between Sunset Drive and W. Ray Avenue.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 188149, 188150, 188151, 188155, 188156, 188157, 188158, 188159, 188160 and 188163
<b>Site Acreage:</b>	Approximately 2.1 acres
<b>Current Land Use:</b>	Single family dwellings and undeveloped parcels.
<b>Physical Characteristics:</b>	The site has no noteworthy physical features.
<b>Water and Sewer Proximity:</b>	A 6-inch City water line and an 8-inch City sewer line lie adjacent to the site along Sunset Drive, Carrick Street and W. Ray Avenue.
<b>General Drainage and Watershed:</b>	The site drains in a southwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Dependent upon development intensity, stormwater control measures may be required.
<b>Overlay District:</b>	Not applicable

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	R-5	Residential Single Family - 5 District	Single family dwellings and medical office
	OI	Office Institutional District	
<b>South:</b>	OI	Office Institutional District	Medical office parking lot
<b>East:</b>	OI	Office Institutional District	Medical office
<b>West:</b>	R-5	Residential Single Family - 5 District	Single family dwellings

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement</b>	<p>The following goal and objectives of the Community Growth Vision Statement are relevant to this request:</p> <p>Goal #2: Improve High Point's older urban neighborhoods, while ensuring better future neighborhoods.</p> <p>Obj. 2B: Stabilize older neighborhoods by offering a range of new housing types, cost ranges, and both rental and purchase options, with an emphasis on affordable housing and neighborhood character.</p> <p>Obj. 2H: Redirect a portion of High Point's future residential growth to the Core City to revitalize the area.</p>
<b>Land Use Plan Map Classification:</b>	This site has an Office land use designation. This classification includes professional, personal, and business service uses.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	<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. #4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment;</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> <p>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p>
<b>Relevant Area Plans:</b>	<p><u>Hospital Area Development Assessment (HADA) 1996</u></p> <p>The HADA plan designates this area as Office and the following goals and recommendations are relevant to this request:</p> <p>Goal - Establish appropriate land use boundaries which preserve the integrity of established residential neighborhoods while providing for the growth of needed medical facilities in an orderly fashion.</p> <p>Recommendations</p> <ul style="list-style-type: none"> <li>• Limit future office expansion west of Lindsay Street to sites designated in the HADA plan (i.e., to lands classified as Office by the Land Use Plan).</li> </ul> <p>Goal - Enhance the quality of housing and increase opportunities for homeownership.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Promote visual compatibility of all new residential and non-residential development, especially considering height, scale, and architectural features of the surrounding area.</li> <li>• When suitable, additional landscaping and buffering could be suggested during site plan review.</li> </ul>



	<p><u>Core City Plan 2007</u></p> <p>The following Core City policies are applicable to this case:</p> <ul style="list-style-type: none"> <li>• <u>Medical District</u>: The plan supports the accommodation of future growth of the medical district, but it also states that the edges should project an attractive face to the community.</li> <li>• <u>Residential District</u>: The residential district recommendations focus on enhancing the qualities of the neighborhoods that make them positive places to reside. The Core City’s residential areas should allow for a range of housing types at high to moderate densities. The higher density housing should be located closer to mixed use centers, the downtown area, parks, and key street corridors. Although housing types should include apartments, condominiums, townhouses, attached single-family dwellings and detached single-family houses, they should all be compatible with one another through design standards.</li> </ul>
<b>Zoning History:</b>	<p><u>Zoning Map Amendment Case 02-09</u> – This application rezoned land to the south of this current zoning site, along the south side of W. Ray Avenue, from residential to the OI District.</p> <p><u>Zoning Map Amendment Case 17-22</u> – This rezoning established the Mixed Use - Downtown (MX-D) District to support the stadium (Catalyst Project), which has spurred redevelopment of lands lying between N. Main Street and N. Lindsay Street, between Westwood Avenue and the railroad tracks.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	W. Ray Avenue		Local	250 ft.
	Sunset Drive		Local	335 ft.
	Carrick Street		Local	50 ft.
Vehicular Access:	Via driveway access from abutting streets.			
Traffic Counts: (Average Daily Trips)	The abutting streets are classified as “Local Street”. Due to limited traffic volumes, traffic counts are not typically conducted on local street.			
Estimated Trip Generation:	A 52-unit multifamily development is proposed and is anticipated to generate approximately 341 daily trips (during a 24-hour period), with approximately 24 AM peak-hour trips (6am – 9am) and approximately 31 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	Yes	No 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.	

School District Comment				
Guilford County School District				
<b>Local Schools:</b>	Enrollment: 2021 – 2022 (20 <sup>th</sup> day of class)	Maximum Design / Built Capacity: (2021 – 2022):	Mobile Classrooms	Projected Additional Students:
Northwood Elementary	446	610	15	14 - 16
Ferndale Middle	577	1,272	0	7 - 9

High Point Central High School	1,168	1,213	0	7 - 9
<b>School District Remarks:</b> 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. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school-built capacity assumes 30 students per core academic classroom.				

### Details of Proposal

The applicant is requesting rezoning to support development of a high-density multifamily development. This application proposes to establish a Conditional Zoning Residential Multifamily – 26 (CZ RM-26) District for this site to facilitate development of a 52-unit multifamily development. Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to building height, lot combination and sidewalk/pedestrian access.

### Staff Analysis

The zoning site is located within the Core City Area at the northwestern edge of the hospital area (Medical District in the Core City Plan). The Core City Plan was adopted in 2007 and is the most relevant plan to this request. It supports the accommodation of future growth of the hospital area, but it also states that the edges should “project an attractive face to the community”. One of the residential classified areas of the Core City Plan lies just west of this portion of the N. Lindsay Street corridor, the plan speaks to a focus on enhancing the qualities of neighborhoods that make them positive places to reside. It also states that “residential areas should allow for a range of housing types at high to moderate densities and that higher density housing should be located closer to mixed use centers, the downtown area, parks, and key street corridors”.

The Land Use Plan supports office type development for this block which is intended to accommodate a wide variety of moderate and high intensity office, institutional and residential uses. The eastern half of this block is developed with office uses and the applicant proposes rezoning for most of the western half of this block except for three lots. Ideally, this development should encompass the remaining three lots of the block on the east side of Carrick Street, however, the developer was unable to obtain these three properties. To mitigate the impacts the developer has offered conditions to limit building height to match standards of the abutting single family residential zoning district.

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 proposed RM-26 district zoning is supported by land use policies in the Community Growth Vision Statement, the Land Use Plan, and the Core City Plan.**

**Reasonableness/Public Interest:**

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

**The zoning request includes most of the western half of this block and is situated within a portion of the Core City Area where adopted policy guidance documents support office or higher density residential uses, to provide a wide range of housing opportunities.**

**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 requested multifamily zoning will act as a transitional use between office/business uses along the Lindsay Street corridor and the residential neighborhood lying west of Carrick Street. As conditioned, allowable building heights will be similar to those permitted on adjacent parcels.
  - ❖ The city block in which the zoning site is located is part of a larger 28-acre area lying west of Lindsay Street, between Sunset Drive and Quaker Lane, classified as “Office” within the Land Use Plan. This Office designation boundary varies but extends westward to Council Street.

**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>	<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>
	<ul style="list-style-type: none"> <li>❖ 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.</li> <li>❖ The surrounding public street configuration assists to separate the site from abutting residential neighborhoods and provides for multiple access options.</li> </ul>
<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 Yadkin Pee-Dee (non-water supply) watershed. If development, grading and site improvements exceed one acre in area, the stormwater watershed regulations may require stormwater controls to be provided to mitigate runoff.</p>
<b>Mitigation #3</b>	<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>

	The site is within an area adequately served by City of High Point utilities and municipal services.
<b>Mitigation #4</b>	<b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b>
	The combination of the conditions offered by the applicant and required standards of the Development Ordinance will mitigate adverse effects to adjacent lands.

#### **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.

The Land Use Plan supports office type development for this block, which is intended to accommodate a wide variety of moderate and high intensity office, institutional and residential uses. Furthermore, with the adoption of the Core City Plan in 2007, land use policy supports higher density housing that is located closer to mixed use centers, the downtown area and key street corridors.

#### **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.

Higher intensity development is encouraged in the Core City Area in locations such as this, where most of a city block is being rezoned and the proposed multifamily use can act as a transitional land use between commercial and residential areas.

### **Recommendation**

#### **Staff Recommends Approval**

The Planning and Development Department recommends approval of the request to rezone this 2.1-acre tract of land to a CZ RM-26 District.

### **Required Action**

#### **Planning and Zoning Commission:**

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

#### **City Council:**

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

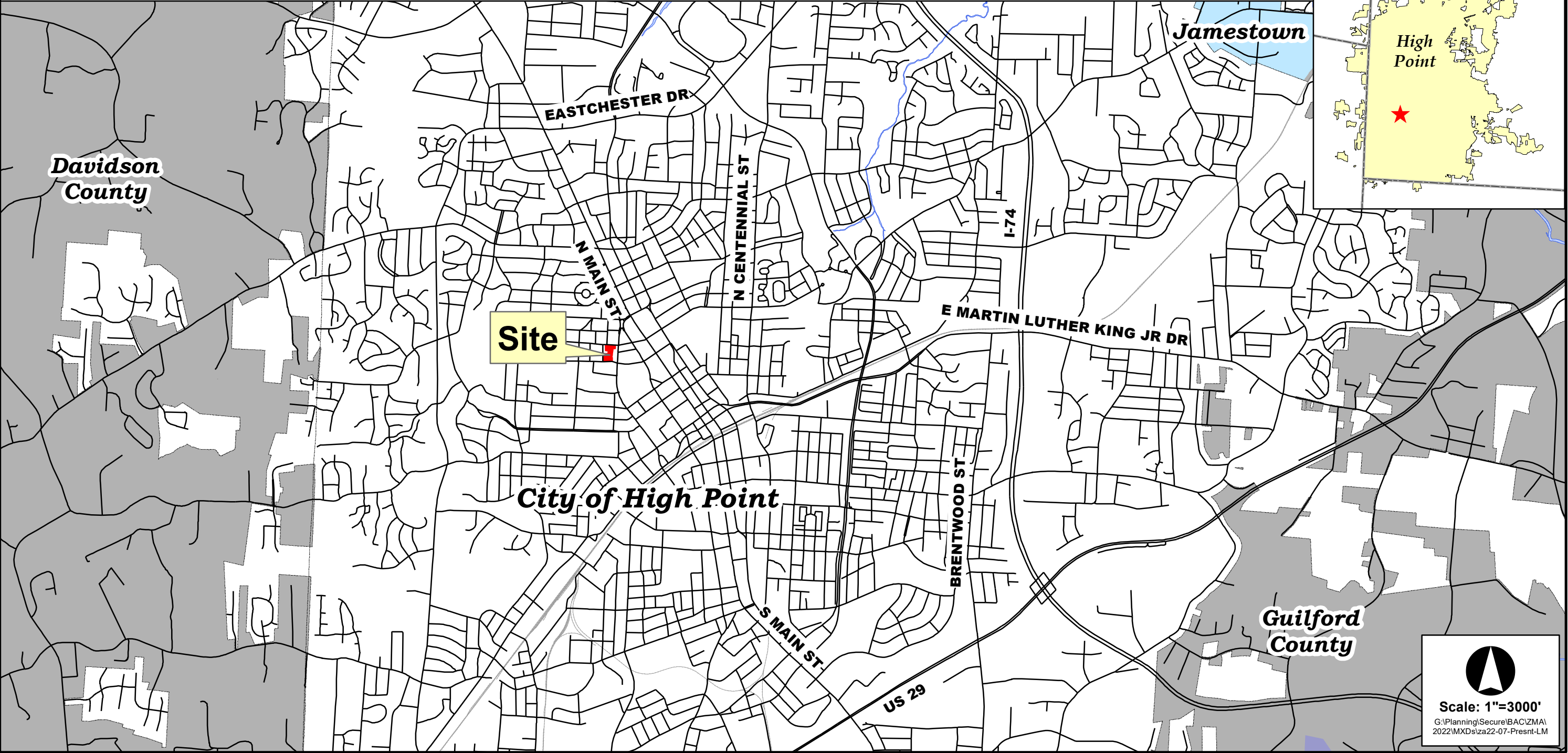
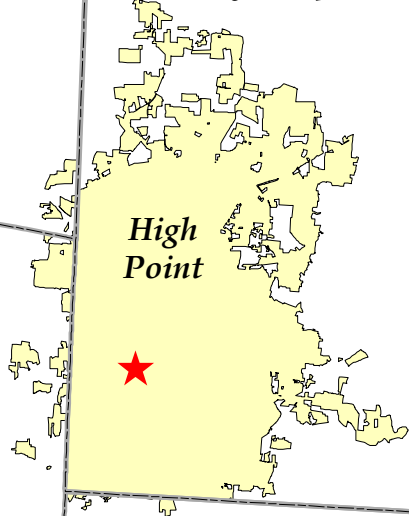
### **Report Preparation**

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

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-22-07  
Applicant: Wynnefield Forward, LLC

Vicinity Map

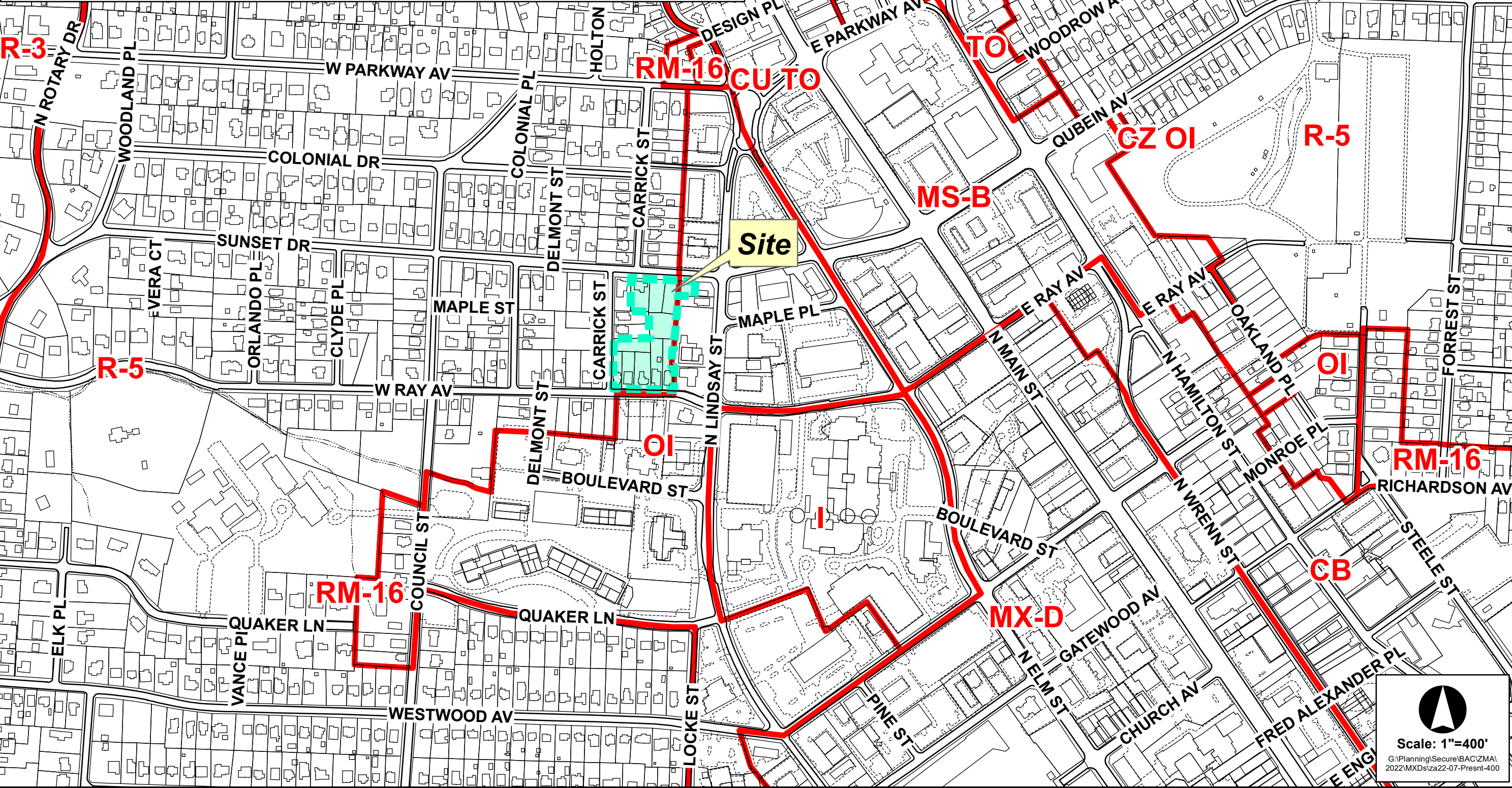


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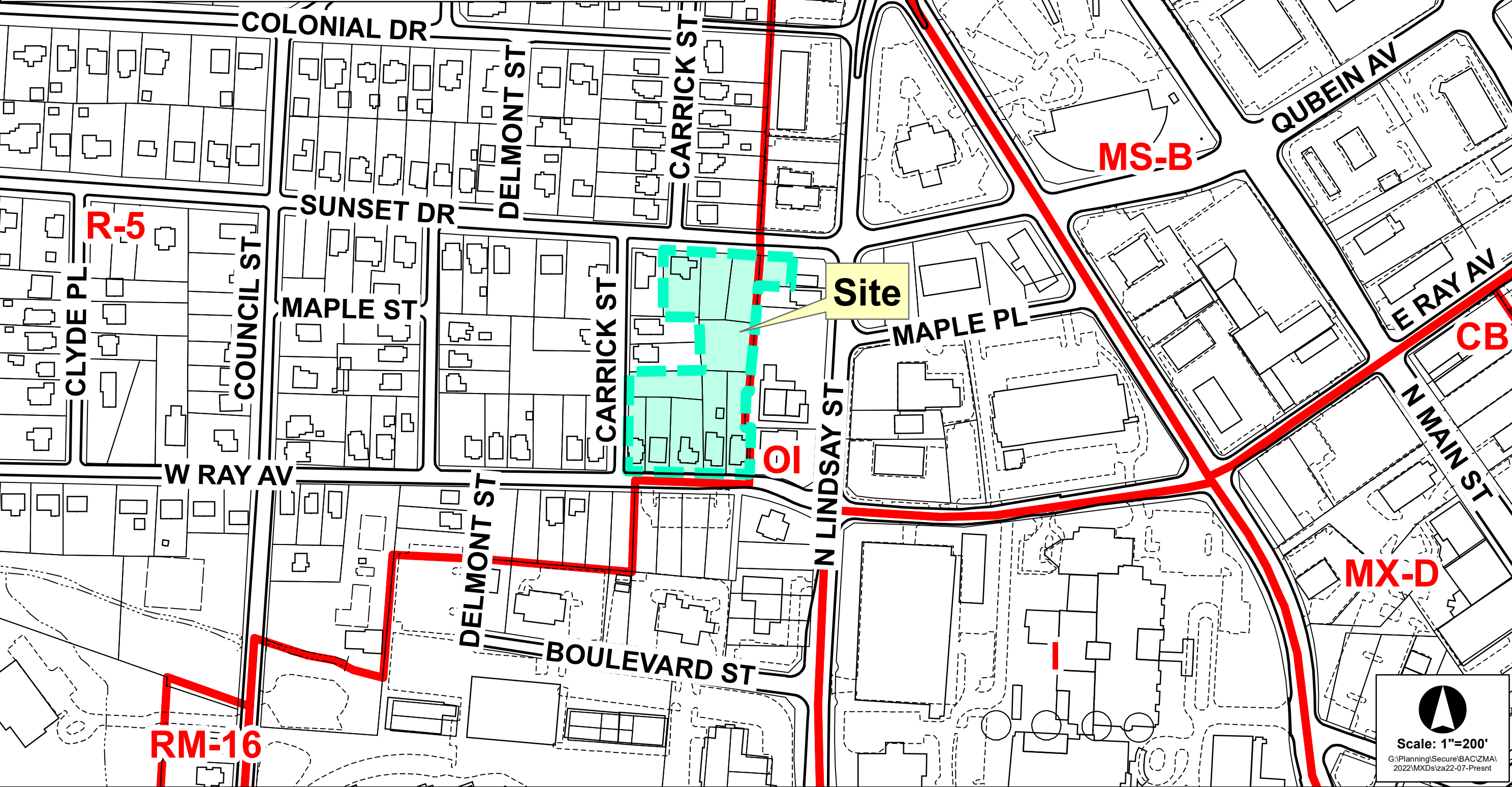
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# ZONING MAP AMENDMENT: ZA-22-07



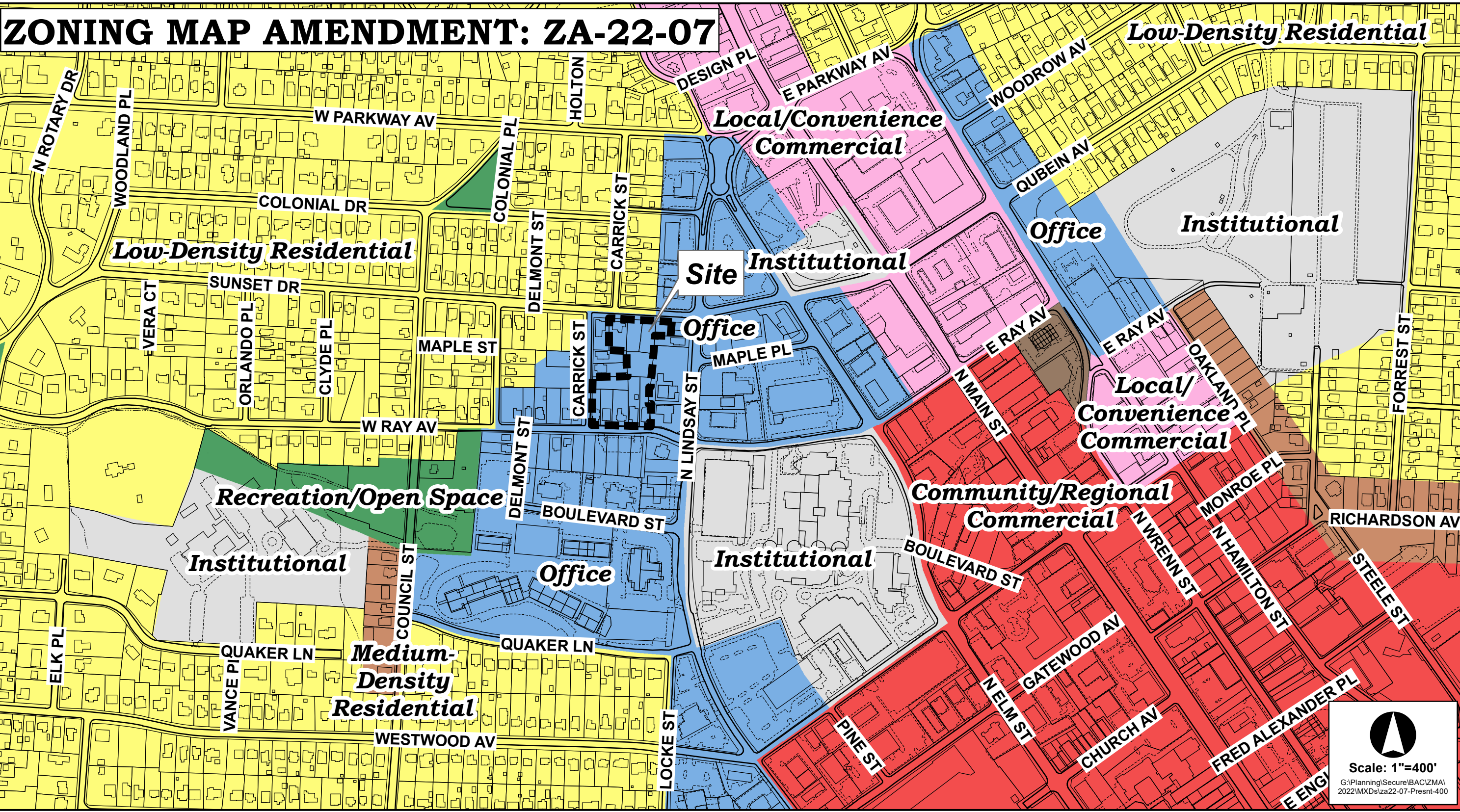
# ZONING MAP AMENDMENT: ZA-22-07



  
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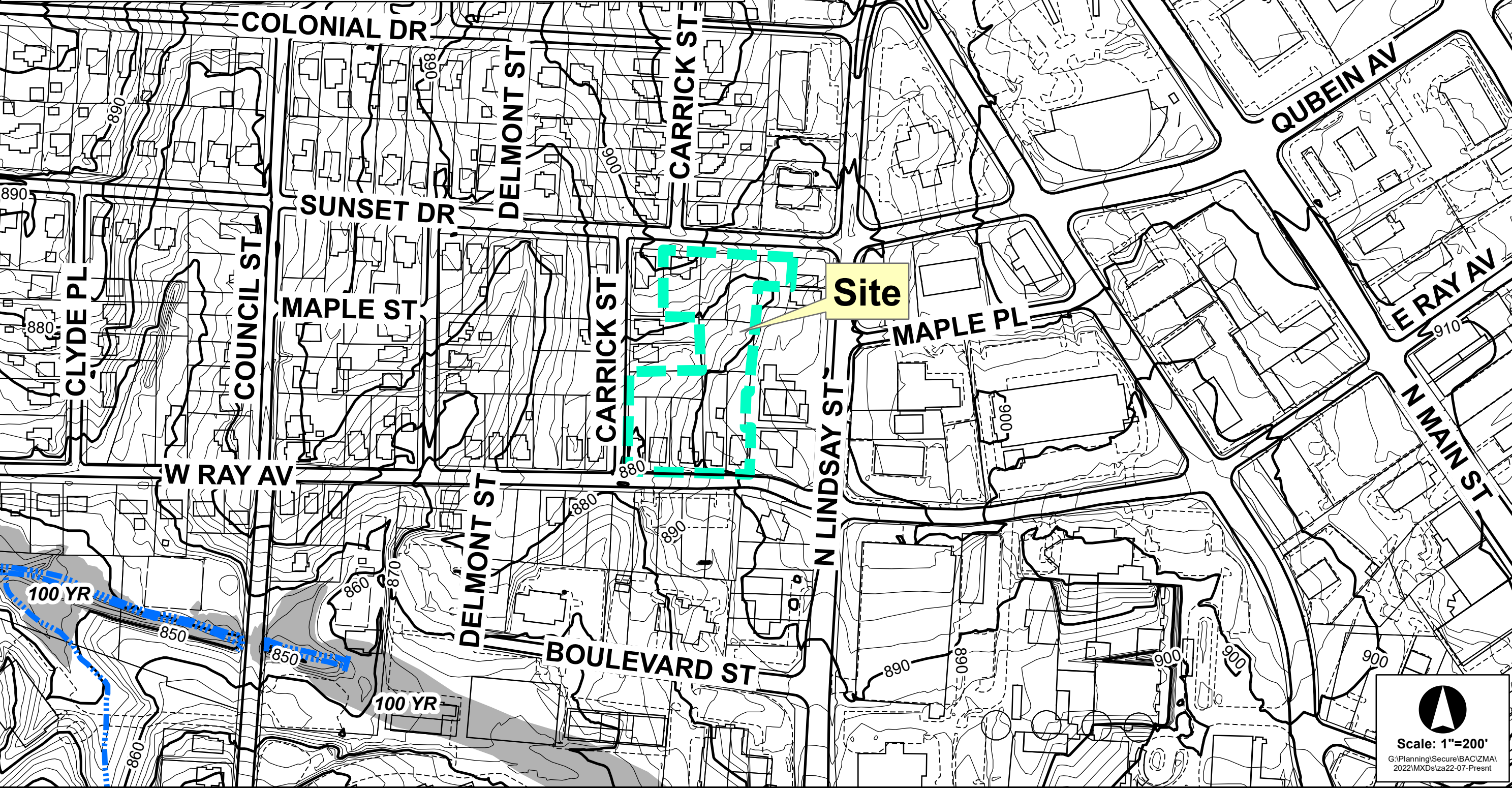



# ZONING MAP AMENDMENT: ZA-22-07





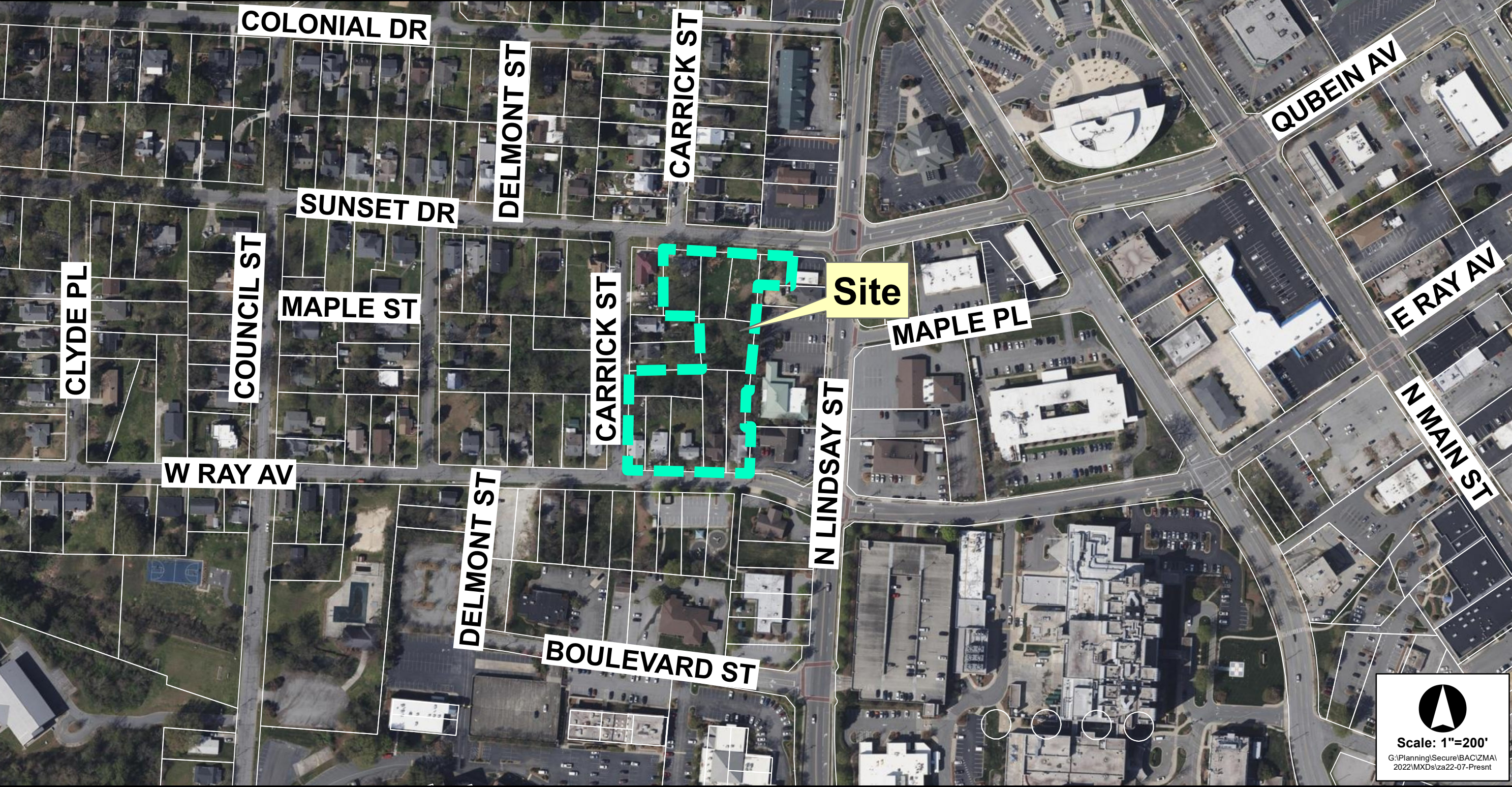
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# ZONING MAP AMENDMENT: ZA-22-07





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 on April 20, 2022 and April 27, 2022, 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 Residential Multifamily – 26 (CZ RM-26) District**. The property is approximately 2.12 acres, located east of Carrick Street, between Sunset Drive and W. Ray Avenue. The property is also known as Guilford County Tax Parcels 188149, 188150, 188151, 188155, 188156, 188157, 188158, 188159, 188160, 188165 and 188163.

**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 Residential Multifamily – 26 (RM-26) 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. Building Height Restrictions:

- a) Building height shall be restricted to a maximum height of fifty (50) feet.
- b) This height restriction shall not apply when all of the abutting parcels, fronting along Carrick Street (Guilford County Tax Parcels 188161, 188162 and 188148) no longer have single family detached dwellings.

B. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.

C. Transportation Conditions.

1. Sidewalks and Pedestrian Access: Along the Sunset Drive, W. Ray Avenue and Carrick Street frontages of the zoning site, sidewalks shall be installed or replaced to meet current sidewalk standards of the City of High Point Transportation Department. Installation shall be in conjunction with driveway permit approval and driveway installation.
2. The City of High Point Transportation Director 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 2<sup>nd</sup> day of **May 2, 2022**

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

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk

**Citizens Information Meeting Report**  
Sunset Drive, W. Ray Avenue & Carrick Street

Submitted by: Wynnefield Properties, Inc

City of High Point  
Sunset/Ray/Carrick  
Wynnefield Properties, Inc

**Report**  
**Citizen Information Meeting**  
**Held March 28, 2022 at 6:00pm**

The meeting was held at the YWCA, 155 W. Westwood Avenue, High Point, NC, which is in close proximity to the site. There were a total of 10 property owners in attendance, as follows:

Lisa Lowe	609 Delmont Street, High Point, NC
Jennifer Younger	401 Sunset Drive, High Point, NC
Paula Morgan	501 Sunset Drive, High Point, NC
Warren Gallimore	810 N. Lindsay Street, High Point, NC
Nelson Pollock	810 N. Lindsay Street, High Point, NC
Arthur Jones	800 Carrick Street, High Point, NC
Kimberly Jones	800 Carrick Street, High Point, NC
Steve Boquiron	503 Sunset Drive, High Point, NC
Rebecca Hedgecock	301 Sunset Drive, High Point, NC
Robert L. Fowler	801 N. Lindsay Street, High Point, nC

The sign in sheet is attached as Attachment 1.

Also in attendance was Davis Ray of Wynnefield Properties, Inc. Mr. Ray opened the meeting with an introduction of Wynnefield Properties, Inc, the plan and vision for the property as well as a statement to confirm with all in attendance to record the meeting via a cell phone to keep notes. No one in the audience had any issue with the recording.

A notification letter dated and mailed on March 23, 2022 was sent to 55 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 & 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. Ray 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. Ray 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. Ray 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. *Neighbor: Why did you select this part of the community?* Our sites are selected with the prospective residents in mind. In addition, our financing requirements include access to life amenities which consist of grocery store, pharmacies, retail, etc. There is also a bus stop within close walking distance to the site.
2. *Neighbor: How many parking spaces? Do you think that's enough? Where will the visitors park?* We currently have 1 parking space per unit designed. However, this is not a final plan and we will be required to have approval (on all design concepts) by local & state authorities prior to moving forward with construction.
3. *Neighbor: Why did you leave the three parcels out of the site plan?* Our firm has been working on this site for over 3 years. We had contacted every parcel (via a letter) on multiple occasions and were only successful with the area we've identified as our site. The three parcels (two on Carrick and one on the corner of Sunset/Carrick) were not responsive to our multiple contact attempts. Our attempts included a letter, sending two representatives to knock on their doors and sending a real estate broker. Once contact was made, the residents had no interest in selling.
4. *Neighbor: How big are the units in your building?* We have a mix of 1 bedroom (668 square feet) and 2 bedroom (975 square feet). This is our preliminary design and the only change we'd make at this time is a reduction in units. We will not increase density.
5. *Neighbor: Will your site have sidewalks?* Again, this site cannot move forward without approval and signoff from multiple review agencies (City of High Point, NC DOT, NCDEQ, etc.). The site will be designed to City and State standards. We anticipate the city will require sidewalks on all streets even though our plan



does not label those at this time. Our plan would include sidewalks to allow access to and from our site for our residents.

6. *Neighbor: Where will the trash and dumpsters be located? This site is so small how will the trucks get in and out of the site?* We have shown the dumpsters being located in this location (pointed to the site plan) and we anticipate no issues with access by the trash collection services. Additionally, this site will be reviewed by fire for access to the building so that would be a factor in how the larger vehicles would access the site.
7. *Neighbor: You mentioned this would be for 55 and older, what about the kids and other family members who might visit the residents?* We are not only a developer and building but we will be the management agent on this site as well. That said, we have policies in place to monitor the traffic on site (including a site manager) that prevent visitors staying on site for an extended amount of time. If the resident violates their lease in this (or any other way) we will enforce the lease with either lease violations or eviction.
8. *Neighbor: When do you plan to start construction?* It is likely that we will not start construction until the first quarter of 2023. Our financing will make final determination on our site and it's award status in August 2022. After that it takes quite some time to finalize and have plans approved for permitting.
9. *Neighbor: How will you access the site for construction? And what will you do with the existing houses?* The existing homes will either be moved or demolished prior to construction. As far as the access for construction, we will have to have approval from the governing agencies prior to grading and construction.
10. *Neighbor: Can you confirm the site will access off of Sunset?* Yes, the only site access is off of Sunset. We have an alternative plan to deal with the utilities on site that would eliminate the 'wing' of the building on Carrick St. but that has not been confirmed. We plan to use this area, if designed in such a way, to allow more space for stormwater.
11. *SHELBY TUCKER (402 W. Ray):* Ms. Tucker called and informed us that she would not be able to make it to the meeting. She requested someone stop by and talk to her about the project. On Friday, April 1, 2022 Mr. Ray stopped by and explained everything that was discussed at the meeting earlier in the week. In general, some of the same questions were asked by Ms. Tucker and Mr. Ray answered the same as previously mentioned. All exhibits were provided to Ms. Tucker for review as well.

Submitted by

Wynnefield Properties, Inc.

## ATTACHMENT 1

[illegible]

## ATTACHMENT 2

ANDERSON, RACHAEL H  
706 DELMONT ST  
HIGH POINT NC 27262

ARROYO, CATALINA MOLINA;ARROYO-ROMERO,  
ANA B  
313 SUNSET DR  
HIGH POINT NC 27262

ARROYO, CATALINA MOLINA;VASQUEZ, ERIC  
ANIBAL  
708 CARRICK ST  
HIGH POINT NC 27262

BANK OF NORTH CAROLINA  
PO BOX 890  
HIGH POINT NC 27261

BASS, ERIN R  
409 SUNSET DR  
HIGH POINT NC 27262

BOQUIRON, STEVE B;BOQUIRON, MICHELLE D  
503 SUNSET DR  
HIGH POINT NC 27262

CARING GROUP OF AMERICA PLLC  
874 HEDGEPTH TER  
HIGH POINT NC 27265

CARTER, LAUREN A  
813 CARRICK ST  
HIGH POINT NC 27262

CHAVIS, STEPHANY L  
611 DELMONT ST  
HIGH POINT NC 27262

CITY OF HIGH POINT  
PO BOX 230  
HIGH POINT NC 27261

COX, TERRY C;COX, JUDY F  
806 DELMONT ST  
HIGH POINT NC 27262

CUSHWA, MICHAEL HUNTER L/T  
309 COLONIAL DR  
HIGH POINT NC 27262

DAISY HOLDINGS LLC  
1011 N LINDSAY ST  
HIGH POINT NC 27262

ELDER, JAMES A  
100 SOMERBY DR APT 2150  
ALPHARETTA GA 30009

EMERYWOOD MEDICAL PROPERTIES LLC  
1605 COUNTRY CLUB DR  
HIGH POINT NC 27262

FIFTH DIMENSION REAL ESTATE LLC  
808 CARRICK ST  
HIGH POINT NC 27262

FOLMAR, ALEXANDER C D  
708 DELMONT ST  
HIGH POINT NC 27262

GEMME, NORMAN T  
710 CARRICK ST  
HIGH POINT NC 27262

GREEN, JAMES M JR;MORGAN, JAMES F;GREEN,  
ANN T  
PO BOX 2756  
HIGH POINT NC 27261

GREEN, JAMES M;FOWLER, MADELINE L  
TR;HEDGECOCK, REBECCA F TR  
1303 WALES DR  
HIGH POINT NC 27262

HELLAMS, ANDREW TEAGUE;HELLAMS, AUDREY  
MARIE BARKE  
803 CARRICK ST  
HIGH POINT NC 27262

HIGH POINT HEALTH CARE VENTURES INC  
601 N ELM ST  
HIGH POINT NC 27262

HIGH POINT MEDICAL CENTER INC ATTN: ACCTS  
PAYABLE  
MEDICAL CENTER BLVD  
WINSTON SALEM NC 27157

HIGH POINT REGIONAL HEALTH SYSTEM  
PO BOX HP-5  
HIGH POINT NC 27261

HIGH POINT REGIONAL HEALTH SYSTEM  
PO BOX 2356  
HIGH POINT NC 27261

HILLIARD, JASON;HILLIARD, STEPHANIE  
811 CARRICK ST  
HIGH POINT NC 27262

HOLLINGSWORTH, EDWIN F;HOLLINGSWORTH,  
NANCY S  
7211 KINSTON RD  
THOMASVILLE NC 27360

HOWELL, PATRICIA T;SIDFIELD PROPERTIES LLC  
384 FRIENDSHIP CHURCH RD  
BOONE NC 28607

INTHAVONG, SOMPONG  
404 SUNSET DR  
HIGH POINT NC 27262

JONES, ARTHUR L JR;JONES, KIMBERLY D  
800 CARRICK ST  
HIGH POINT NC 27262

## ATTACHMENT 2

LAMBETH, RICHARD C  
311 COLONIAL DR  
HIGH POINT NC 27262

LOWE, LISA H  
1939 EASTCHESTER DR UNIT D  
HIGH POINT NC 27265

MABE, GLENN WELBORN;MABE, KATHLEEN F  
809 CARRICK ST  
HIGH POINT NC 27262

MAHLKE, JUSTIN WAYNE;MAHLKE, TAYLOR  
MICHELLE  
710 DELMONT ST  
HIGH POINT NC 27262

MANESS, DEBORAH SMITH;MANESS, KEVIN  
HOWARD  
812 CARRICK ST  
HIGH POINT NC 27262

MIRANDA CORPORATION  
417 HILLCREST DR  
HIGH POINT NC 27262

MORGAN, PAULA NORRIS  
501 SUNSET DR  
HIGH POINT NC 27262

OTTAWAY, ALEK C  
806 CARRICK ST  
HIGH POINT NC 27262

PHILLIPS, REBECCA MANGUM;LASSITER,  
MAC;LASSITER, CHASE;LASSITER, C BARTON  
ETAL  
1214 GREENSBORO RD  
HIGH POINT NC 27260

PHILLIPS, REBECCA MANGUM;MANGUM, IRENE  
HYATT;CUSEO, ROBIN;MANGUM ETAL  
1214 GREENSBORO RD  
HIGH POINT NC 27260

RAYMOND WAYNE CHAMBERS LIVING  
TRUST;FAYE D CHAMBERS LIVING TRUST  
1708 HEATHCLIFF RD  
HIGH POINT NC 27262

REID, MERIT A;REID, ROBERT DAUGHTRY  
801 CARRICK ST  
HIGH POINT NC 27262

SAMUEL, BRADLEY A;SAMUEL, MICHAEL D  
1001 N LINDSAY ST  
HIGH POINT NC 27262

SCHULTHEISS, BARRY N;SCHULTHEISS,  
LAVAUGHN N  
2621 WHITE FENCE WAY  
HIGH POINT NC 27255

SILVER RAY 5 LLC  
PO BOX 6363  
HIGH POINT NC 27262

SLOOP, JACOB  
984 NOTTINGHAM RD  
HIGH POINT NC 27262

STEPHENS, DAVID LEON  
403 SUNSET DR  
HIGH POINT NC 27262

TEMICH-MALAGA, CARLOS E;TEMICH, JESSICA R  
802 CARRICK ST  
HIGH POINT NC 27262

THREE SIBS LLC  
604 EMERYWOOD DR  
HIGH POINT NC 27262

TSITOURIS, ALEXANDER;TSITOURIS, CARA K  
410 EDGEDALE DR  
HIGH POINT NC 27262

TUCKER, SHELBY D  
402 W RAY AVE  
HIGH POINT NC 27262

WASIQ, MUHAMMAD;BIBI, ANILA  
805 CARRICK ST  
HIGH POINT NC 27262

WESS LAND LLC  
901 N LINDSAY ST  
HIGH POINT NC 27262

WILLARD, KARYN C;WILLARD, VIRGIL V II  
501 CASCADE DR  
HIGH POINT NC 27265

YOUNGER, JENNIFER J  
401 SUNSET DR  
HIGH POINT NC 27262

# Wynnefield Properties

March 23, 2022

Re: Property located at Sunset Drive, W. Ray Avenue & Carrick Street

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 housing need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 2.04 acre site located at 309 Sunset Drive, 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 52-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 Monday, March 28, 2022 at 6:00pm located at the YWCA (155 W. Westwood Avenue, High Point, NC). This meeting is open to the public and your participation is encouraged.

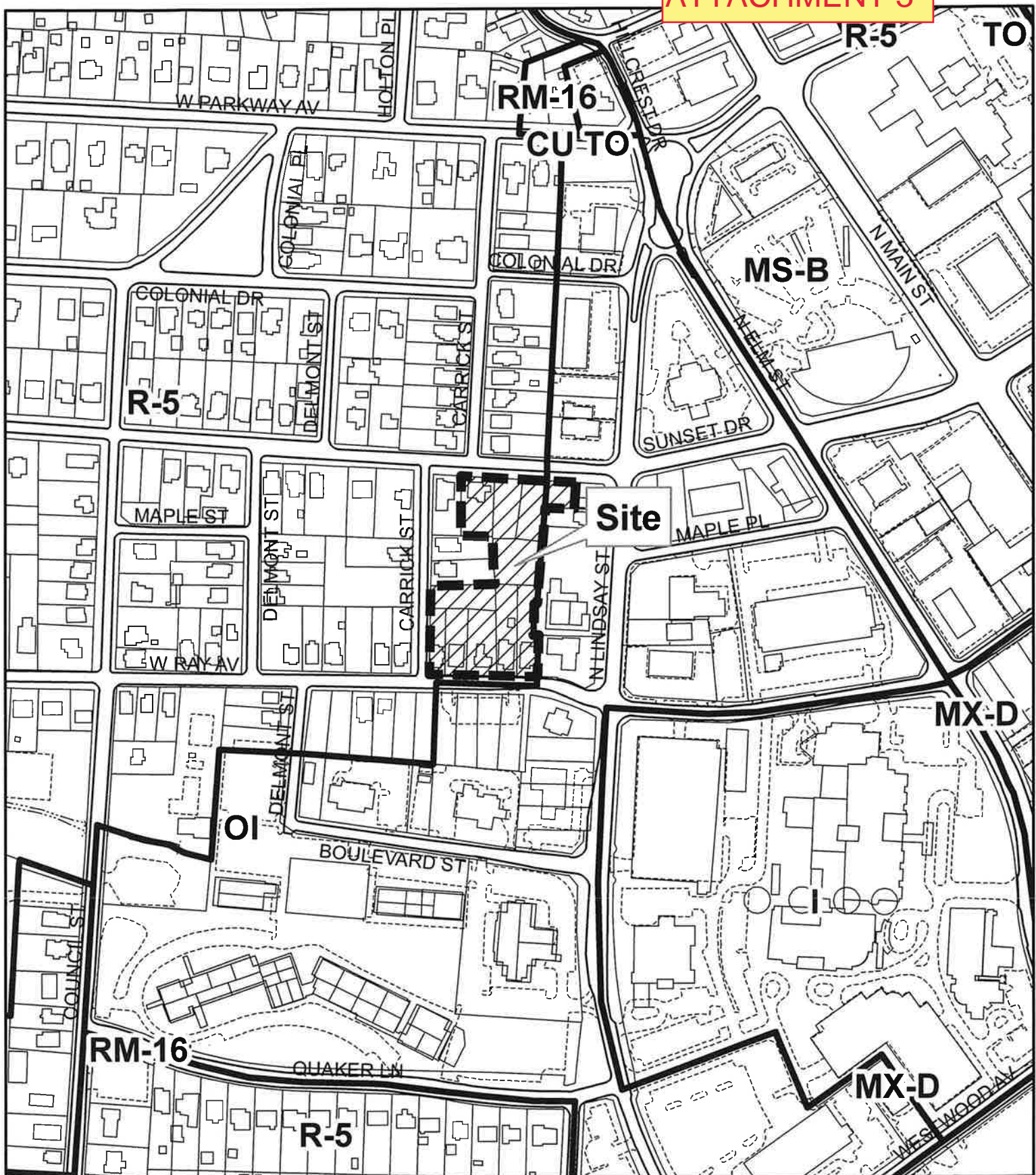
We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,



Davis Ray





## ZONING MAP AMENDMENT: ZA-22-07

From: Residential Single Family-5 (R-5) and  
Office Institutional (OI)

To: Conditional Zoning Residential Multifamily-26  
(CZ RM-26)

Existing Zoning Boundary

Subject Property Boundary



Planning & Development  
Department

City of High Point



Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2022\MXD\za22-07-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](http://www.buildhighpoint.com)



# MARKET SQUARE

HIGH POINT, NC



## SITE INFORMATION:

SITE: 2.04 ACRES  
 DENSITY: 25.49 UNITS/ACRES  
 SETBACKS: FRONT = 10' MINIMUM  
 REAR = 10' MINIMUM  
 SIDE = 10' MINIMUM  
 BUILDINGS: (1) 3-STORY SENIOR APARTMENT BUILDING  
 SPRINKLERS: 13R  
 PARKING SPACES: 52 SPACES REQUIRED @ 1.0 PER UNIT  
 52 SPACE PROVIDED

## SITE NOTES:

- NO DETENTION PROVIDED DUE TO EXISTING IMPERVIOUS AREA EQUALS NEW IMPERVIOUS AREA.
- NO RETAININGS NEEDED ON SITE.

## UNIT INFORMATION:

UNIT MIX	SPCS/UNIT	PKG. REQ.
1-BR (A UNITS)	= 26	1.0 26
2-BR (B UNITS)	= 26	1.0 26
TOTAL	= 52 UNITS	52

## HANDICAP UNITS TYPE "(a)" OR "(as)" = 6

- (1) ONE BEDROOM WITH TUB
- (1) ONE BEDROOM WITH ROLL-IN SHOWER
- (2) TWO BEDROOM WITH TUB
- (2) TWO BEDROOM WITH ROLL-IN SHOWER

## SQ. FT. INFORMATION

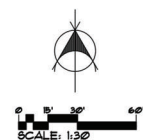
26 (1-BR) x 668 P.P. SQ. FT. = 17,368 P.P. SQ. FT.  
 26 (2-BR) x 974 P.P. SQ. FT. = 25,324 P.P. SQ. FT.

## REQUIRED AMENITIES:

- ① INDOOR/OUTDOOR SITTING AREAS - (W/ MIN. 1 BENCH, 3 LOCATIONS)
- ② MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- ③ GAZEBO

## ADDITIONAL AMENITIES:

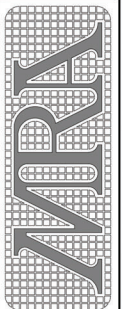
- ④ RAISED BED GARDEN PLOTS
- ⑤ COVERED PATIO WITH SEATING - (MIN. 150 SQ. FT.)
- ⑥ RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

MARKET SQUARE  
 HIGH POINT, NC

ARCHITECTURAL SITE PLAN



CSP.1

PROJECT	2020-051	DATE	1-15-2022	DRAWN BY / CHECKED BY	MYRL
REVISION					







# ATTACHMENT 4

