

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-09
(HEPHIGHPT, LLC)

From: Chris Andrews,
Interim Planning and Development Director

Meeting Date: May 16, 2022

Public Hearing: Yes

Advertising Date: May 4, 2022, and
May 11, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by HEPHIGHPT, LLC to rezone approximately 12.5 acres from the Residential Single Family – 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District and a Conditional Zoning Limited Business (CZ-LB) District. The site is located at the southeast corner of Johnson Street and 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 **denial** of the request as outlined in the staff report.

Mr. Shannon also provided the following additional comments:

- The applicant has requested RC zoning for the purpose of allowing drive-through restaurants and to allow development to exceed 50,000 square feet in gross floor area.
- If an LB District was proposed for the entire site, the drive-through restaurant use would not be permitted, and the total of all development could not exceed 50,000 square feet.
- Finally, conditions pertaining to referencing the Institute of Transportation Engineering (ITE) Manual for determining a land use, hours of operation and times for deliveries/trash service must be removed as they are unenforceable

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Andy Harris, attorney, Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, High Point. Mr. Harris provided an overview of the proposal to rezone the site for a commercial development. He stated that his client proposes to develop the property to include a grocery store, and several outparcels with additional commercial uses such as neighborhood-oriented retail services and a drive-through restaurant. Mr. Harris also made the following comments in support of the request:

- The applicant has provided conditions to restrict uses, increase design standards and increase the buffer standards.
- He pointed to the significant population growth in the northern portion of High Point and the lack of personal services uses. The residents of the area may not have moved there for commercial development, but the city must balance [population growth] with the ability to provide services. A lack of services adds to longer commutes and traffic congestion.

Speaking in opposition to the request were

- Ms. Debra Adams, 3907 Kim Drive, High Point
- Mr. Rick Moore 4302 Johnson Street, High Point
- Ms. Julianne Shamburg, 4104 Saint Johns Street, High Point
- Mr. Bobby Bailey, 4419 Orchard Knob Lane, High Point
- Mr. Tudor Stancu, 4512 Garden Club St, High Point
- Ms. Susan Cox, 1716 Gentry Ct, High Point
- Ms. Georgette Brousseau, 4460 Orchard Knob Lane, High Point
- Mr. Bob Fricke, 612 Tara Drive, High Point

These speakers noted the following concerns:

- Compatibility/Inconsistent with Land Use Plan:
 - Residents wish to preserve the residential character of the area which is designated as Low Density Residential on the Land Use Plan Map. The proposed development is incompatible with the community, and they feel it would not “enhance the neighborhood” as the applicant’s representative suggested.
 - The applicant keeps referring to a 47 acre mixed use/commercial focal area that was removed along Sandy Ridge Road and they want this 12.5 acre site to replace that focal area. There is a big difference between the buffering that can be provided by a 47 acre site verses this 12.5 acre site.
 - One of the speakers noted that there was an online petition since the first zoning application was submitted in September 2021. It was reopened when this case was resubmitted and contains more than 1,100 signatures (950 households) in opposition to this request.
 - The Planning & Development staff has noted concern with enforcing zoning conditions proposed that are not enforceable. Why spend time and energy doing that for something that is not needed.
- Precedent that will be established by allowing Commercial Uses:
 - The proposed development would establish commercial development in the area and set precedent that will encourage additional commercial growth. Once this precedent is set residents would have few means to prevent less desirable commercial businesses in the future.
 - Mr. Moore noted that he has already been contacted by several commercial developers to purchase his land across the street from this site (north side of Skeet Club Road) for commercial development.
 - If this request is approved, the large rural residential lots to the north of Skeet Club Road and east of Johnson Street would be prime for rezoning for big box stores. It becomes an urban sprawl nightmare.
- Traffic & Safety: The development would lead to excessive traffic at this intersection. Furthermore, where access is proposed from Skeet Club Road, it narrows down from 4-lanes to 2-lanes in front of the site, this will cause backups at these access points.
- Unwarranted expansion of commercial land use
 - There are enough commercial uses (grocery, restaurants, and personal services) already available within about 3 miles to the east at the intersections of Skeet Club Rd/Eastchester Dr./Penny Rd and W. Wendover Ave. Also, there are grocery stores, restaurants, personal services, and commercial uses about 3 miles to the west at the intersection of Skeet Club Rd/N. Main St./Old Plank Rd.
 - The applicants market analysis numbers do not add up. They stated that it will take approximately 150,000 people to support 9 grocery stores in the northern portion of High Point, but they noted the population in this portion of the City will be 44,000 people by 2030.

After a lengthy discussion the commission closed the public hearing to deliberate on the request. Key points from their discussion were;

- There were no significant changes between this request and the previous zoning submittal from the applicant in 2021 that this commission recommended for denial.
- This is a potential prime location for commercial development in the future and there is going to be a need for some personal service uses.
- If the proposal was a rezoning request for a less intensive use (small neighborhood facility) instead of a large scale commercial facility, it may be more appropriate for this area.
- Could warm up to the idea of a smaller neighborhood commercial zoning and use. Primary concern is setting a precedent for RC zoning and larger-scale community shopping center centered around this intersection.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended ***denial*** of this request, as recommended by staff, by a vote of 9-0.

NOTE: A zoning map amendment application receiving a recommendation of denial from the Planning and Zoning Commission shall only be approved by the City Council with a two thirds ($\frac{2}{3}$) majority vote of the City Council members present and voting.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement to support ***denial*** of the request:

That Zoning Map Amendment 22-09 is not consistent with the City's adopted policy guidance because the Land Use Plan and other adopted policy guidance documents do not support the establishment of commercial uses, at the intensity proposed by the applicant, at this location. Furthermore, the request is not reasonable and in the public interest because the RC District accommodates high-intensity retail serving a regional area, and it would not be in the public interest to establish commercial development of this intensity in a predominately Residential Low-Density area as classified by the Land Use Plan.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-09
April 26, 2022**

Request	
Applicant: HEPHIGHT, LLC	Owners: Custom Electric and Plumbing Inc., Cyrus Walton & Gale Walton; and Raul Cardona-Torres & Sandra Romero-Torres
Zoning Proposal: To rezone approximately 12.5 acres	From: R-3 Residential Single Family – 3 District
	To: CZ-RC Conditional Zoning Retail Center District CZ-LB Conditional Zoning Limited Business District
Notices: 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 lying at the southeast corner of Johnson Street and Skeet Club Road.
Tax Parcel Number:	Guilford County Tax Parcels 203730, 203737 and 203739
Site Acreage:	Approximately 12.5 acres
Current Land Use:	The site is currently developed with three single family dwellings.
Physical Characteristics:	The site is partially wooded and has a moderately sloping terrain.
Water and Sewer Proximity:	A 12-inch City waterline and 8-inch City sewer line lie adjacent to the site Skeet Club Road. Also, a 16-inch City water line and 8-inch City sewer line lie adjacent to the site along Johnson Street.
General Drainage and Watershed:	The site drains in a general northeasterly direction and development subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site. The site is within Tier 4 of this WCA, development is limited to 2 dwelling units per acre or 50% built-upon area.
Overlay Districts:	<ul style="list-style-type: none"> • Oak Hollow Lake Watershed Critical Area – Tier 4 • The eastern 6.5-acre parcel is designated by Guilford County as a Historic Landmark Property (Mendenhall-Blair homestead).

Adjacent Property Zoning and Current Land Use			
North:	RS-40	Residential Single Family – 40 District (<i>Guilford County</i>)	Single family detached dwellings (large lot rural residential lots)
South:	R-3	Residential Single Family – 3 District	Single family detached dwellings

East:	R-3	Residential Single Family – 3 District	Single family detached dwellings
West:	R-3	Residential Single Family – 3 District	Religious institution and major school

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<p>Goal 1: Preserve and enhance High Point’s most important natural and cultural resources.</p> <p><u>Obj. 1C</u>: Protect the city’s water supply through compatible use and design innovations, and minimizing the disturbance of land.</p> <p><u>Obj. 1D</u>: Preserve and revitalize key historic landmarks and unique areas in High Point.</p>
Land Use Plan Map Classification:	<p>The site has a Low-Density Residential land use designation, which primarily supports single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p> <p>The applicant has submitted a Plan Amendment application (PA-22-02) to change the Land Use Plan classification of the site to a Local/Convenience Commercial classification.</p>
Land Use Plan Goals, Objectives & Policies:	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p> <p>The Land Use Plan also includes Development Guidelines for commercial developments that front thoroughfare or collector streets and border residential neighborhoods. These guidelines are intended to make sure conditional rezoning requests address the mass, scale and height of the proposed use, any topographical differences, the effectiveness of converting existing residential structures to non-residential uses, the impact of non-local traffic, and the sufficiency of buffers, setbacks and landscaping.</p>
Relevant Area Plan:	<p>There are no current area plans that cover this area. However, the Johnson Street/Sandy Ridge Road Corridor plan, which was replaced by the Northwest Area Plan in 2011, did evaluate the site and its surrounding area and recommended a Low-Density Residential land use designation.</p>
Zoning History:	<ul style="list-style-type: none"> The very similar rezoning request was submitted by this applicant in August 2021 under ZA-21-18. The Planning and Zoning Commission recommended denial of that request and it was withdrawn by the applicant at the City Council public hearing, prior to Council action. <u>Northwest of this intersection</u>: In July 2021, the City Council approved ZA-21-14 to establishment a CZ RM-16 District at the northwest corner of

	<p>this intersection to support a single family and townhome subdivision at a density of 7 units per acre.</p> <p>In 1999, City Council approved the establishment of a RM-5 District along the north side of Skeet Club Road, approximately 680 feet west of Johnson Street, to establish the Orchard Knob Townhome development.</p> <ul style="list-style-type: none"> • <u>Southwest of this intersection:</u> A religious institution (church) was constructed at the southwest corner of this intersection in the early 2000s. In 2011, a Special Use Permit was approval to allow a school associated with this church. <p>In 2000, City Council approved the establishment of a RM-5 District along the south side of Skeet Club Road, approximately 1,600 feet west of Johnson Street, to support development of the St. Andrews Townhome development.</p>
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Johnson Street		Major Thoroughfare	955 ft.
	Skeet Club Road		Major Thoroughfare	620 ft.
Vehicular Access:	Via four driveway access points. The applicant desires to install two driveway access from Johnson Street and two driveway access from Skeet Club Road.			
Traffic Counts: (Average Daily Trips)	Johnson Street		12,000 AADT (2019 NCDOT Traffic Counts)	
	Skeet Club Road		8,900 AADT (2019 NCDOT Traffic Counts)	
Estimated Trip Generation:	An approximate 75,000 square foot commercial shopping center is proposed to be developed. Such a development is anticipated to generate approximately 9,686 daily trips (during a 24-hour period) with approximately 481 AM peak-hour trips (6am – 9am) and approximately 485 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u> X	<u>No</u>	The proposed commercial development will generate more than 100 trips in the AM or PM peak hours. Thus, a TIA is required to be submitted as part of the rezoning application (see TIA executive summary at the end of this report).	
Conditions:	1. <u>Right-of-way Dedication:</u> Dedicate a minimum of 25-feet of right-of-way along the entire Skeet Club Road frontage of the zoning site. 2. <u>Access</u> a) <u>Johnson Street</u> – Two points of access allowed to Johnson Street. i. One full movement access (<u>Driveway 1 as depicted in the TIA</u>). ii. One right-in/right-out (<u>Driveway 2 as depicted in the TIA</u>). This access point must be a minimum of 250-feet from the intersection of Johnson Street/Skeet Club Road. b) <u>Skeet Club Road</u> - Two points of access allowed to Skeet Club Road. i. One right-in/right-out and median that meets minimum NCDOT requirements (<u>Driveway 3 as depicted in the TIA</u>). ii. One full movement access (<u>Driveway 4 as depicted in the TIA</u>). 3. <u>Improvements:</u> a) Provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.			

	<ul style="list-style-type: none">b) <u>Driveway 1 as depicted in the TIA</u> – Restripe the center turn lane to provide a southbound left turn lane into Driveway 1. The left turn lane shall have a minimum 100-foot taper and a minimum of 50-feet of storage. Construct a northbound right turn lane with a minimum 100-foot taper and a minimum of 100-feet of storage.c) <u>Driveway 2 as depicted in the TIA</u> - Construct a northbound right turn lane with a minimum 100-foot taper and a minimum of 100-feet of storage. Construct a concrete island to prohibit entering and exiting left-turn movements that extends along the length of the left turn lane and taper of Johnson Street.d) <u>Driveway 3 as depicted in the TIA</u> – Construct an eastbound right-turn lane with minimum of 100-feet of storage an appropriate taper. Construct a concrete island to prohibit entering and exiting left-turn movements.e) <u>Driveway 4 as depicted in the TIA</u> – Construct an eastbound right turn lane with minimum of 100 feet of storage an appropriate taper.
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School District Comment

Not applicable to this zoning case.

Details of Proposal

This is a request to rezone approximately 12.5 acres, lying at the southeast corner of Johnson Street and Skeet Club Road, to a Conditional Zoning Retail Center (CZ-RC) District, with a small segment of the property to be rezoned Conditional Zoning Limited Business (CZ-LB) District. Included with this zoning map amendment request is a conditional zoning ordinance in which the applicant has offered conditions pertaining to permitted and prohibited uses, development and dimensional requirements, landscaping/buffers and screening, site standards, signage, building standards, right-of-way dedication, vehicular access, and transportation related improvements.

The applicant desires to develop an approximately 65,000 to 75,000 square foot commercial shopping center with multiple outparcels. They have also submitted a corresponding Land Use Plan Amendment (PA-22-02) to establish land use policy to support commercial development at this intersection. The three parcels associated with this request are currently developed with single family homes, one being a historic structure identified by Guilford County as a local landmark.

Staff Analysis

The zoning site is in a predominately residentially developed area of the city and within a watershed critical area. The City's adopted Land Use Plan designates the zoning site and surrounding area primarily as Low Density Residential, which is intended to support single family development at a density of five dwelling units per acre. A mixture of single-family residential use types, ranging from single family detached, single family cluster and single family attached (townhome) subdivisions have been developed in this area. A recent policy change has supported residential development up to seven dwelling units per acre at the northwest corner of this intersection. However, there has been no land use policy change to support commercial land uses in this area.

Adopted policy guidance documents continue to support residential land uses for the zoning site and the immediate surrounding area. The abutting road corridors have been studied in various forms since the

adoption of the Land Use Plan in the 1980s, through various updates to the Land Use Plan and Area Plans. The following adopted policies and policy guidance documents addresses the subject site:

- Watershed Plan and adoption of the City's General Watershed and Watershed Critical Area ordinances in the early 1990s
- Airport Noise Impact and Airport Overlay District in the late 1990s, establishment of the Airport Overlay District in 2003 and its update in 2011.
- Adoption of the Johnson Street/Sandy Ridge Road Area Plan in 2000 and its update in 2003.
- The Northwest Area Plan in 2011, which replaced the Johnson Street/Sandy Ridge Road Area Plan.
- Land use policy from numerous zoning approvals (approximately 62 cases from 1983 to 2022) have established Johnson Street as a predominately residentially zoned corridor from the I-74 interchange northward, past the zoning site to Bame Road (just north of the River Landings Retirement Community). Zoning approvals have also supported a variety of residential use types along the Skeet Club Road corridor. The exception being at the eastern terminus (Skeet Club Road/Eastchester Drive intersection) and its western terminuses (Skeet Club Road/N. Main Street & Old Plank Road intersections) where the Land Use Plan supports commercial land uses.

The primary issues of concerns pertaining to this request is the lack of consistency/compatibility with the Land Use Plan and the proposed intensity of commercial development.

- *Consistency/Compatibility with the Land Use Plan and Adopted Policy Guidance Documents*

As to consistency with an adopted comprehensive or land use plan, North Carolina General Statutes require that a statement of approval by the Council describe how the action is or is not consistent with the plan. A proponent in favor of this request may point to the fact the site is situated at the intersection of two major thoroughfares and that Objective 8 of the Land Use Plan speaks to stimulate more efficient use of the City's land resources by encouraging in-fill and mixed-use development at appropriate locations. However, those in opposition may note that Goal #2 and objective #2 speaks to promoting development that enhances and preserves established neighborhoods; and encouraging development that promotes the protection and preservation of environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. **The adopted land use plan, other adopted policy guidance documents or policy derived from prior zoning actions in this area do not provide any direct policy directives that support the establishment of high intensity commercial development in this general area.**

- *Intensity of Development*

There is a concern with the intensity of development permitted by the proposed RC District and the precedent it sets for this area. Abutting zoning consists of the R-3 District, which is primarily for single family detached use. The requested conditional RC District, which will govern most of the proposed zoning site, is intended to accommodate high-intensity retail serving a regional area. Examples of RC-zoned areas are the former High Point Mall and the Shoppes at Deep River/Palladium commercial development at the intersection of Eastchester Drive/Penny Road/W. Wendover Avenue. **The requested RC District is the most intensive commercial zoning district within the Development Ordinance outside of the downtown Central Business area. A request for an LB District, which is designed to accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods, would be more compatible with the established residential development pattern than the requested RC 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 Land Use Plan and other adopted policy guidance documents do not support the establishment of commercial uses, at the intensity proposed by the applicant, at this location.

Reasonableness/Public Interest:

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

The RC district accommodates high-intensity retail serving a regional area, and it would not be in the public interest to establish commercial development of this intensity in a predominately Low Density Residential area as classified by the Land Use Plan.

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.

Approval of the requested CZ-RC district would enable commercial development of the zoning site inconsistent with the character of surrounding development. Also, such a request would set policy as to the manner in which the other corners of this intersection, and other parcels abutting these corner lots, may be developed.

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	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.
	<ul style="list-style-type: none">❖ To mitigate adverse impact to adjacent lands the applicant has offered conditions that development meet the higher standards of the Large Retail use type. The applicant has also offered to provide for higher landscaping and screening standards adjacent to abutting residential developments.❖ To address traffic impacts, the applicant has offered to restrict the location and number of vehicular access points from Skeet Club Road and Johnson Street, and

	to provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
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. The site is within an area currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. To minimize adverse impact to adjacent lands the applicant has offered to require a minimum overall development size of 10 acres, so as to discourage strip development, and to require development to meet higher development standards of the Large Retail use type. Furthermore, higher perimeter landscaping standards that include a perimeter berm and perimeter fencing is proposed adjacent to abutting residential 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.

- ❖ There have been no changes in the type or nature of development in this area and no changes in other policy guidance documents to support high intensity commercial development, as supported by the RC District, in this area.
- ❖ The recently completed widening of Skeet Club Road and the proposed future widening of the Johnson Street/Sandy Ridge Road corridor have been long range projects that were taken into consideration since the early 2000s when the former Sandy Ridge Road/Johnson Street Area Plan and the current Northwest Area Plan were developed. Neither of these area plans suggested the establishment of a regional commercial node at this intersection.

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 zoning and development pattern along this segment of these two road corridors primarily consists of residential zoning districts and residential developments. No policy guidance has been established to change this development pattern to support high-intensity commercial land uses.

Recommendation

Staff Recommends Denial:

The requested CZ-RC and CZ-LB districts conflict with the adopted policy guidance documents and would enable a regional type of commercial development which is inconsistent with current land use policy for this area. The Planning and Development Department recommends denial of this request.

If the Planning and Zoning Commission desires to recommend approval and the City Council wishes to approve this request, resulting in new land use policy for this area, the applicant's conditional zoning ordinance will need to be amended as follows:

- Amend Permitted Use Section: Under permitted uses, the applicant has proposed a reference to the Institute of Transportation Engineering (ITE) Manual for determining a land use. This reference shall be required to be removed. The Principal Use Table in the Development Ordinance does not reference this transportation trip generation manual for making a land use determination. The ITE manual is used for estimating the number of trips a use may generate and should not be used to replace the City of High Point's Development Ordinance for the definition of a land use. As stated in the preface of the 2008 edition of the ITE Manual, the ITE informational reports are for informational purposes only and that the Trip Generation is an educational tool in estimating the number of vehicle trips. Also, the specific reference in this manual that the applicant wishes to use also speaks to the type of food that may be served, which is also unenforceable. If the applicant desires to restrict impact of the major restaurant use type, the zoning condition should use clearly enforceable standards such as limiting the number of major restaurants, which they have proposed, and restricting the gross square footage of a major restaurant use.
- Remove Operational Hours Conditions: Delete reference to times of "Truck Deliveries and Trash Service" and delete reference to "Hours of Operation". These are unenforceable zoning conditions.
- Traffic Signage for adjacent Private School: The Transportation Department recommends deleting this condition.

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.

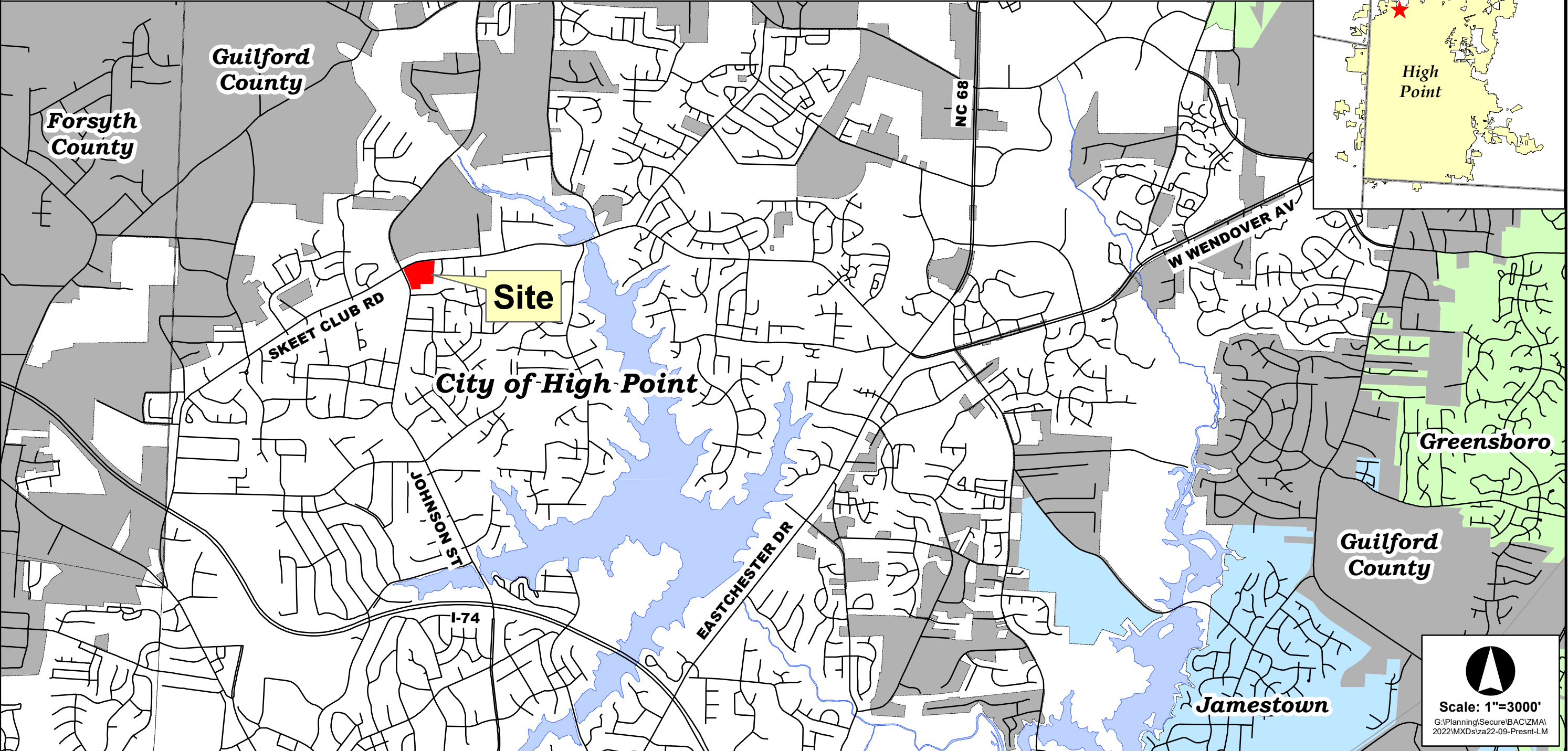
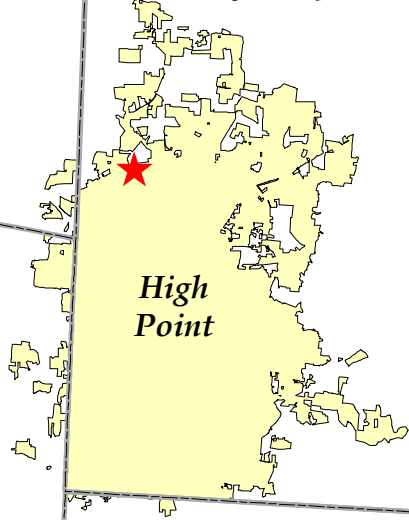
Report Preparation

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-22-09
Applicant: HEPHIGHPT, LLC

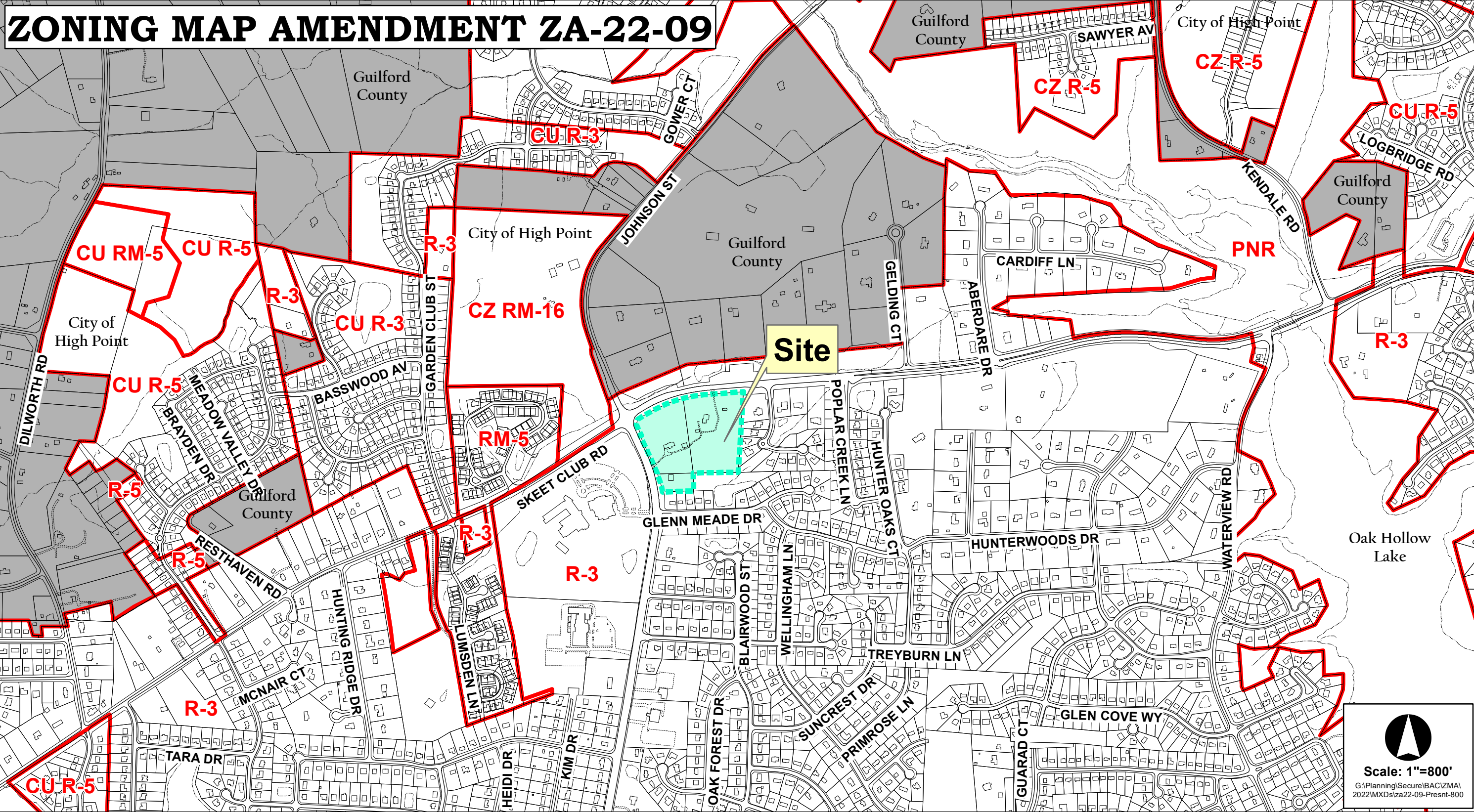
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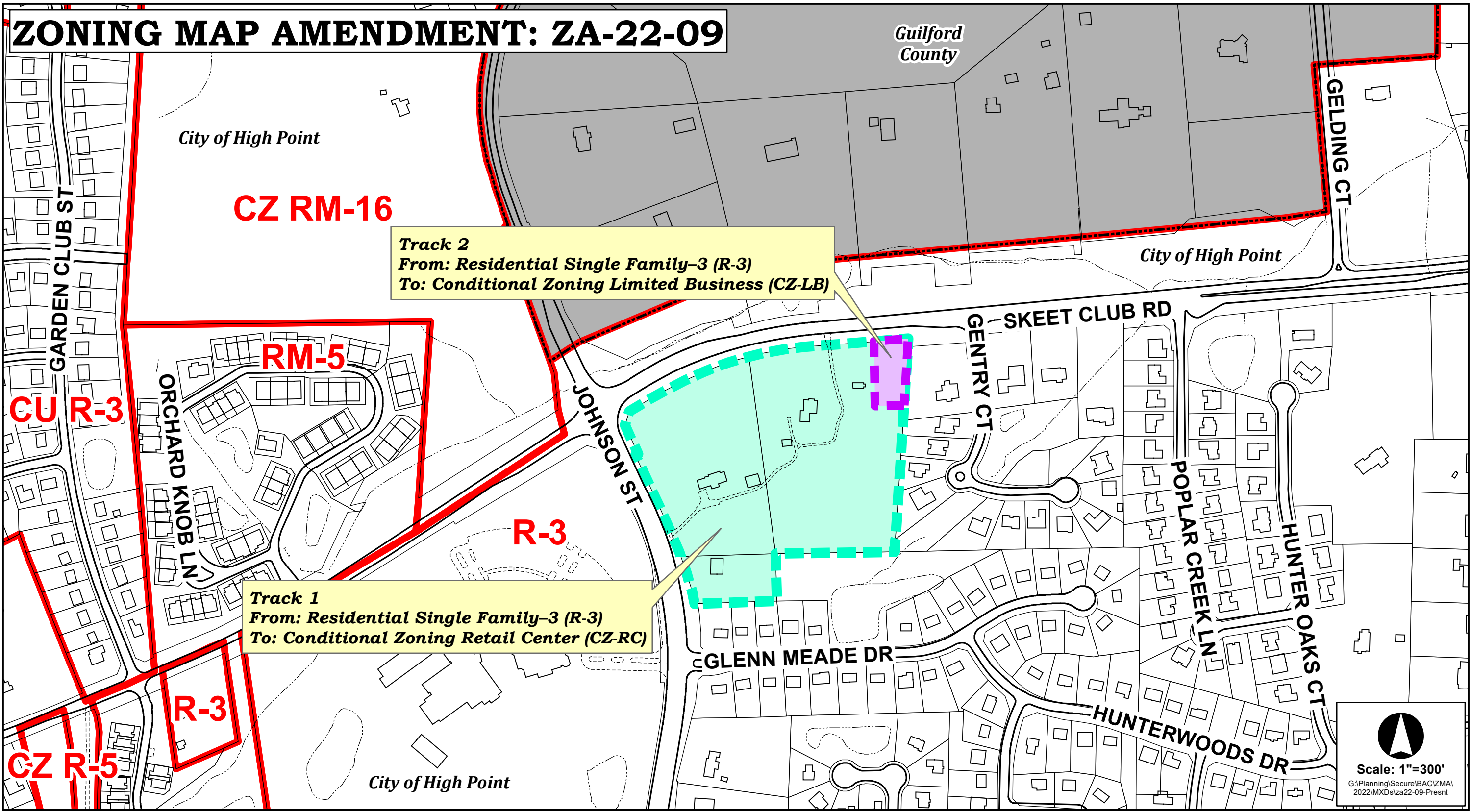
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ZONING MAP AMENDMENT ZA-22-09

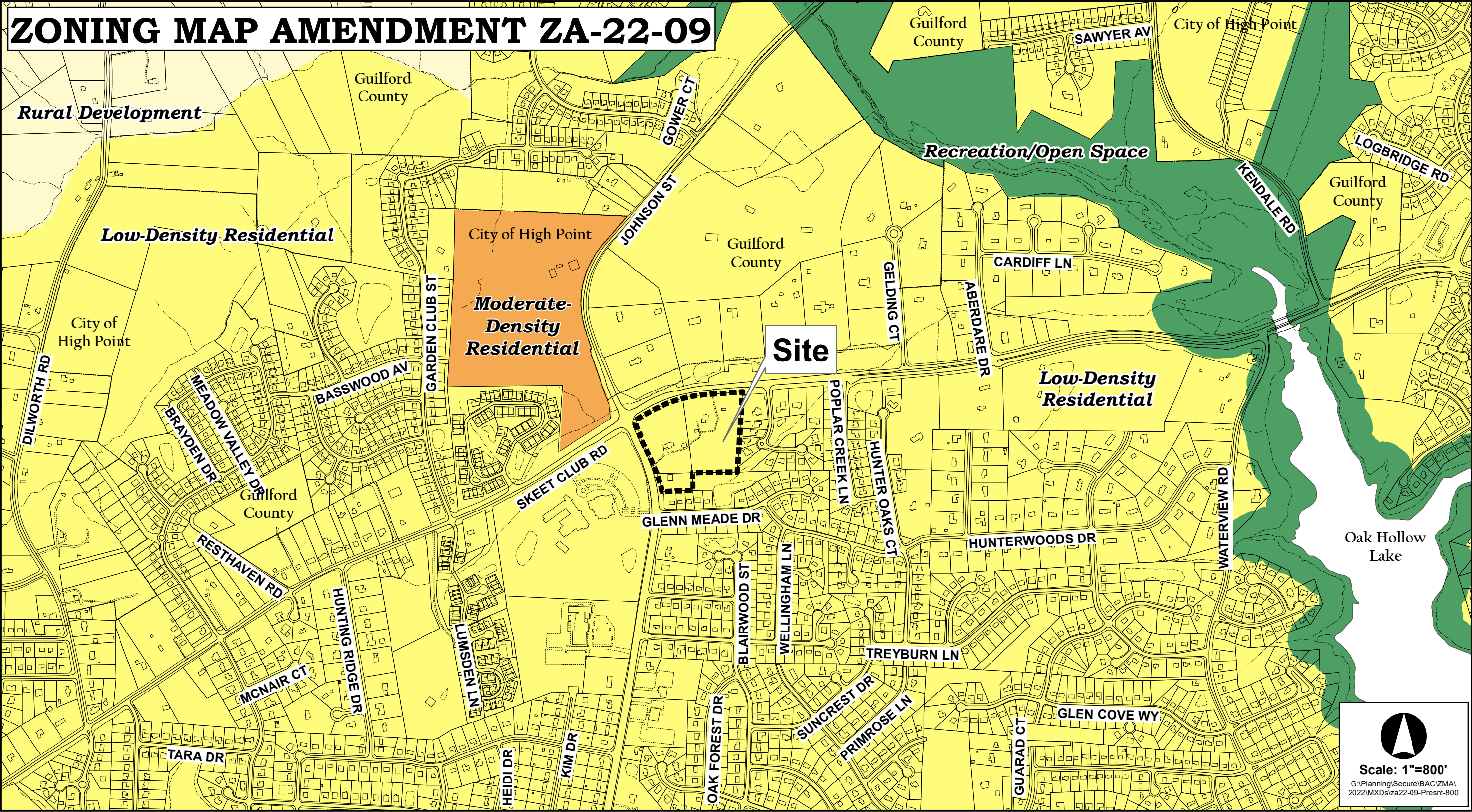



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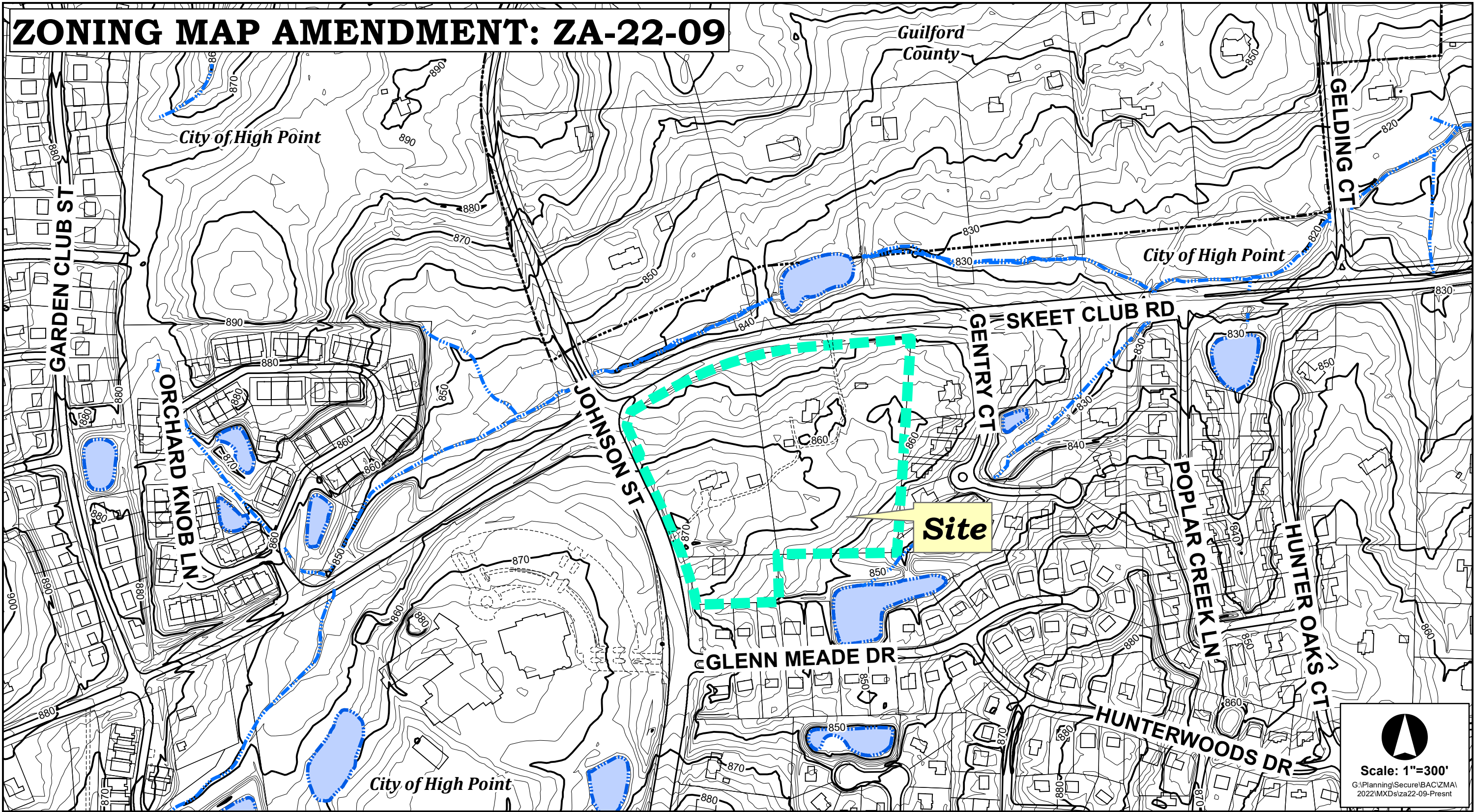
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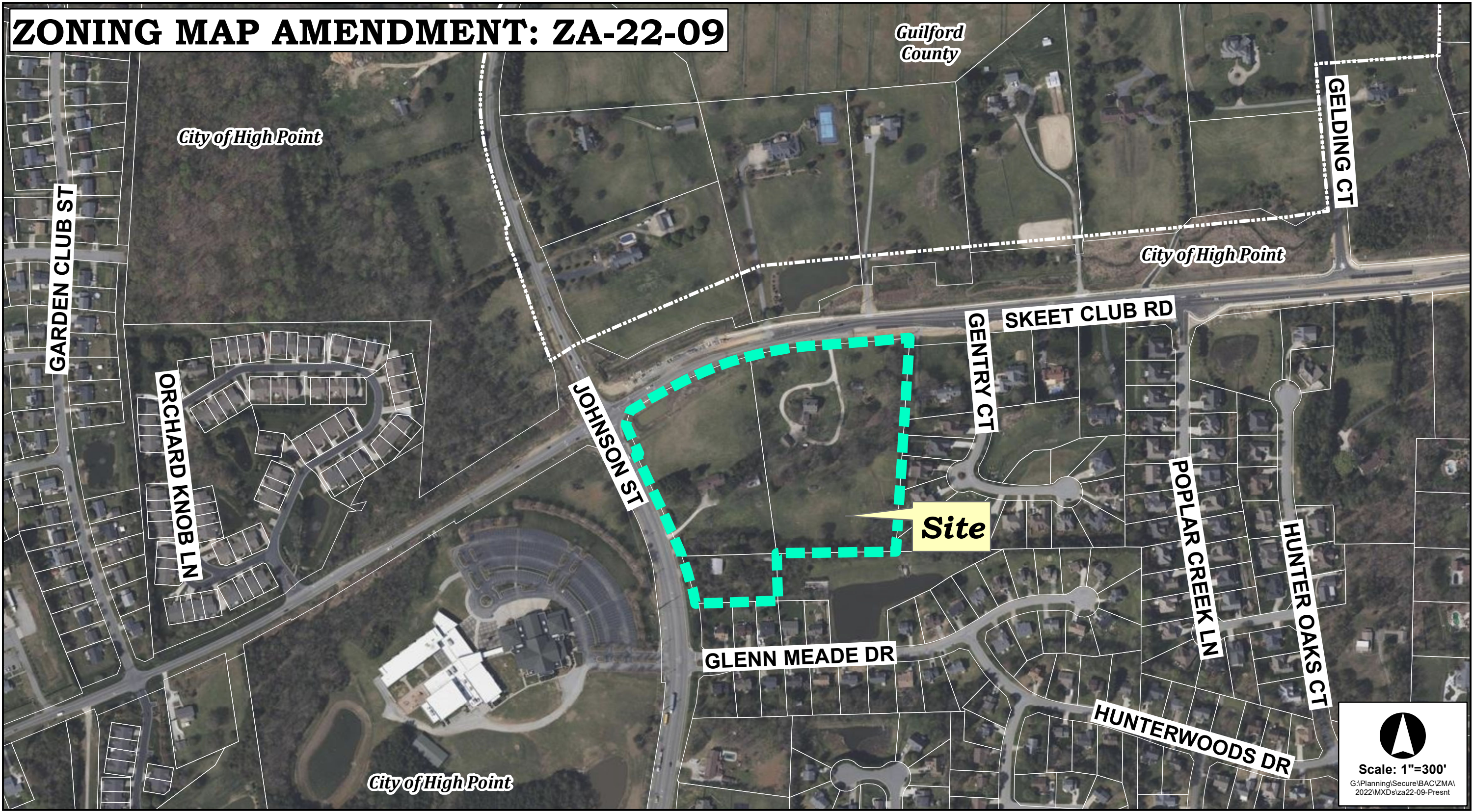
ZONING MAP AMENDMENT ZA-22-09



ZONING MAP AMENDMENT: ZA-22-09



ZONING MAP AMENDMENT: ZA-22-09



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 16, 2022 regarding **Zoning Map Amendment Case 22-09 (ZA-22-09)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on April 17, 2022, for the Planning and Zoning Commission public hearing and on May 4, 2022 and May 11, 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 16, 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 Retail Center (CZ-RC) District (Tract 1) and Conditional Zoning Limited Business (CZ-LB) District (Tract 2)**. The property is approximately 12.5 acres, lying at the southeast corner of Johnson Street and Skeet Club Road. The property is also known as Guilford County Tax Parcels 203730, 203737 and 203739.

SECTION 2

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

Part I. USES:

A. Permitted Uses & Prohibited Uses

1. Permitted uses

- a. Except as excluded below in Part I. A(2) and (3), permitted uses shall be limited to those principal uses of the Limited Business (LB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance), and
- b. The following RC District use, Major Restaurant, shall be permitted subject to the following limitations:
 - i. Only one (1) may be located on the Property;
 - ii. shall qualify as a “coffee shop” under ITE Code 937;

2. Prohibited uses: The Multifamily Dwelling use type, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited.
3. Restricted Uses: The Wireless Communication use type shall be permitted subject to meeting standards of the RM-5 District.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements (for the entire Site).
 1. Minimum overall zoning district and development size shall be 10 acres.
 2. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
 3. Development of the site shall be subject to the standards of Section 5.14.4 (Large Retail use type) of the Development Ordinance, except that Section 5.14.4.A (Applicability) and 5.14.4.B1(c.) (setback reduction) shall not apply.
 4. Maximum building height shall not exceed 50 feet.
- B. Development and Dimensional Requirements (for Tract #1).
 1. Development shall be subject to the District Purpose, Dimensional Standards and District Standards of the RC District, unless further restricted by this ordinance.
 2. Residential Uses: Subject to meeting standards of Part I. (Uses), permitted uses under the Residential Use Classification shall meet the District Purpose, Development Standards and District Standards of the Residential Multifamily – 5 (RM-5) District (Section 3.3.6 of the Development Ordinance), except as follows:
 - a) A minimum 30-foot street setback shall be required.
 - b) A minimum 30-foot perimeter setback shall be required.
- C. Landscaping, Buffers and Screening.
 1. A minimum 25-foot-wide Type B Perimeter Landscape Yard, planted to the Type A rate, shall be installed along the entire length of the eastern and southern boundary of the zoning site.
 2. A minimum 6-foot-high opaque fence shall be installed along the along the entire length of the eastern and southern boundary of the zoning site. The installation of this fence shall not permit reduction in the width of the perimeter landscape yard. So as to not interfere with required sight distances, this opaque fence may be reduced to a height of 4 feet when located within 15 feet of the Johnson Street and Skeet Club Road public rights-of-way.
 3. A minimum three (3) foot high soil berm with a minimum width of ten (10) feet, meeting standards of Section 5.5.6.H of the Development Ordinance, shall be installed in the vicinity of the eastern and southern boundary of the zoning site. This berm shall be installed at the time landscaping planting materials are installed on the site.

4. A minimum 15-foot wide Streetyard planted, to Type C rate, shall be installed.
5. Stormwater detention ponds shall be screened with landscaping so as to obscure, to the maximum extent practicable, the view from public right-of-way.
6. The property owner(s) shall be responsible for the perpetual maintenance of the above noted Landscaping, Buffers, and Screening standards.

D. Other Conditions.

1. Site Standards

- a) Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment should be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening) of the Development Ordinance.
 - b) Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face Johnson Street or Skeet Club Road.
 - c) Outdoor Storage: Outdoor storage of materials, supplies, products, or equipment is prohibited for all nonresidential uses. Nothing shall prohibit the outdoor display of merchandise for sale in accordance with Section 4.4.5.K, (Outdoor Display) of the Development Ordinance.
2. Signage: Except as restricted below, signage for the zoning site shall meet standards of the RC District.
- a) Development Identification signs shall be restricted to a height of 15 feet.
 - b) In addition to signage prohibited by Section 5.7.6, Prohibited Signs, the following signs shall be prohibited:
 - (1) Changeable copy signs (message boards);
 - (2) Animated signs, including electronic changeable copy signs, except for time and temperature signs which do not exceed 15 square feet of copy area;
 - c) Illumination of all signage, except wall signage, shall be limited to cut-out letters and indirect lighting. Back lit wall signage shall be permitted; however, the background of the sign face shall be opaque and light shall only come through the lettering of the sign.
 - d) Freestanding signs shall meet the following requirements:
 - (1) Be monument style only

3. Building Standards.

a) Facade Materials

- (1) The use of vinyl siding or corrugated metal siding and other vertical metal siding is prohibited.
- (2) The use of high intensity (bright), metallic, or fluorescent colors shall be limited to facade trim or accents and total less than 20% of the area of any building facade.

- (3) The use of lighting by direct illumination to outline or accentuate all or part of a structure, building or architectural features of a building, including but not limited to rooflines, windows, doors, cupolas, exterior walls, porches, canopies and awnings, with narrow band, strip, tube or other methods of lighting, is prohibited.

b) Roof-Mounted Equipment

- (1) Flat roofs shall incorporate parapet walls designed to screen the roof and roof-mounted equipment from view from the primary street fronting the building and any abutting side streets as seen from the edge of the public right-of-ways abutting the property at a height of 6 feet. The parapet wall should be finished in the same or similar material and color as the building.
- (2) In cases where complete screening is not practicable, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance.

4. Service or Vehicular Bays.

Service or vehicular bays and their doors shall not face Johnson Street or Skeet Club Road.

5. Truck Deliveries and Trash Services. Truck deliveries shall be limited to occurring only between the hours of 6am and 10pm with waste and trash removal only between the hours of 7am and 10pm.

6. Operating Hours. No establishment located on the Property shall be open for business to the general public between 11:00pm to 6:00am

7. Service or Vehicular Bays. Truck Deliveries and Trash Services. Truck deliveries shall be permitted between the hours of 6am and 10pm only. Waste and trash removal trucks shall only be permitted between the hours of 7am and 10pm.

8. On-Site Exterior Lighting: Exterior lighting shall be designed, located, installed, and maintained such that between 11:00pm to 7:00am, the maximum illumination measured in footcandles at ground level along the entire length of the eastern and southern property line of the Property shall not exceed 0.5-foot candles.

E. Transportation Conditions

1. Traffic Impact Analysis (TIA): A reference to the TIA refers to the Mendenhall Marketplace Traffic Impact Analysis, prepared by BGE, Inc, Dated September 23, 2021.

2. Right-of-way Dedication: As a part of development permit approval the property owner shall dedicate a minimum of twenty-five (25) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site.

3. Access

- a) Johnson Street – Two points of access allowed to Johnson Street.
 - i. One full movement access (*Driveway 1 as depicted in the TIA*).
 - ii. One right-in/right-out (*Driveway 2 as depicted in the TIA*). This access point must be a minimum of 250-feet from the intersection of Johnson Street/Skeet Club Road.
- b) Skeet Club Road - Two points of access allowed to Skeet Club Road.
 - i. One right-in/right-out and median that meets minimum North Carolina Department of Transportation (NCDOT) requirements (*Driveway 3 as depicted in the TIA*).
 - ii. One full movement access (*Driveway 4 as depicted in the TIA*).

4. Improvements:

- a) As part of driveway permit approval, the property owner shall provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.
- b) Driveway 1 as depicted in the TIA – As part of Driveway permit approval the property owner shall restripe the center turn lane to provide a southbound left turn lane into Driveway 1. The left turn lane shall have a minimum one-hundred (100) foot taper and a minimum of fifty (50) feet of storage. Construct a northbound right turn lane with a minimum one-hundred (100) foot taper and a minimum of one-hundred (100) feet of storage.
- c) Driveway 2 as depicted in the TIA - As part of driveway permit approval the property owner shall construct a northbound right turn lane with a minimum one-hundred (100) foot taper and a minimum of one-hundred (100) feet of storage. Construct a concrete island to prohibit entering and exiting left-turn movements that extends along the length of the left turn lane and taper of Johnson Street.
- d) Driveway 3 as depicted in the TIA – As part of driveway permit approval the property owner shall construct an eastbound right-turn lane with minimum of one-hundred (100) feet of storage an appropriate taper. Construct a concrete island to prohibit entering and exiting left-turn movements.
- e) Driveway 4 as depicted in the TIA – Construct an eastbound right turn lane with minimum of one-hundred (100) feet of storage an appropriate taper. 100 feet of storage and an appropriate taper.
- f) School Zone: As part of driveway permit approval, the property owner shall improve the school zone for Immaculate Heart of Mary School on Johnson Street to include the following:
 - i. Illuminated School Zone signage;

- ii. "School" painted markings on Johnson Street;

Such improvements shall be meet the minimum requirements of the MUTCD (Manual on Uniform Traffic Control Devices) and the property owner(s) shall be responsible for the installation and perpetual maintenance of the above noted improvements.

- g) Other Transportation Conditions: The City of High Point Transportation Director and the 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 16th day of May, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 22-09

Submitted by: R. Andrew Harris, on behalf of
HEPHIGHPT, LLC.

MEETING RECAP

To: City of High Point, North Carolina
Planning and Development Department

From: R. Andrew Harris

Date: March 29, 2022

Re: Rezoning Case #ZA-22-09
Citizens Information Meeting, March 23, 2022

Rezoning Case #ZA-22-09, seeks to rezone approximately 12 acres of property located at 4142-4146 Johnson Street and 1106 Skeet Club Road, High Point, North Carolina 27265 to Conditional Use-Retail Center (CU-RC).

On March 23, 2022, we conducted a Citizen's Information Meeting in support of Rezoning Case #ZA-22-09. In addition to this meeting, we held two (2) prior meetings, one with the HOA for St. Andrews on February 23 and the other with the HOA for Orchard Knob on March 22. Both of these HOAs represent multi-family townhouse communities located on Skeet Club Road.

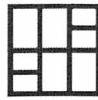
The Citizen's Information Meeting was held at the gym for Phoenix Academy, located at 7847 Clinard Farm Road, High Point, North Carolina 27265. Letters of invitation were mailed to 34 residents on March 17, 2022. The Sign-in sheet from the meeting along with the names and addresses of the persons notices were sent and a copy of the notice are attached.

At the meeting, we presented information and took questions from attendees regarding the proposed development. Our presentation related to (1) the neighborhood scale of the project (12 acres) in comparison to other developments in and around Hwy 68 which range from 32 acres (Harris Teeter) to 100+ acres (Palladium), (2) our limitation of uses to those permitted under the "limited business" district i.e. no "big box" stores (only exception in relation to one coffee shop with a drive-thru); (3) proposed conditions providing for (i) increased aesthetics, buffering and landscaping, (ii) limited business hours (6am-11pm), (iii) limited hours for deliveries and trash collection (6am-10pm), (iv) increasing lighting and signage for IHM school zone and (v) traffic in relation to the development and (4) our proposed relocation and preservation of the Mendenhall-Blair house.

Those in attendance included not only people that received our notice but also from interested citizens that live in the area. The primary concern expressed at the meeting can be boiled down to change. Many of the attendees recognize the changes that have occurred and continue to occur in this section of the City with residential growth and that commercial use at this intersection was inevitable but they are concerned about how it will affect their daily lives. Others were more adamant that commercial development in this area generally is not appropriate under any circumstance. These last opinions were primarily voiced by a couple of property owners that live across Skeet Club Road from the property.

On the topic of change, we discussed the population growth the City has experienced and will continue to experience in this area, the projected 4-lane improvement of Johnson Street/Sandy Ridge Road to I-40 and the previous planning that the City has had in place for over 10 years recognizing the need for neighborhood-scaled commercial development to serve this area.

All in all, the meeting was well attended and the participants were interested and engaged in the details about the proposed development.



WYATT EARLY HARRIS WHEELER
ATTORNEYS AND COUNSELLORS AT LAW

DAVID B. ASHCRAFT
FREDERICK G. SAWYER
JAMES R. HUNDLEY
JOHN D. BRYSON
SCOTT F. WYATT
MATTHEW C. JOBE
CORY A. RAYBORN
LEIGH ANNE KASIAS
R. ANDREW HARRIS
JONATHAN D. KEELER
DONAVAN J. HYLARIDES
KRISTIN S. CROWE
GRANT W. ALMOND

BRIAN M. KUPPELWEISER
HEATHER M. KINDLEY

OF COUNSEL:
KIM R. BAUMAN
STANLEY F. HAMMER

RETIRED:
FRANK BURKHEAD WYATT
A. DOYLE EARLY, JR.
WILLIAM P. HARRIS
WILLIAM E. WHEELER

March 16, 2022

RE: Application for a Conditional Use Zoning Permit for 12.06+/- acres located at 4142/4146 Johnson Street and 1106 Skeet Club Road, High Point, North Carolina

Dear Property Owner:

I hope you are doing well.

My name is Andrew Harris and I am writing to you today to invite you to a community meeting scheduled for **Wednesday, March 23, 2022, from 5:30pm to 7:00pm** to be held at **Phoenix Academy, 7847 Clinard Farm Road, High Point, North Carolina 27265**. At the meeting, we will be providing information regarding an application we have submitted to re-zone the above referenced properties (see enclosed site map) to Conditional Use-Retail Center (CU-RC). The uses will be limited to those permitted under the LB District (Limited Business) with exception of one coffee-style business. The development will be focused on creating a neighborhood-oriented shopping experience with Publix as the anchor grocery store with other limited retail uses.

If you are unable to attend the meeting in-person, please give me a call and I will be happy to discuss the project with you.

Our application was submitted on March 7, 2022 and we are scheduled to present and discuss it at the next regular meeting of the City of High Point Planning & Zoning Commission on Tuesday, April 26, 2022 at 6:00pm. This meeting will be at the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is also enclosed which outlines the rezoning process. You are receiving this notice because you own property within 300 feet of the above referenced properties.

We hope you are able to attend the meeting so we have an opportunity to share our project with you and are able to discuss your thoughts.

Thank you for your time and please give me a call if you have any questions.

Sincerely,

R. Andrew Harris

From: Residential Single Family-3
To:

Existing Zoning Boundary _____
Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



Scale: 1"=400'
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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

AMH 2015-2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

X 1605 Glenn Meade Dr.

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

X 1501 Glenn Meade

FKH SFR Propco 1, LP

BENNINGTON, ASHLEY DANIELLE
1506 GLENN MEADE DR
HIGH POINT NC 27265

X [1850 Parkway Pl
Ste 900
Marietta, GA
30067

BOZEMAN, BEVERLY M; BOZEMAN, BLAKE L
1708 GENTRY CT
HIGH POINT NC 27265

BUSTOS, JOSE M; CALLE, CLAUDIA
1607 GLENN MEADE DR
HIGH POINT NC 27265

CARDONA -TORRES, RAUL; ROMERO -TORRES,
SANDRA L
1106 SKEET CLUB RD
HIGH POINT NC 27265

CARTER, JAMES W JR; CARTER, DONNA S
1701 GLENN MEADE DR
HIGH POINT NC 27265

CHARLES, KEITH; CHARLES, SARAH C
1701 GENTRY CT
HIGH POINT NC 27265

Richard Got, Susan Got
COVINGTON, HAROLD G; COVINGTON, JULIA R
1716 GENTRY CT
HIGH POINT NC 27265

CUMMINGS, RUSSELL S
1508 GLENN MEADE DR
HIGH POINT NC 27265

CURLIN, WILLIAM G
PO BOX 36776
CHARLOTTE NC 28236

CUSTOM ELECTRIC AND PLUMBING INC
PO BOX 533
SUMMERFIELD NC 27358

MCH SFR NC Outlets 2, LP
14335 Commercialway
Miami Lakes FL 33016

DANTZLER, DONNA S
1714 GENTRY CT
HIGH POINT NC 27265

DELUCA, MARK W; DELUCA, KIMPHUONG T
1507 GLENN MEADE DR
HIGH POINT NC 27265

FKH SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

FOX RUN LAND CORP LLC
4414 JOHNSON ST
HIGH POINT NC 27265

HARRIS, JASON ERIC
PO BOX 1550
JAMESTOWN NC 27282

HIMANJALI LLC
4701 RIDGEFALL RD
GREENSBORO NC 27410

JONES, CASSANDRA L
1706 GENTRY CT
HIGH POINT NC 27265

KHAN, MOHAMMAD S; KHAN, GHULAM S
1124 SKEET CLUB RD
HIGH POINT NC 27265

LINTHICUM, T DANIELLE
1505 GLENN MEADE DR
HIGH POINT NC 27265

MANA, CLEMENT B
1609 GLENN MEADE DR
HIGH POINT NC 27265

MARTIN, MATTHEW
1702 GENTRY CT
HIGH POINT NC 27265

MOORE, LEE VARRICK JR; LONG, ROBIN MICHELLE
4302 JOHNSON ST
HIGH POINT NC 27265

NAGY, WILLIAM TRUSTEE; THE WILLIAM NAGY
REVOCABLE TRUST
1115 SKEET CLUB RD
HIGH POINT NC 27265

PICKETT, ROSS S
1710 GENTRY CT
HIGH POINT NC 27265

PROENZA, EUGENIO M; PROENZA, MICHELLE L
1512 GLENN MEADE DR
HIGH POINT NC 27265

REAVES, THOMAS LAWRENCE JR; REAVES,
ASHLIE T
1121 SKEET CLUB RD
HIGH POINT NC 27265

RICHARD, RANDALL H; RICHARD, AMBER S
1502 GLENN MEADE DR
HIGH POINT NC 27265

SMUTEK, EDWARD J; SMUTEK, JAMI L
1503 GLENN MEADE DR
HIGH POINT NC 27265

STUART, JOHN CLIFFORD
1509 GLENN MEADE DR
HIGH POINT NC 27265



TUXEDO PARK HOMEOWNERS ASSOC INC
1722 GENTRY CT
HIGH POINT NC 27265



WALTON, S R
3442 HILLSIDE DR
HIGH POINT NC 27265



WINDSOR SUBDIVISION HOMEOWNERS
ASSOCIATION INC
PO BOX 9415
GREENSBORO NC 27429



Leoterra Johnson Street, LLC
110 Shields Park Dr., Unit A
Kennesawville NC 27284



Sign-in Sheet

Name	Address
Tammy Burton	1016 Abbotts Ford Ct
Marjorie Blair	1012 Abbotts Ford Ct.
Stuart Rush	3909 Fairstone Pl HF 77265
Jordan Brown	FOX 8
Peyton Land	FOX 8
Laura Greene	High Point Enterprise
MARK PETRO	4138 WATERVIEW Rd.
Ross Pickett	1710 Gentry Court
Chris Sampson	Johnson St
Maxiell Goette	1505 Glenn Meade Dr
Greg Goette	
Bill Nagy	1115 Skoot Club Rd
Charles Hutchens	1028 Braceman St.
Fred Parn PATALANU	1217 MAPLEWOOD
Allen & Donna Dantzen	1814 Gentry Court
Daryl & Susan Cox	1716 Gentry Court
Tom Smith	1575 John Knox Dr.
Hank Lovvorn	" " "
Van Trivette	3602 Hunting Ridge
TOM STEWART	2112 ROSEMONT Dr
CHRIS SPRING	1132 SCARLETT DR
Rick Moore	2/302 Johnson St HF 27265

The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.

Mendenhall Marketplace **Traffic Impact Analysis**

High Point, NC

Grocery Store, Restaurants,
Retail Outparcel, and Standalone Retail

PREPARED FOR:

Halvorsen Development Corporation
851 S. Federal Highway, Suite 201
Boca Raton, FL 33432

PREPARED BY:

BGE, Inc.
1111 Metropolitan Avenue, Suite 250
Charlotte, NC 28204



September 23, 2021



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NC License #C-4397

Executive Summary

A traffic impact analysis was conducted for a proposed development in High Point, North Carolina consisting of approximately 48,850-square foot supermarket, 17,200-square foot shopping center, 4,800-square foot fast food restaurant with drive-through window, 3,500 high-turnover sit-down restaurant, and one single family home. The proposed development, Mendenhall Marketplace, will be located on the southeast quadrant of the intersection of Skeet Club Road at Johnson Street, where one residential home currently exists and will remain, but be relocated and operate as a bed and breakfast. The proposed development is expected to generate 481 AM trips, 485 PM trips, and 9,686 weekday trips. Access to the proposed development will be on both Johnson Street and Skeet Club Road. Driveway 1, along Johnson Street, will serve as a full access driveway. Driveway 2 along Johnson Street, will be a right-in/right out with a concrete island and a concrete median located along Johnson Street. Driveways 3, along Skeet Club Road, is proposed to operate with limited access. It is expected that the Driveway 3 will be a right-in/right out with a concrete island to prohibit left-turn traffic entering and exiting. Driveway 4, along Skeet Club Road, will serve as a full access driveway. For the purposes of this study, the project's analysis year is assumed to be the Year 2026.

Based on the information found on the City of High Point website, a construction project that is occurring within the vicinity of the proposed development is the Skeet Club Road improvements (U-3615) and Johnson Street improvement (U-4758). The U-3615 improvements are currently under construction. The U-4758 improvements are expected to be under construction in Year 2026. For the purpose of the analysis conducted, the Year 2026 analysis included the completion of the U-3615 improvements and the future analysis

This traffic impact analysis provides an assessment of key traffic circulation impacts in order to identify the necessary transportation infrastructure needed to accommodate the proposed development generated travel demand. The analyses contained in this report focus on traffic operating conditions at the following study intersections under the existing and future conditions:

- Johnson Street at Skeet Club Road
- Johnson Street at Driveway 1
- Johnson Street at Driveway 2
- Skeet Club Road at Driveway 3
- Skeet Club Road at Driveway 4

Capacity analyses were conducted for the five study intersections for the projected weekday AM peak hour and weekday PM peak hour. Analyses were completed with the aid of *Ofiss*, a trip generation software, and *Synchro 11*, a traffic simulation and capacity software. Four future scenarios were analyzed as part of this study. The impacts of the proposed development were analyzed under the “Year 2026 Build” condition, which considers the increase in trips generated by the proposed development. The synchro summary is shown in **Table E1** below.

Table E1: Summary for All Analyses Years LOS and Delay

Analyses Years	LOS/Delay					
	Peak Period	Overall	EB	WB	NB	SB
Johnson Street at Skeet Club Road Signalized Intersection						
Existing	AM	C/24.5	C/23.5	C/20.4	C/24.3	C/29.8
	PM	C/30.2	D/37.2	C/30.8	C/25.1	C/29.7
*Year 2026-No Build	AM	C/23.8	C/22.9	B/19.9	C/24.3	C/27.9
	PM	C/27.0	C/33.2	C/27.2	C/23.0	C/26.4
*Year 2026- Build	AM	C/25.5	C/23.7	B/19.7	C/26.5	C/31.2
	PM	C/33.4	C/32.1	C/25.4	C/31.2	D/45.2
*Year 2026- Build plus Improvements	AM	No improvements are recommended for the intersection.				
	PM					
Johnson Street at Driveway 1 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/1.9	-	C/15.5	A/0.0	A/1.2
	PM	A/3.2	-	D/31.1	A/0.0	A/1.0
*Year 2026- Build plus Improvements	AM	A/1.9	-	C/15.2	A/0.0	A/1.2
	PM	A/3.1	-	D/29.5	A/0.0	A/1.0
Johnson Street at Driveway 2 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/0.6	-	B/10.6	A/0.0	A/0.0
	PM	A/0.8	-	B/13.9	A/0.0	A/0.0
*Year 2026- Build plus Improvements	AM	A/0.6	-	B/10.4	A/0.0	A/0.0
	PM	A/0.7	-	B/12.5	A/0.0	A/0.0
Skeet Club Road at Driveway 3 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/0.3	A/0.0	A/0.0	B/11.4	-
	PM	A/0.4	A/0.0	A/0.0	B/14.5	-
*Year 2026- Build plus Improvements	AM	A/0.3	A/0.0	A/0.0	B/11.1	-
	PM	A/0.4	A/0.0	A/0.0	B/13.9	-

*Includes external roadway improvements

Table E1: Summary for All Analyses Years LOS and Delay (Cont.)

Analyses Years	LOS/Delay					
	Peak Period	Overall	EB	WB	NB	SB
Skeet Club Road at Driveway 4 Unsignalized Intersection						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/1.7	A/0.0	A/1.6	B/13.8	-
	PM	A/2.1	A/0.0	A/1.4	C/22.0	-
*Year 2026- Build plus Improvements	AM	A/1.7	A/0.0	A/1.6	B/13.6	-
	PM	A/2.1	A/0.0	A/1.4	C/21.5	-

*Includes external roadway improvements

The mitigation considerations as a result of the development are as follows:

1. **Johnson Street at Skeet Club Road:** No mitigation measures are recommended for the intersection.
2. **Johnson Street at Driveway 1:** No mitigation measures are recommended. However, after further review of the proposed site and traffic operations, it has been determined that a southbound left-turn lane would be beneficial and can be achieved by restriping the continuous left-turn lane. The dedicated southbound left-turn lane is recommended to have 50 feet of storage with an appropriate taper. The continuous left-turn lane would continue south of Driveway 1. It is also beneficial to construct a northbound right-turn lane for traffic operational improvements. The northbound right-turn lane is recommended to have 100 feet of storage with an appropriate taper.
3. **Johnson Street at Driveway 2:** It is recommended to construct a northbound right-turn lane with 75 feet of storage and an appropriate taper. A concrete island and a concrete median located along Johnson Street is proposed to be constructed to prohibit entering and exiting left-turn movements.
4. **Skeet Club Road at Driveway 3:** It is recommended to construct an eastbound right-turn lane with 100 feet of storage and an appropriate taper. A concrete island is proposed to be constructed to prohibit entering and exiting left-turn movements.
5. **Skeet Club Road at Driveway 4:** No mitigation measures are recommended. However, after further review of the proposed site and traffic operations, it has been determined that an eastbound right-turn lane would be beneficial for traffic operational improvements. The eastbound right-turn lane is recommended to have 100 feet of storage with an appropriate taper.

Table 1: Proposed Trip Generation Analysis Summary

Land Use Category	Size	Daily Weekday Trips			Weekday AM Peak Trips			Weekday PM Peak Trips		
		Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
850-Supermarket	48,850 sqft	5,216	2,608	2,608	187	112	75	451	230	221
820-Shopping Center	17,200 sqft	1,816	908	908	160	99	61	148	71	77
932-High-Turnover (Sit-Down) Restaurant	3,500 sqft	393	197	196	35	19	16	34	21	13
934-Fast Food Restaurant with Drive-Through	4,800 sqft	2,261	1,131	1,130	193	98	95	157	82	75
210-Single-Family Detached Housing	1 DU	9	5	4	1	0	1	1	1	0
Subtotal		9,695	4,849	4,846	576	328	248	791	405	386
Pass-by Trips		0	0	0	-95	-48	-47	-306	-157	-149
Total		9,695	4,849	4,846	481	280	201	485	248	237

Note: DU-Dwelling Unit

3.2 Trip Distribution and Trip Assignment

The directional trip distribution and assignment of project generated trips were estimated based on an understanding of the existing and projected future traffic flows and travel patterns within the vicinity of the project site.

The development is proposed to be commercial, which resulted in trip distribution and the assignment of project generated trips were estimated based on existing traffic volumes for the surrounding roadway network and the primary locations with residential areas in relation to the proposed project site.

The estimated directional trip distribution, as shown in **Figure 4**, for the proposed development is as follows:

- Twenty percent (25%) to/from the north
- Thirty-five percent (25%) to/from the south
- Twenty percent (25%) to/from the west