

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 22-14
(Efincia Companies, Inc.)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: July 18, 2022

Public Hearing: Yes

Advertising Date: July 6, 2022, and
July 13, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Efincia Companies, Inc., to rezone approximately 2.9 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their June 28, 2022 public hearing. All members of the Commission were present except for Ms. Angela McGill and Mr. Alex Moore. Mr. Herbert Shannon, Senior Planner, presented the case and recommended denial of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Mr. Eric Dickinson, 603-A Eastchester Drive, High Point, Manager for Efincia Companies, LLC, spoke in favor of the request. Mr. Dickerson outlined the proposal to develop a three-story, 46-units, multifamily development that will be targeted to the 55 and older populations. He outlined how the state of North Carolina is a top 5-state in housing shortage and that by 2029, 20% of the population in North Carolina will be 65 years old and older. He stated that the request is consistent with the City's Community Growth and Vision Statement and with the goals and objection of the land use plan. In conclusion he outlined how the proposed development will be a positive for the City and the community.

Speaking in opposition to the request were Ms. Debbie Darby, 1813 Futrelle Drive; Mrs. Nichole Arnold, 1610 Bridges Drive; Ms. Martha Stewart 436 Chesterwood Court and Ms. Tammy Slate, 1815 Futrelle Drive. These speakers noted the following concerns:

- Use not supported by the neighborhood: At the request of Ms. Arnold approximately 20 people stood to display their opposition to this rezoning request.
- Inconsistent with adjacent properties and character of the area:
 - Concern with the placement of a large multifamily structures in the middle of a single family area and within 15-feet of their rear property lines.
 - The proposed multifamily development is inconsistent with established development along Futrelle Drive, which is primarily single family homes.

- Traffic Impact:
 - Futrelle Drive is a narrow neighborhood street and not designed for higher trip volumes.
 - The primary access drive to the site lies between two single family homes and they will be negatively impacts by noise, headlights and service vehicles (garbage trucks and delivery vehicles).

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 7-0.

A zoning map amendment application receiving a recommendation for 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 7-0 to approve the following statement to support the denial of this request:

That Zoning Map Amendment 22-14 is not consistent with the City's adopted policy guidance. The requested CZ-RM-16 District does not conflict with adopted land use policies; however, that policy assumed the assemblage of land to form larger development tracts and improvement of abutting streets as development occurs. Furthermore, the request is not reasonable and in the public interest because based upon the site's current configuration and limited conditions to mitigate impacts, it would not be harmonious with the current development pattern to insert a multifamily development of this intensity at this time.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-14
June 28, 2022**

Request	
Applicant: Efincia Companies, Inc.	Owner: Efincia Companies, Inc.
Zoning Proposal: To rezone an approximate 2.9-acre parcel	From: R-3 Residential Single Family - 3 District
	To: CZ RM-16 Conditional Zoning Residential Multifamily - 16 District
Notices: <ul style="list-style-type: none"> Applicant held a Citizen Information Meeting (Yes) As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed, and posted notice of this public hearing. 	

Site Information	
Location:	The site is located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive).
Tax Parcel Number:	Guilford County Tax Parcel 199735
Site Acreage:	Approximately 2.9 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The parcel is partially wooded with a moderately sloping terrain.
Water and Sewer Proximity:	A 6-inch City water line lie adjacent to the site along Bridges Drive. An 8-inch City sewer line runs along Futrelle Drive, between Lakewood Drive and Bridges Drive, and terminates at the intersection of Futrelle Drive and Bridges Drive.
General Drainage and Watershed:	The site drains in a general northwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	Oak Hollow Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family - 3 District	Single family dwelling
South:	R-3 OI	Residential Single Family - 3 District Office Institutional District	Office use and an undeveloped parcel
East:	R-3	Residential Single Family - 3 District	Single family dwelling
West:	R-3	Residential Single Family - 3 District	Twin home and multifamily development (Includes a 15-foot wide strip of land between the proposed zoning site and the adjacent property)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	<p>The following goal and objective of the Community Growth Vision Statement are relevant to this request:</p> <p>Goal 2: Improve High point's older 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>
Land Use Plan Map Classification:	<p>The site has a Community/Regional Commercial land use classification, which is intended to support a wider range of retail or service uses intended to serve the entire community and nearby regional customers.</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 #3: Provide a wide range of housing opportunities for families of all income levels.</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. #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>
Relevant Area Plan:	<p><u>Eastchester Drive Corridor Plan</u> (Phase I - between N. Main Street and Lassiter Drive)</p> <p>The land use classification of this neighborhood was changed to the Community/Regional Commercial classification as a result of the adoption of this plan to support larger-scale commercial development. To promote such development the plan recommended development parcels, have a minimum lot size of 3 acres, minimum lot depth of 300 feet and a minimum street frontage of 300-feet. Furthermore, it noted that vehicular access should be obtained from Bridges Drive and Futrelle Drive, which need to be improved as development occurs.</p>
Zoning History:	<p><u>Zoning along Eastchester Drive frontage, between Futrelle Drive and N. University Parkway:</u> During the last 30 years, multiple parcels along the edge of this neighborhood, fronting along Eastchester Drive, were rezoned to an office zoning district (Office-Institutional and Transitional-Office districts) to support office and personal service uses. Also, an expansion of a</p>

	<p>Conditional Zoning General Business District, at the northwestern intersection of Eastchester Drive and Futrelle Drive, was approved in 2013 to support expansion of an existing automotive dealership fronting along Eastchester Drive.</p> <p><u>Zoning Map Amendment 99-19:</u> In 1999, the zoning site was rezoned to a Conditional Use Limited Business District to allow business, professional, personal service, educational, institutional, and recreational uses. Retail uses were prohibited. Staff recommended denial due to concerns with the insertion of non-residential uses in an existing residential area, inadequate street network and proposed uses not being in harmony with the area, The Planning & Zoning Commission and the City Council approved this request. No development of the site occurred.</p> <p><u>Zoning Map Amendment 00-23 and 07-10:</u> In 2000, this current zoning site was part of a larger 43-acre tract of land, encompassing this entire neighborhood from N. University Parkway to Eastchester Drive. The zoning request was supported by staff and approval was granted, rezoning this entire neighborhood to the Shopping Center District (current Retail Center District) for a shopping center or big box retail development. In conjunction with the zoning request, there was a corresponding street abandonment request that was also approved, that closed all the streets in this neighborhood (Futrelle Drive, Lakewood Drive and Bridges Drive). The intent was to remove the public streets and combine parcels to create a large commercial tract of land. This development never came to fruition and in 2007 this 43-acre tract of land was rezoned back to a residential zoning district and the street abandonment rescinded to restore legal street access to the single family homes and undeveloped parcels.</p>
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Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Bridges Drive		Local Street	25 Feet
	Futrelle Drive		Local Street	75 Feet
Vehicular Access:	Via driveway access from Futrelle Drive.			
Traffic Counts: (Average Daily Trips)	None, traffic counts are not typically conducted by the NCDOT on local streets.			
Estimated Trip Generation:	A 46-unit multifamily development is proposed to be constructed on the site. Such a development is anticipated to generate approximately 303 daily trips (during a 24-hour time-period) with approximately 22 AM peak-hour trips (6am - 9am) approximately 28 PM peak-hour trips (4pm – 7pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X		
Conditions:	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.			
	The Transportation Department recommends that the Transportation Director approve the exact location and design of all access points and improvements.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2022 – 2023 (projected)	Maximum Design / Built Capacity: (2022 – 2023):	Mobile Classrooms:	Projected Additional Students:
Oakview Elementary	456	610	7	13 - 15
Welborn Middle School	409	690	0	7 - 9
High Point Central High School	1,130	1,213	0	6 - 8
<u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. 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 a CZ RM-16 District to support development of a multifamily project. Based on a cursory review of a non-binding sketch plan, a 46-unit, 3-story multifamily building is under consideration to be developed on the site. In conjunction with this zoning application, a conditional zoning ordinance has also been submitted. This corresponding ordinance proposes a single condition that limits building heights on the zoning site to 50 feet.

Staff Analysis

The zoning site is located in the middle of a single family neighborhood, lying between Eastchester Drive and N. University Parkway, which developed between the 1940s and mid-1960s. Over the decades, the land surrounding this neighborhood has developed with higher intensity residential, office and commercial uses. Parcels along the Eastchester Drive frontage of this neighborhood have gradually been converted to various lower intensity commercial zoning districts and developed with various office and personal service uses. However, the central core of this neighborhood has remained mostly unchanged.

Staff is not in opposition to the establishment of higher density residential land uses in this area, but the way development occurs is of concern. As noted in the zoning history, staff has previously supported the area being developed for a shopping center, but that applicant proposed rezoning the entire area for a single, unified commercial development, not a single parcel in the middle of the neighborhood.

While this request is not directly inconsistent with land use policy, there are concerns about compatibility with the adjacent single-family homes on abutting parcels. One may argue in support of this request that land adjacent to the west of the site have develop with various higher-density residential development, which take access from a separate non-connected street (Chesterwood Drive). Furthermore, the pattern of development along Chesterwood Drive is different as the various multifamily and twinhome developments are larger in area and are not surrounded by lower intensity residential uses.

As the zoning site is not situated at the perimeter of this neighborhood, access can only be gained through single family residential development. A more desirable development pattern would be to assemble abutting parcels and to develop the entire area bounded by Futrelle Drive and Bridges Drive

(land lying north of Futrelle Drive and west of Bridges Drive) as multifamily rather than one parcel in the middle of a single-family area. Therefore, this request cannot be fully supported.

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The requested CZ-RM-16 District does not conflict with adopted land use policies; however, that policy assumed the assemblage of land to form larger development tracts and improvement of abutting streets as development occurs.

Reasonableness/Public Interest:

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

Based upon the site's current configuration and limited conditions to mitigate impacts, it would not be harmonious with the current development pattern to insert a multifamily development of this intensity at this time.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The zoning site will take access from a local street and will be surrounded (to the north, south and east) by existing single family dwellings.
 - ❖ The zoning site has a unique flag-lot configuration and limited developable area. To develop to the maximum density of 16 units per acre, there may be limitations as to the manner in which a multifamily structure may be situated on the site. Also, the site configuration may limit the applicant's ability to offer higher perimeter landscape planting yard standards or greater building setbacks next to abutting single family homes, unless the density of development is reduced or additional parcels are added to this request.

Mitigation of Impacts

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

Mitigation #1	<p>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</p> <ul style="list-style-type: none"> ❖ Required standards of the Development Ordinance pertaining to screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will assist to mitigate impacts on adjacent property. ❖ The requested RM-16 district permits building heights up to 80-feet, The applicant has offered a condition to restrict building heights on the zoning site to 50 feet. This matches the maximum building height permitted upon abutting single family parcels.
Mitigation #2	<p>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</p> <p>The site is within the Oak Hollow Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>
Mitigation #3	<p>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.</p> <p>The site is within an area currently served by City of High Point utilities and municipal services. The Eastchester Corridor Plan that supported land use change for this area included a policy recommendation of street improvement as development occurs. The zoning site has limited street frontage; thus, limiting the ability to recommend conditions for any significant street improvements.</p>
Mitigation #4	<p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <p>As an area redevelops, the first couple of projects set the tone for what may follow and to some extent establishes precedent. Promoting redevelopment of this neighborhood from the outer edges inward, rather than from the middle outward will create less adverse effect on adjacent lands.</p>

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

Without a lessening of development intensity or expansion to include additional parcels, the establishment of a RM-16 district in the interior of this neighborhood is not the type of redevelopment envisioned for this area.

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 assemblage of multiple lots to create a larger development site and the promotion of redevelopment of this neighborhood from the outer edges inward, rather than from the middle outward would be a more preferred development pattern.

Recommendation

Staff Recommends Denial:

Staff recommends denial of this request due to concerns about compatibility with the abutting single-family homes that surround the site on three sides. A more desirable development pattern would be to develop the entire area bounded by Futrelle Drive and Bridges Drive as multifamily rather than only one parcel in the middle of this single-family area. Therefore, this request cannot be supported by staff at this time.

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.

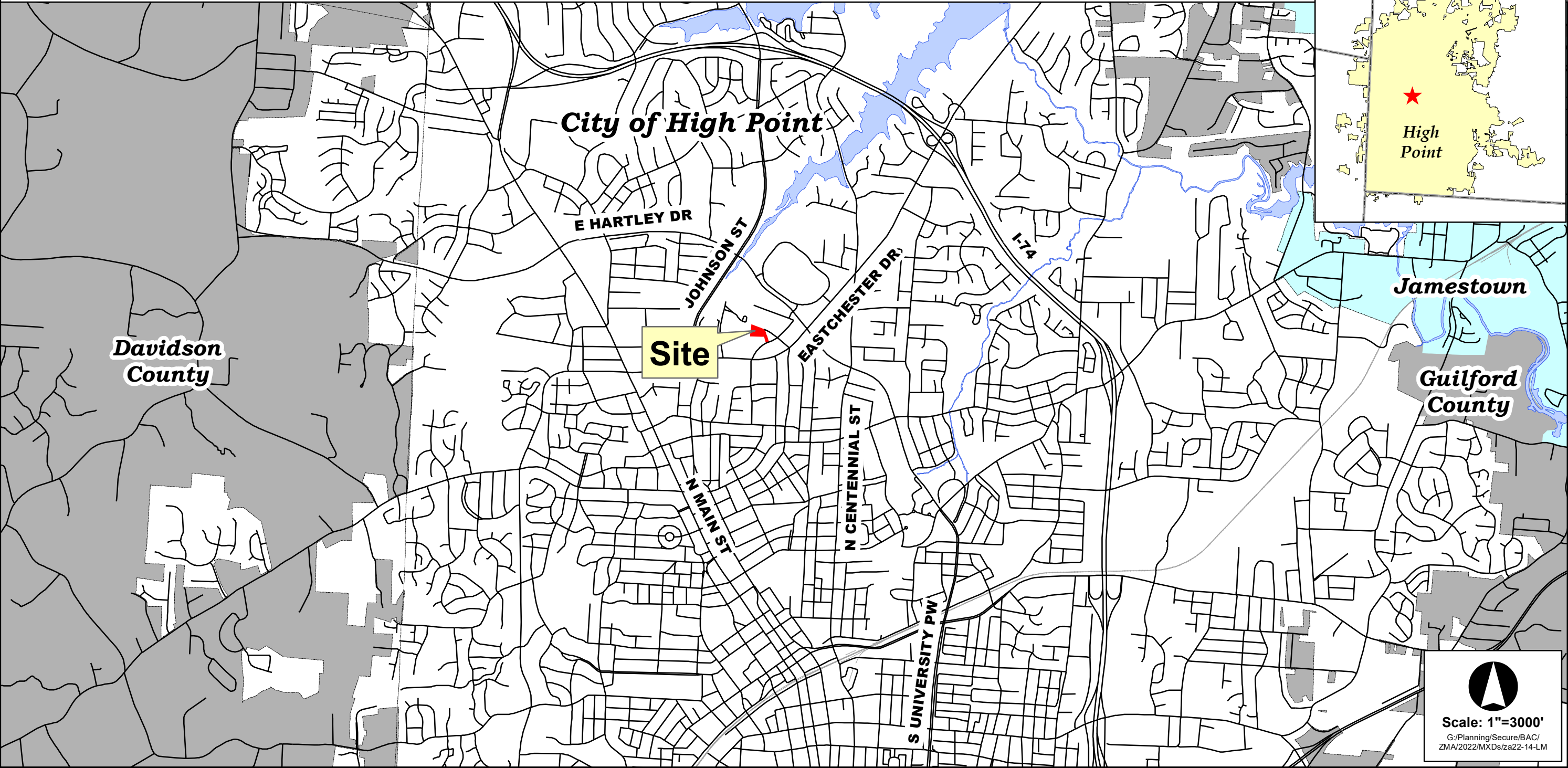
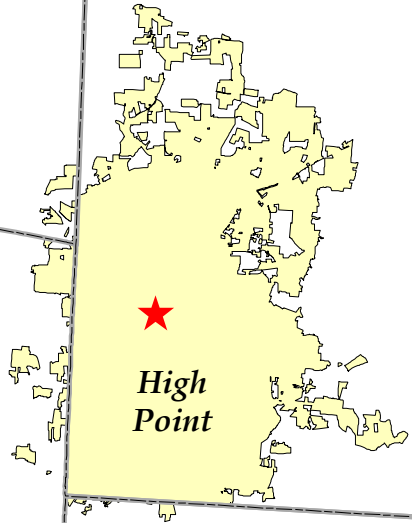
Report Preparation

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-22-14
Applicant: Eric Dickinson

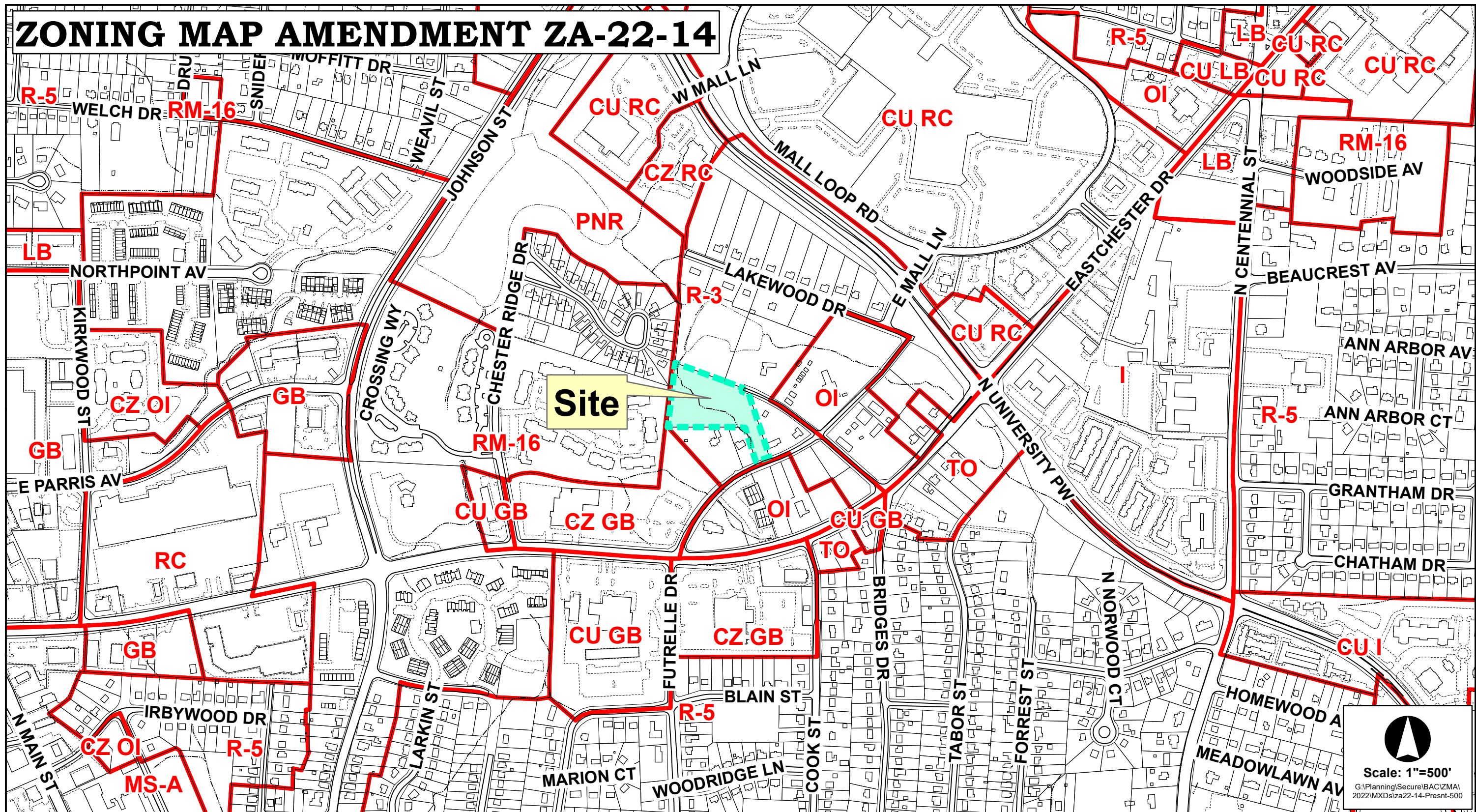
Vicinity Map



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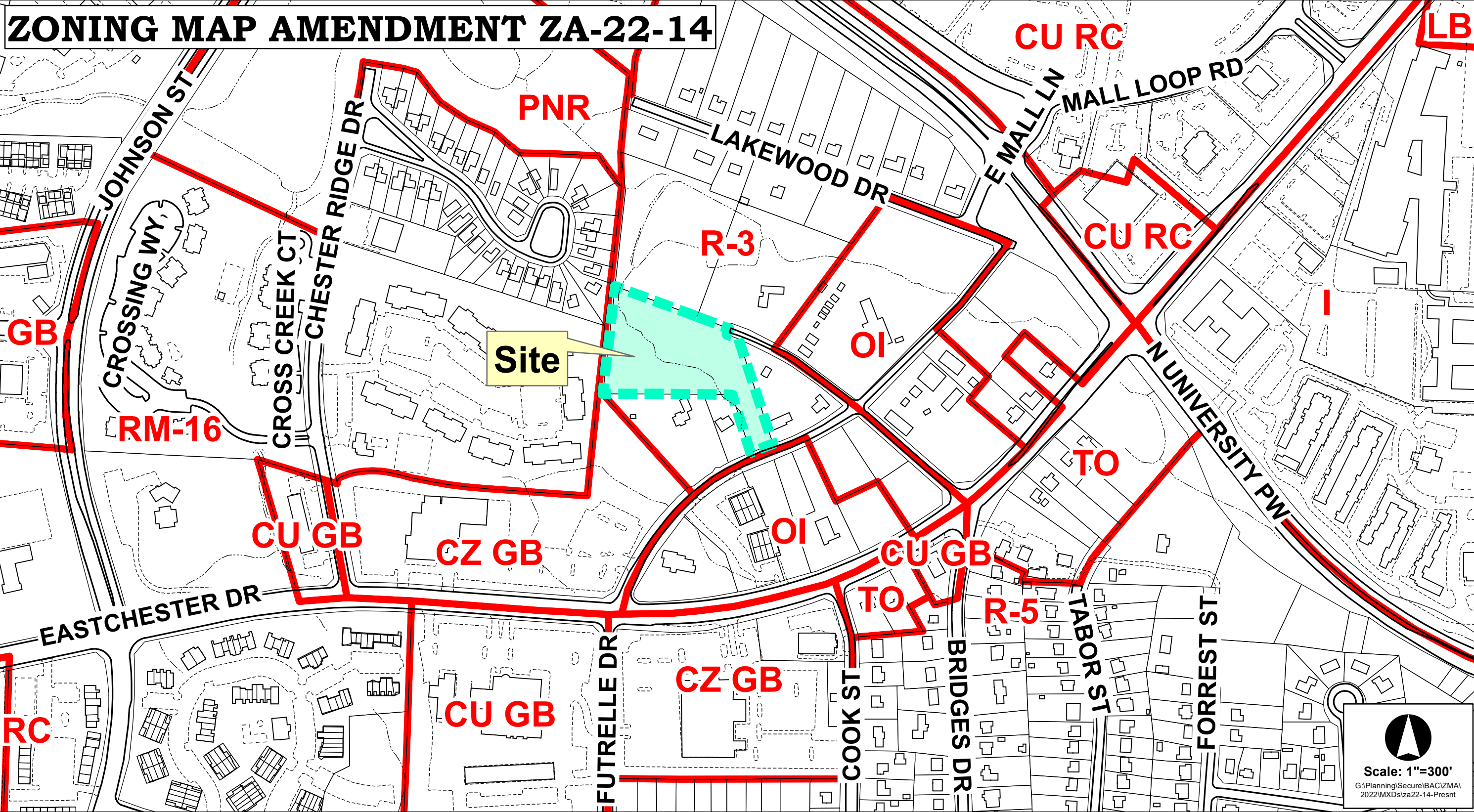
ZONING MAP AMENDMENT ZA-22-14




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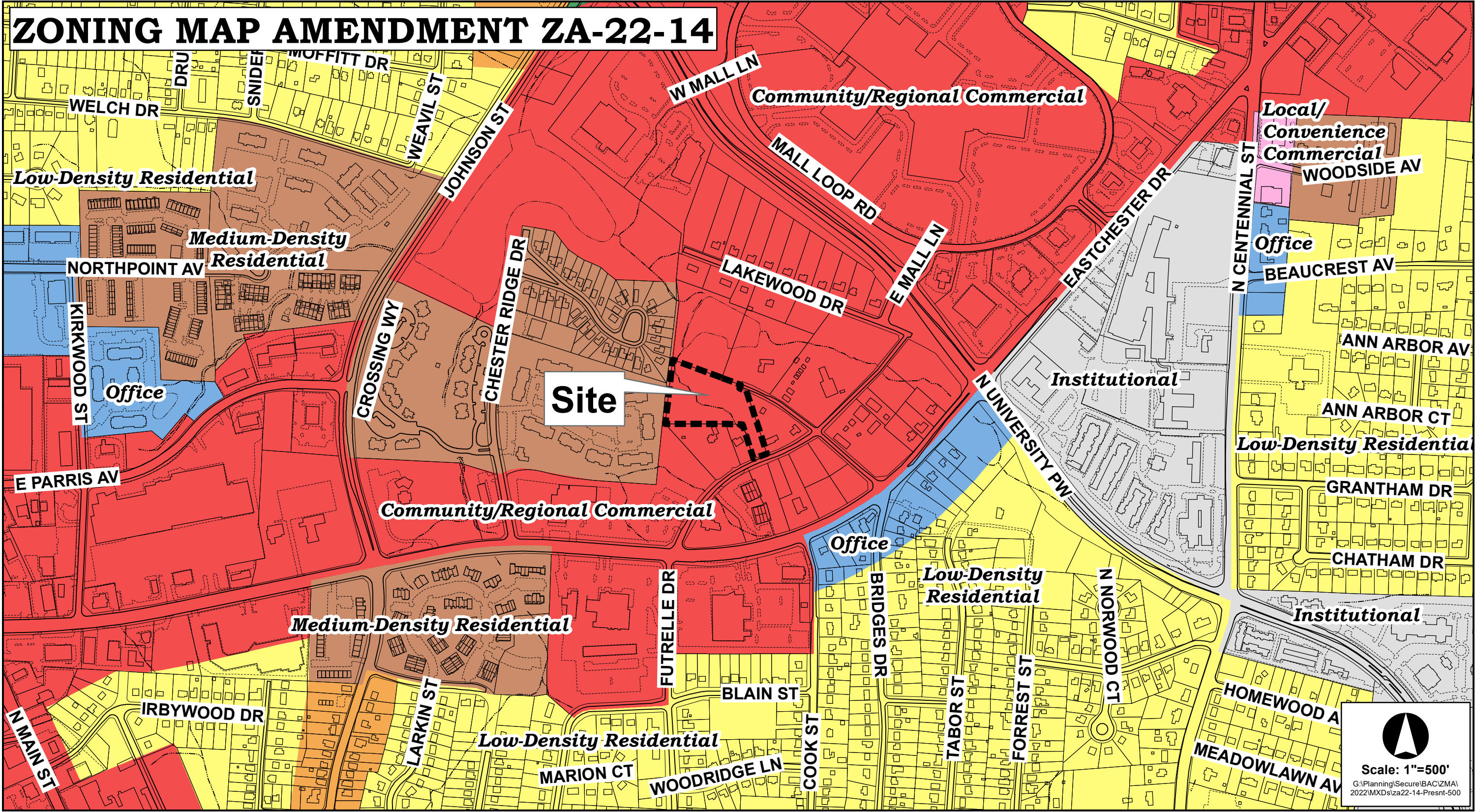
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ZONING MAP AMENDMENT ZA-22-14

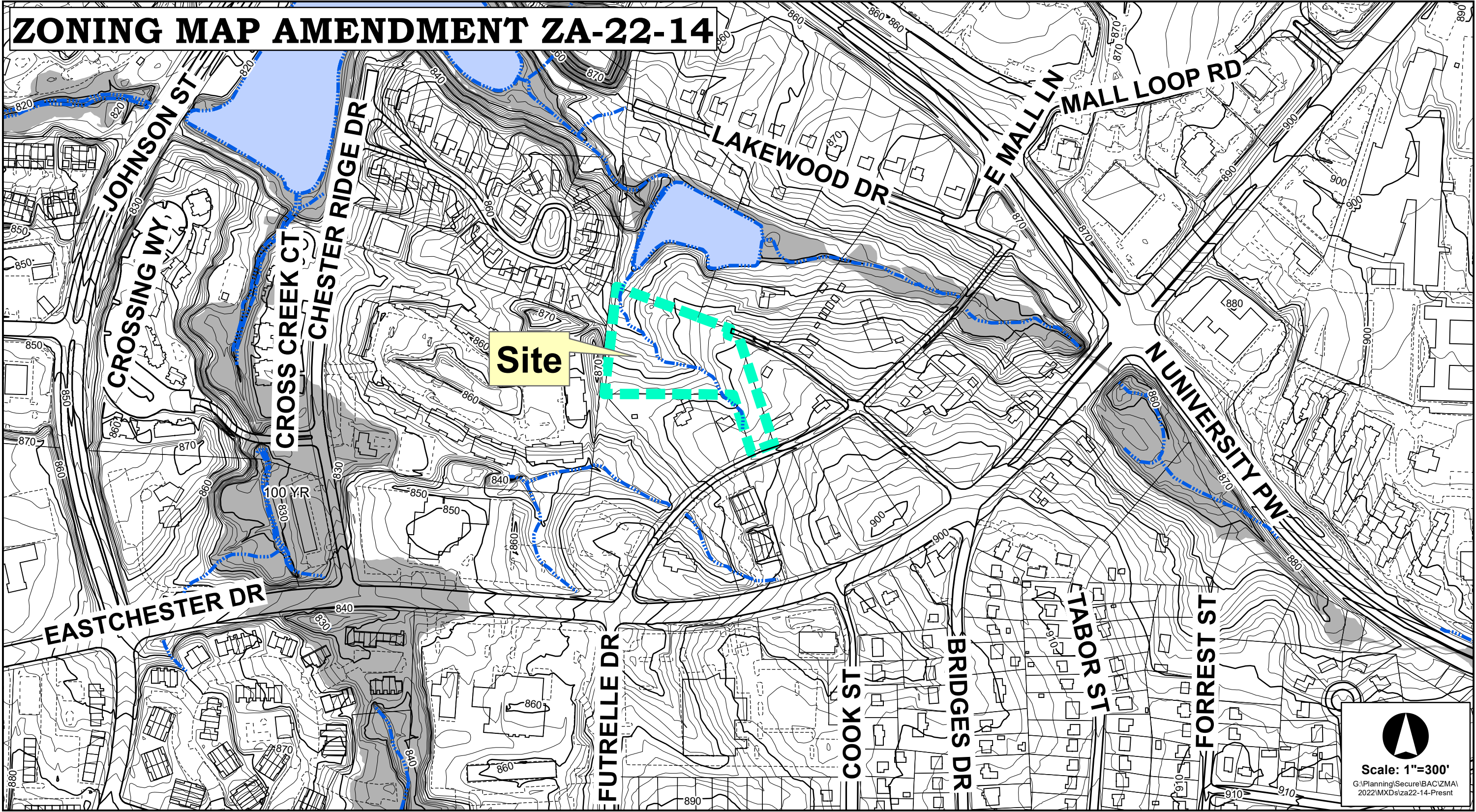



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ZONING MAP AMENDMENT ZA-22-14



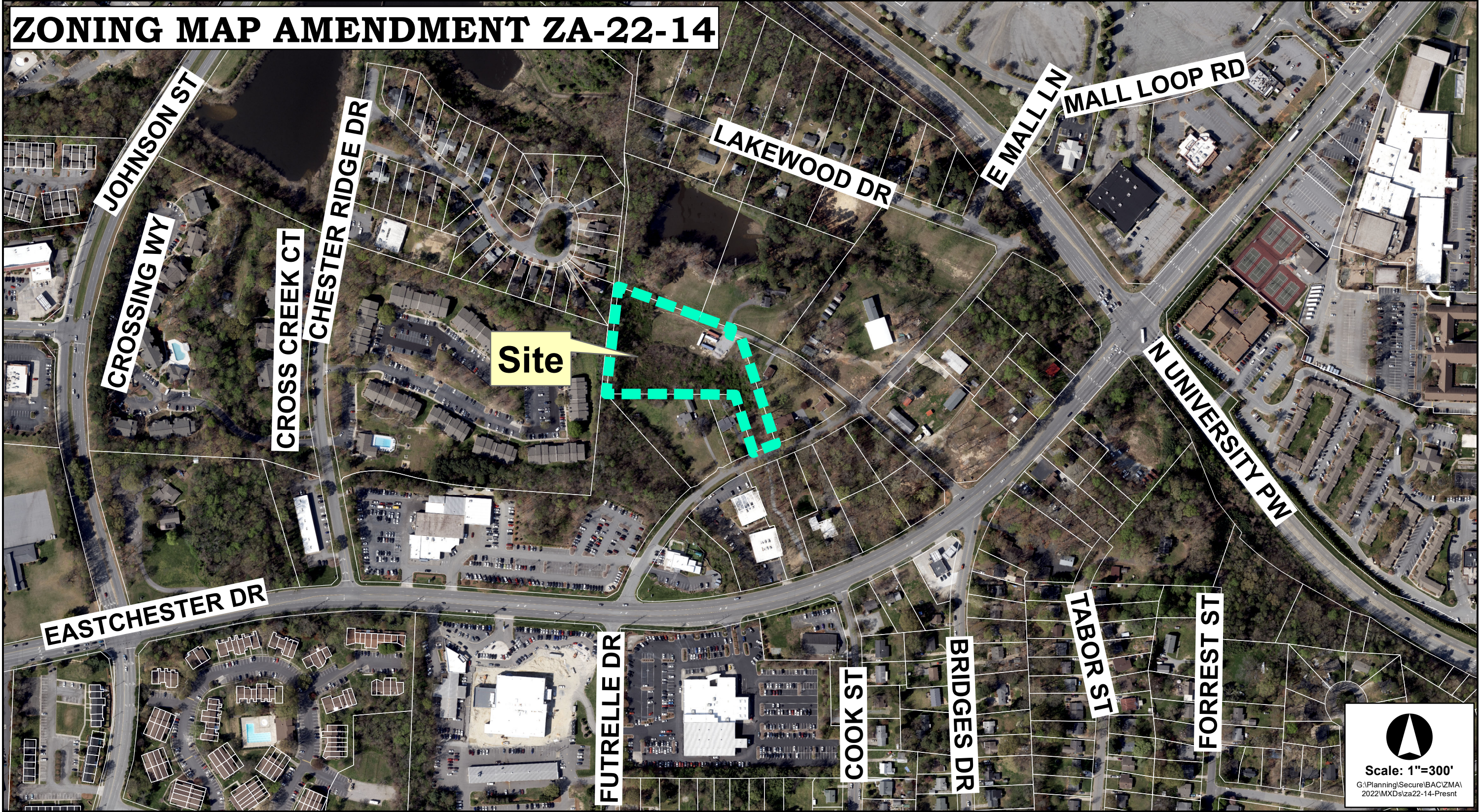
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ZONING MAP AMENDMENT ZA-22-14



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 June 28, 2022 and before the City Council of the City of High Point on July 18, 2022 regarding **Zoning Map Amendment Case 22-14 (ZA-22-14)** 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 June 18, 2022, for the Planning and Zoning Commission public hearing and on June 6, 2022 and June 16, 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 **July 18, 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 – 16 (CZ RM-16) District**. The property is approximately 2.6 acres, located along the north side of Futrelle Drive, approximately 300 feet west of Bridges Drive (1817 Futrelle Drive). The property is also known as Guilford County Tax Parcel 199735.

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 16 (RM-16) 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:** Maximum building height on the zoning site shall not exceed fifty (50) feet.

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 18th day of July, 2022

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 22-14

Submitted by: Eric Dickinson on behalf of Efincia Companies, Inc.

Community Rezoning Meeting Minutes

Location: Heroes Center
1500 Bridges Drive
High Point, NC 27262
Date: Monday, April 11, 2022
Time: 5:30 to 6:30

Project: 1607 Bridges Drive
High Point, NC 27262

Members Present

Eric Dickinson
Todd Kiser
Melony Bartlette

In Attendance

Stephen & Nancy Arnold - 1610 Bridges Drive, High Point, NC
Richard Bailey – 181 Sage Brush Trl, Lexington, NC
Calvin Burnette – 426 Chester Woods Ct, High Point, NC
Peggy Cook – 1819 Futrelle Drive, High Point, NC
Debbie Darby – 1813 Futrelle Drive, High Point, NC
James Potts – 301 National Hwy, Thomasville, NC (Insurance Co. at 601 Eastchester)
Marta Stewart – 436 Chester Woods Ct, High Point, NC

Eric Dickinson welcomed the attendees and introduced the proposed rezoning for 1607 Bridges Drive, High Point, NC approximately 2.97 acres building age targets (over 55) Multi Family Apartments. Eric explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Eric Dickinson provided background information about the experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments. Eric also showed proposed architectural elevations and discussed the design of the proposed over 55 Multi Family Apartments. He used the elevations and renderings to explain the design concepts and operations.

Questions and Concerns of Attendees:

Attendee: Debbie Darby inquired about buffers around property, extent of sidewalk installation and the impact of crime and traffic. Debbie also inquired about commercial mixed use installing a Starbucks and Krispy Kreme.

Member Response: Buffers would be installed per city ordinance, sidewalks would be installed only at the entrance of the development and would not extend on to her property. Eric did not feel crime would be an issue due to age targeted residency of the property. Project is target for over 55 residency. In regards to the traffic an evaluation has already been complete and no additional lanes are required. In response to the commercial use, Eric does not feel it is economically feasible within this location.

Attendee: Martha Stewart inquired about parking lot lighting and the parking lot to close to her property. How this would affect her property value. Inquired about water run off location, and any additional removal of trees and grading. Inquired if we had a plan B if this project does not get zoning approval.

Member Response: In reference to the parking lot lights, directional lighting will be placed to avoid exposure to the joining neighborhood. We feel it would not negatively affect property value in the area. In regards to the water run off, there is a retention pond on the south end of the property. No additional trees will need to be removed joining her neighborhood, there is a existing 15 foot buffer that will remain. As for the Plan B, we may be entertain the idea of selling the property.

Attendee: Nancy Arnold inquired about fencing between her property and the proposed project.

Member Response: No commitment on the fence, but buffer would comply with zoning ordinance.

Attendee: James Potts inquired about traffic, as well as if this was rentals or for sale.

Member Response: In regards to the traffic an evaluation has already been completed and no additional lanes are required. Property will not be sold, they are rentals.

Attendee: Peggy Cooke inquired about project time frame and hours of construction, truck access in and out of the property and if we do not build proposed project will we submit another project.

Member Response: Project start date approximately August, 2022 through July, 2023. The planned hours of operation would be 8 to 5 Monday thru Friday. Construction entrance will be accessible from the back of project via Bridges Road. In regards to alternate proposed project, we do not have anything at this time.

Adjourn

With no further discussion, the meeting adjourned at 6:48pm.

Respectfully submitted,

Eric V. Dickinson