

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 22-18**
(Carolina Site Acquisitions LLC)

From: Sushil Nepal, AICP
Planning & Development Director

Meeting Date: August 15, 2022

Public Hearing: Yes

Advertising Date: August 3, 2022, and
August 10, 2022

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Carolina Site Acquisitions LLC to rezone approximately 148 acres from the Heavy Industrial (HI) District and Rural Agricultural – 3 (RA-3) District (both within Davidson County’s zoning jurisdiction), the Light Industrial (LI) District (within Randolph County’s zoning jurisdiction) and the Heavy Industrial (HI) District (City of High Point) to the Conditional Zoning Heavy Industrial (CZ-HI) District. The site consists of multiple parcels generally located southeast of the intersection of National Highway and Garcia Kennedy Road, southwest of the intersection of Griclar Street and Meridian Avenue, and generally west of the intersection of South Road and McKinley Place. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their July 26, 2022 public hearing. All members of the Commission were present except for Mr. Terry Venable and Mr. Ray Wheatley. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant’s representative, Ms. Judy Stalder, PO Box 5581, High Point and the applicant, Mr. Hunter Oglesby of Carolina Site Acquisitions, LLC both spoke in favor of the request. The speakers provided an overview of the proposal to develop an industrial park, with over one-million square feet of building area, on the site. Ms. Judy Stalder provided an overview of the citizens information meeting that was conducted with adjacent property owners. She also noted that the site abuts existing heavy industrial uses to the east and to the south. In conclusion, she noted that this is a challenging site with many environmental impacts, but their development proposal would be an excellent infill project for this area.

There were no speakers in opposition this this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 22-18 is consistent with the City's adopted policy guidance because as conditioned, the proposed CZ-HI District supports development appropriate for this area and does not conflict with adopted policy guidance documents. Furthermore, As conditioned, the requested CZ-HI zoning district excludes the most impactful uses, is compatible with the Light Industrial land use designation that covers the majority of the site, and guides future development to support the goals, objectives, and policies of the Land Use Plan and Northeast Davidson Area Plan.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-22-18
July 26, 2022**

Request	
Applicant: Carolina Site Acquisitions LLC	Owners: Coggin Real Estate, LLC and Maxie R. Kennedy Jr. heirs (<i>Barbara Kennedy</i>)
Zoning Proposal: 1) To annex and apply initial City zoning to approximately 146.7 acres within unincorporated Davidson County and unincorporated Randolph County; and 2) To rezone and approximately 1.3 acres within the City of High Point.	From: HI Heavy Industrial District CU-LI Conditional Use Light Industrial RA-3 Rural Agricultural – 3 District (<i>All within Davidson County</i>) LI Light Industrial District (<i>Randolph County</i>) HI Heavy Industrial District (<i>High Point</i>) <hr/> To: CZ-HI Conditional Zoning Heavy Industrial 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 consists of multiple parcels generally located southeast of the intersection of National Highway and Garcia Kennedy Road, southwest of the intersection of Griclar Street and Meridian Avenue, and west of the intersection of South Road and McKinley Place (<i>See Attached Map.</i>)
Tax Parcel Number:	Davidson County Tax Parcels 16-312-0-000-0072, 16-312-0-000-0072B, 16-312-0-000-0066 and 16-312-0-000-0067 Randolph County Tax Parcel 6309 Guilford County Tax Parcel 194437
Site Acreage:	Approximately 148 acres
Current Land Use:	The site is mostly undeveloped with approximately four single family homes scattered throughout the 148 acre land area.
Physical Characteristics:	The site consists of a mixture of open pasture lands and wooded areas with a moderate to severely sloping terrain. Two perennial streams, which branch off into multiple intermittent streams, impact the northern and southwestern portions of the site. Along the northern-most perennial stream corridor is a corresponding 100-year floodplain that runs parallel to the stream.
Water and Sewer Proximity:	A 16-inch City water line lies adjacent to the site along National Highway. An 18-inch City sewer line runs from east to west through the northern portion of the site. A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along South Road.

General Drainage and Watershed:	The site drains in a general northwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the acreage of the site stormwater control measures will be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	HC HI	Highway Commercial District Heavy Industrial District <i>(both within Davidson County)</i>	Single family dwelling and undeveloped parcels
South:	R1M M-1 HI	Mobile Home District Restricted Manufacturing District <i>(both within the City of Thomasville)</i> Heavy Industrial District <i>(Davidson County)</i>	Manufactured housing park Vacant industrial structure Undeveloped parcel
East:	R-5 HI LI	Residential Single Family-5 District Heavy Industrial District Light Industrial District <i>(Randolph County)</i>	Single family dwellings and industrial uses
West:	HC CU- RA-3	Highway Commercial District Conditional Use Light Industrial District Rural Agriculture – 3 District <i>(All within Davidson County)</i>	Undeveloped parcels and industrial use

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Classification:	<p>The site has multiple land use plan classifications:</p> <ul style="list-style-type: none"> • Most of the site has a Light Industrial classification, which includes general manufacturing, wholesaling, warehousing, and research and development uses. • The portion of the site currently inside the High Point city limits has a Heavy Industrial classification. This classification is intended to include the whole range of assembling, fabricating, and heavy manufacturing activities, some of which have significant environmental impacts or nuisance effects, as well as certain intense and large-scale, open land uses like wastewater treatment plants, landfills and quarries. • A smaller corridor along an existing stream that runs through the site has a Recreation/Open Space classification. Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection. • The remainder of the site does not have a land use classification because it falls outside the current High Point planning area. The boundaries of the planning area were formed by a previous annexation agreement with the City of Thomasville, within Davidson County, that expired in January 2013 and has not been re-established.

Land Use Plan Goals, Objectives & Policies:	<p>The following objectives of the Land Use Plan are relevant to this request:</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.</p>
Relevant Area Plan:	<p><u>Northeast Davidson County Area Plan</u></p> <p>This plan, adopted in 2002, covers the approximately nine square miles of the High Point Planning Area located within Davidson County. While the annexation agreements that determined its boundaries have since expired, the plan still provides guidance for future growth and development as annexation into the city occurs. It includes goals, objectives, and policies related to four overarching issues – land use, the environment, transportation, and public facilities. Most relevant to this case are recommendations about establishing effective buffer zones and addressing compatibility between adjoining properties; lessening the impacts on the environment by encouraging development that “builds with the land” and preserves natural areas; protecting the visual appearance of roadway corridors through landscaping and design standards; controlling the impact of traffic on existing roadways by limiting access points and considering alternative modes of transportation; and ensuring the availability of adequate public facilities and services to support proposed development as it expands into previously rural areas.</p>
Zoning History:	<p>There has been no recent City of High Point zoning activity in the general vicinity of this current zoning case. The last recorded case in the area took place in 1996, to the northwest of the zoning site, along Garcia Kennedy Road.</p>

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	National Highway (NC68) South Road		650 ft. 200 ft.
Vehicular Access:	Via multiple driveway access from Nation Highway and South Road.		
Traffic Counts: (Average Daily Trips)	National Highway (NC68)		12,500 AADT (2020 NCDOT traffic count)
	South Road		1,400 AADT (2020 NCDOT traffic count)
Estimated Trip Generation:	An approximate 1,180,000 square foot industrial park, consisting of multiple buildings, is proposed to be developed upon the zoning site. Such a development is anticipated to generate approximately 4,592 daily trips (<i>during a 24-hour period</i>) with approximately 710 AM peak-hour trips (6am – 9am) and approximately 98 PM peak-hour trips (4pm – 7pm).		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u> X	<u>No</u>	The proposed industrial park will generate more than 150 trips in the AM or PM peak hours. Thus, a TIA is required to be submitted as part of the rezoning application. The TIA executive summary is attached as supporting documentation at the end this staff report.

Conditions:	<u>Vehicular Access:</u> <ol style="list-style-type: none">1. <u>NC 68 and Building 1:</u> Construct a northbound right turn lane with at least 100 feet of storage and appropriate taper (per coordination with NCDOT).2. <u>South Road and Buildings 2-5:</u><ol style="list-style-type: none">a. Construct a southbound right turn lane with at least 100 feet of storage and appropriate taper.b. Construct a northbound left turn lane with at least 150' of storage and appropriate taper.3. <u>NC 68 and Building 7:</u> Construct a southbound right turn lane with at least 100' of storage and appropriate taper (per coordination with NCDOT).
--------------------	--

School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant has submitted this zoning map amendment, along with a corresponding annexation petition, to support development of an industrial park on approximately 148 acres at the southwestern portion of the City's planning area, adjacent to the Guilford/Davidson/Randolph County lines. In conjunction with this application, the applicant has submitted a conditional zoning ordinance in which they have offered conditions pertaining to prohibited HI District uses, landscaping/buffering, vehicular access and transportation-related improvements.

Staff Analysis

There have been no recent zoning requests or other land use policy amendments in this portion of the city since 2000. In the 1980s the Land Use Plan supported a Heavy Industrial land use classification for this area. As part of a comprehensive update to the land use plan in 2000, the Heavy Industrial land use was maintained for lands east of the Guilford/Davison County line and the Light Industrial land use classification established for lands west of the county line. A wide variety of HI and LI District uses have developed just east of the site, across the Guilford/Davidson County line, along South Road. Also, adjacent jurisdictions (Davidson County, Randolph County and the City of Thomasville) have established a variety of Heavy Industrial, Light Industrial and Manufacturing zoning districts and uses adjacent to the zoning site. Thus, the allowance of some HI District uses would not be out of character with how nearby land has previously been zoned or developed.

The City of High Point's HI District allows some noxious uses that may have an impact on adjacent lands. The applicant has offered conditions to prohibit those HI District uses that could have the most negative impact, such as asphalt plants, hazardous waste disposal, landfills, trash transfer stations and toxic chemical/pesticide/fertilizer manufacturing. Except for the allowance of major manufacturing uses, this proposed CZ-HI District allows uses similar to a LI 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.

As conditioned, the proposed CZ-HI District supports development appropriate for this area and does not conflict with adopted policy guidance documents.

Reasonableness/Public Interest:

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

As conditioned, the requested CZ-HI zoning district excludes the most impactful uses, is compatible with the Light Industrial land use designation that covers the majority of the site, and guides future development to support the goals, objectives, and policies of the Land Use Plan and Northeast Davidson Area 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.
- ❖ Adjacent lands are zoned or developed to support a wide variety of industrial uses. As conditioned, the requested CZ-HI District will not introduce use types which have not already been established or not currently permitted upon adjacent lands.
 - ❖ Required standards of the Development Ordinance pertaining to landscaping, screening of trash receptacles, perimeter parking lot landscaping and exterior lighting will further mitigate impacts on adjacent property.
 - ❖ The surrounding public street configuration assists to separate the site from abutting residential neighborhoods and provides for multiple access options.

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">❖ The northeastern portion of the zoning site fronts along the Griclar Street right-of-way. Lands along the opposite side of this public street are zoned for and have been developed with single family dwellings. This right-of-way provides some separation between the residential zoned lands and the proposed industrial development. To further mitigate impacts, <u>the applicant has offered conditions to establish a higher street yard landscaping standards (Type C yard with 7</u>
----------------------	---

	<p><u>trees and 20 shrubs every 100 linear feet) along this northern portion of Griclar Street that is adjacent to this residentially zoned area.</u></p> <ul style="list-style-type: none"> ❖ To mitigate the impact of industrial traffic on the adjacent residential neighborhood along Griclar Street, <u>the applicant has offered a condition to prohibit access from Griclar Street, except for the provision of an emergency vehicle access point.</u>
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> <ul style="list-style-type: none"> ❖ The site is within the Yadkin Pee-Dee (non-water supply) watershed. Based on the scale of the proposed industrial development, the watershed regulations will require stormwater controls to be provided to mitigate runoff. ❖ The zoning site is impacted by several intermittent and perennial streams. The environmental regulations of the Development Ordinance will require stream buffers to be established and maintained along these stream corridors. A 50 foot wide stream buffer is to be provided along both sides of an intermittent stream, and a 100 foot wide stream buffer is to be provided along both sides of a perennial stream.
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 zoning submittal has no known adverse impacts on municipal services.</p>
Mitigation #4	<p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <p>The zoning site is in an area where land use policy and adopted policy guidance documents support industrial uses. <u>The applicant has offered a zoning condition that prohibits the most intensive HI District uses.</u> Conditions have also been offered with respect to the residential neighborhood to the northeast of the site, providing higher landscaping standards and to limiting vehicular access in the vicinity of the neighborhood.</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.

As conditioned, the proposed CZ-HI District will support industrial type uses that are like previous developments established in 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.

As conditioned to prohibit the most noxious HI District uses, the request will promote a preferred and orderly development pattern for this portion of the City's planning area.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 148 acre tract of land to a CZ-HI District. As conditioned, the requested CZ-HI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

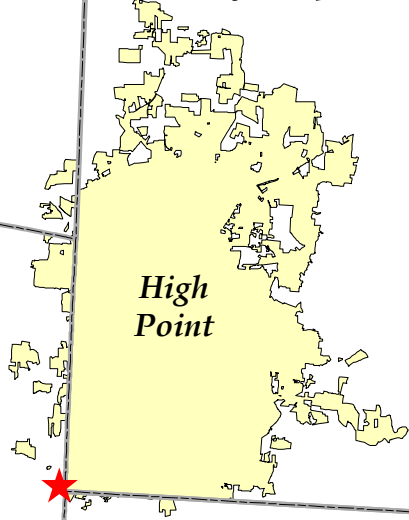
Report Preparation

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

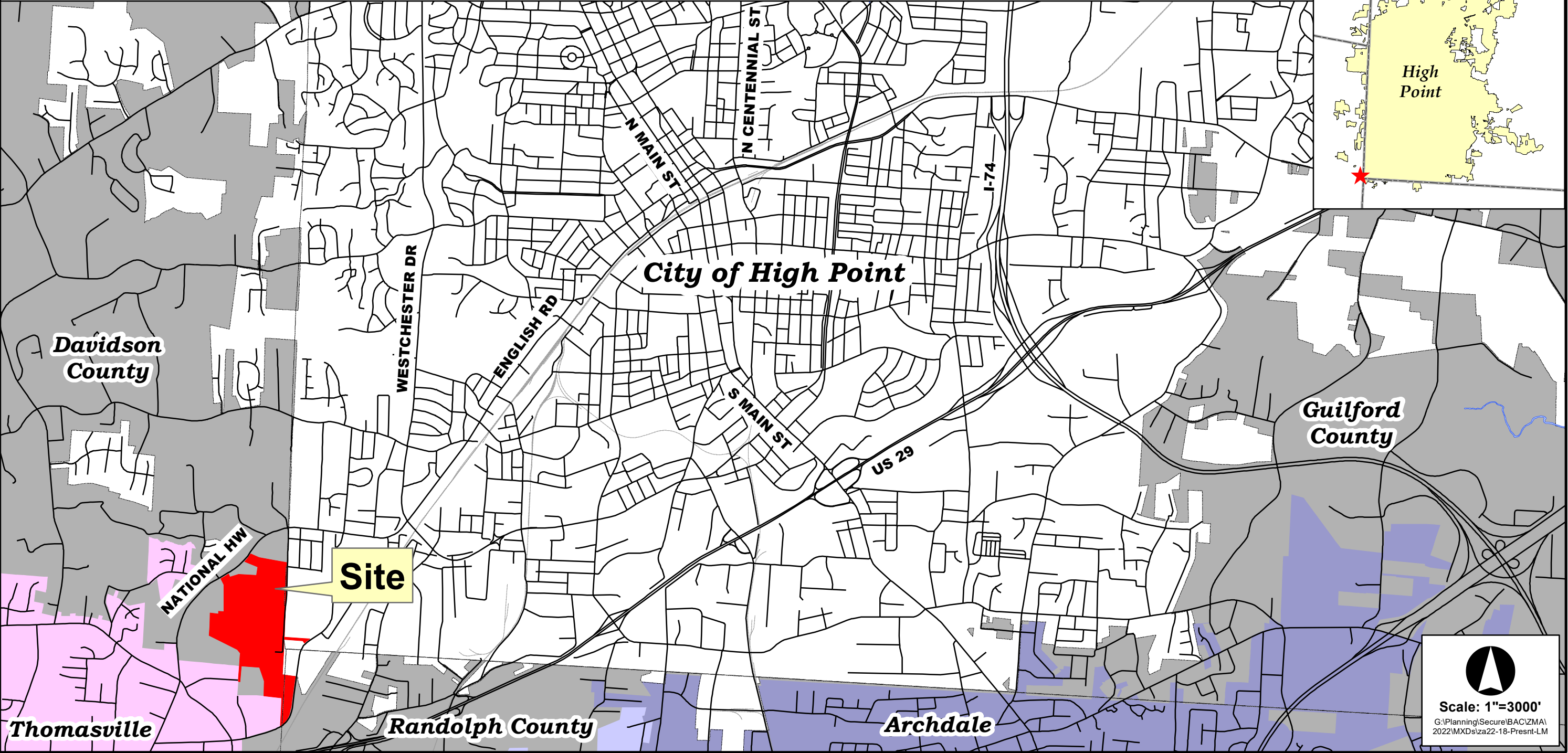
LOCATION MAP

ZONING MAP AMENDMENT ZA-22-18
Applicant: Carolina Site Acquisitions LLC

Vicinity Map



High Point



Davidson County

Guilford County

Site

Thomasville

Randolph County

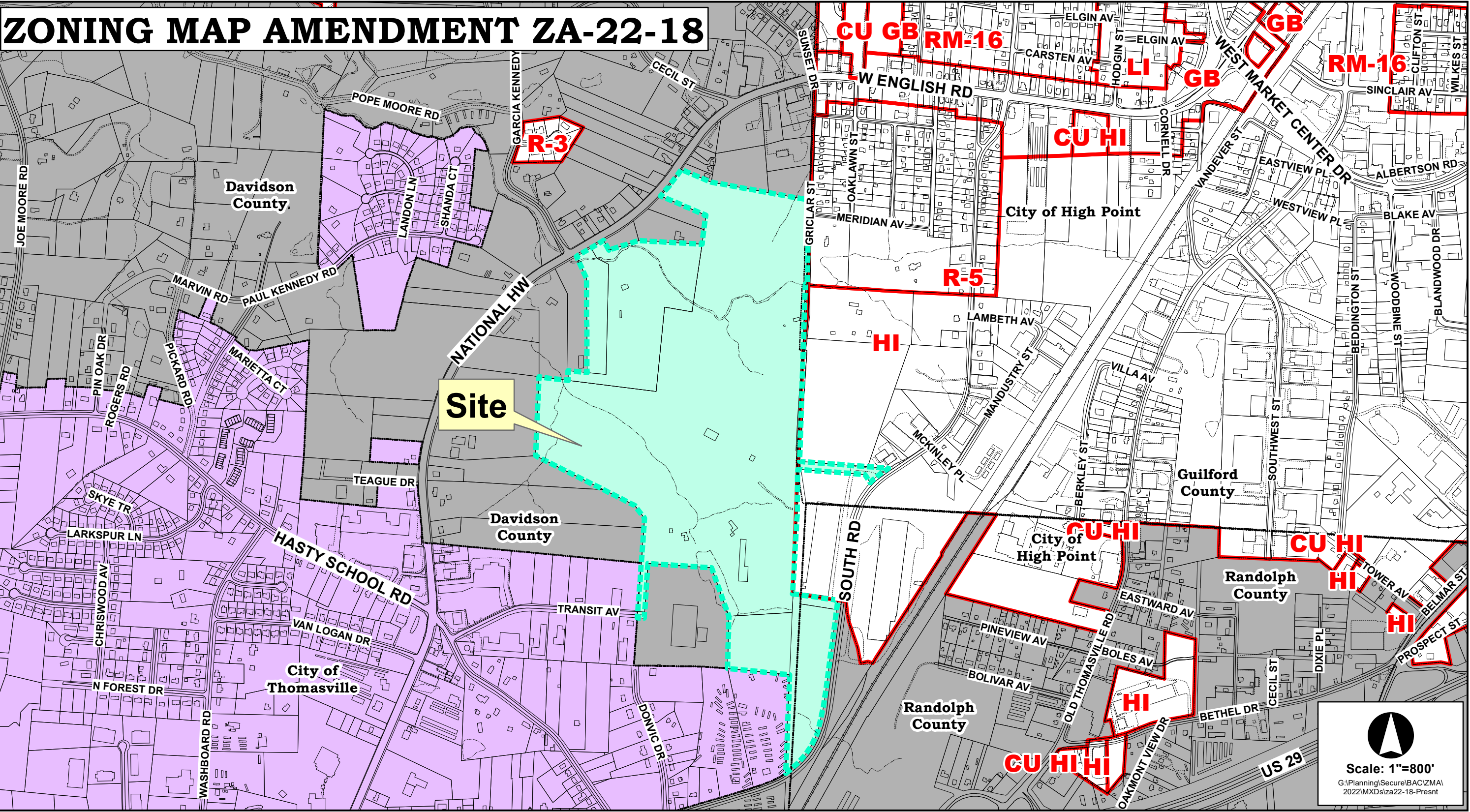
Archdale



Scale: 1"=3000'

G:\Planning\Secure\BAC\ZMA\2022\MXDs\za22-18-Presnt-LM

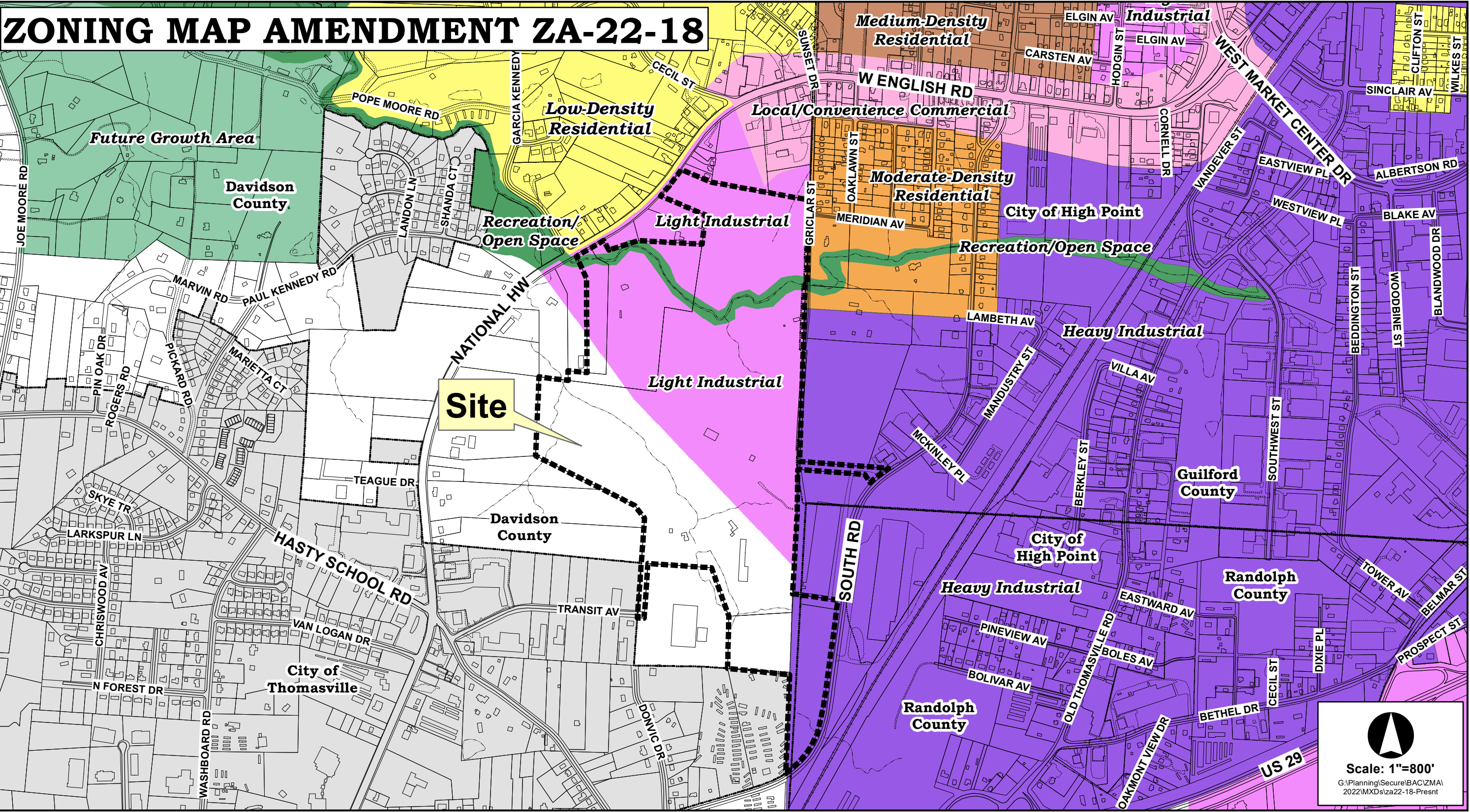
ZONING MAP AMENDMENT ZA-22-18



Scale: 1"=800'

G:\Planning\Secure\BAC\ZMA\2022\MXDs\za22-18-Presnt

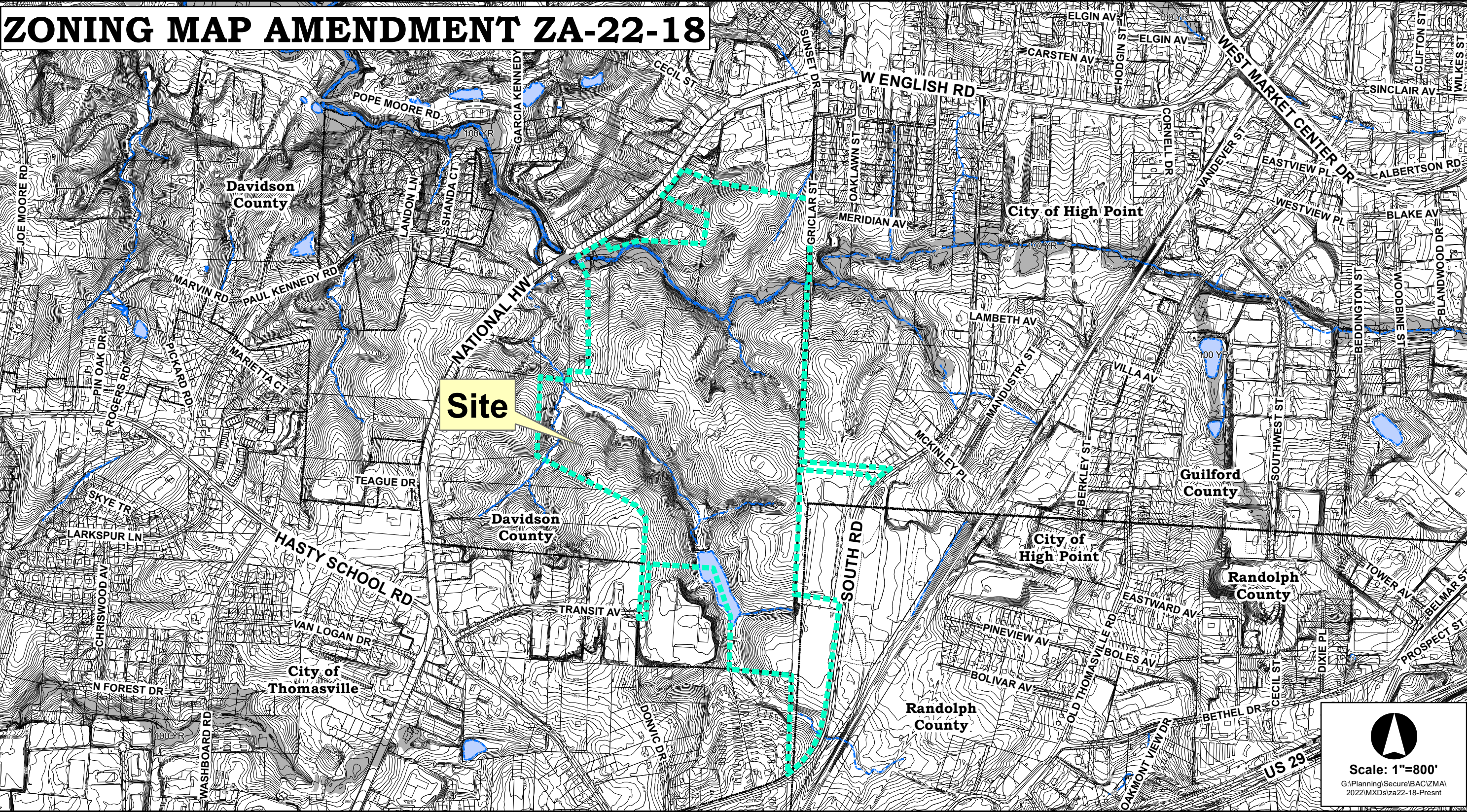
ZONING MAP AMENDMENT ZA-22-18



Scale: 1"=800'

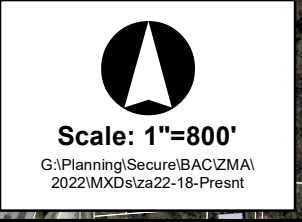
G:\Planning\Secure\BAC\ZMA\2022\MXDs\za22-18-Presnt

ZONING MAP AMENDMENT ZA-22-18



ZONING MAP AMENDMENT ZA-22-18

The map displays an aerial view of a region in North Carolina, centered on a proposed site outlined in red. A red arrow points to the site, which is labeled "Site". The site is located near the intersection of National Highway 101 and South Road. Surrounding the site are various streets, including Joe Moore Rd, Pin Oak Dr, Rogers Rd, Pickard Rd, Marvin Rd, Paul Kennedy Rd, Landon Ln, Shanda Ct, Pope Moore Rd, Garcia Kennedy, Cecil St, Sunset Dr, W English Rd, Meridian Av, Oaklawn St, Elgin Av, Carsten Av, Hodgins St, West Market Center Dr, Eastview Pl, Westview Pl, Albertson Rd, Blake Av, Woodbine St, Blandwood Dr, Clifton St, Wilkes St, Sinclair Av, Beddington St, Southwest St, Villa Av, Berkley St, Mckinley Pl, Lambeth Av, Mandustry St, South Rd, Transit Av, Downy Dr, Bolivar Av, Pineview Av, Eastward Av, Boles Av, Old Thomasville Rd, Oakmont View Dr, Bethel Dr, Cecil St, Dixie Pl, Prospect St, Belmar St, Tower Av, and Washboard Rd. The map also shows the boundaries of Davidson County, Guilford County, Randolph County, and the City of Thomasville. A scale bar in the bottom right corner indicates a scale of 1 inch = 800 feet.



G:\Planning\Secure\BAC\ZMA\2022\MXD\za22-18-Presnt

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 July 26, 2022 and before the City Council of the City of High Point on August 15, 2022 regarding **Zoning Map Amendment Case 22-18 (ZA-22-18)** 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 July 16, 2022, for the Planning and Zoning Commission public hearing and on August, 3, 2022 and August 10, 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 **August 15, 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 Heavy Industrial (CZ-HI) District**. The property is approximately 148 acres, located southeast of the intersection of National Highway and Garcia Kennedy Road, and west of South Road. The zoning site is also known as Davidson County Tax Parcels 16-312-0-000-0072, 16-312-0-000-0066, 16-312-0-000-0067, 16-312-0-000-0072B, Randolph County Tax Parcel 6309 and Guilford County Tax Parcel 194437.

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:** Any uses allowed in the Heavy Industrial (HI) District shall be permitted, subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. **Prohibited Uses:** The following uses, as listed in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:
 - 1. **Institutional Use Classification**
 - a) Cemetery, columbarium, mausoleum
 - b) Correctional facility

2. Commercial Use Classification
 - a) Adult Entertainment
3. Industrial Use Classification
 - a) Asphalt Plant
 - b) Hazardous Waste Disposal
 - c) Landfill (Major and Minor)
 - d) Salvage or Junkyard
 - e) Transfer Station
 - f) Toxic chemicals or substances, pesticides or fertilizers

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Landscaping, Buffers and Screening: A minimum 15-foot wide street yard, planted to a Type C rate, shall be installed along the Griclar Street frontage of the zoning site. This higher planting yard standard shall apply from the northeastern corner of the zoning site southward, along the western right-of-way of Griclar Street, for a distance of 720 feet.
2. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.

B. Transportation Conditions.

1. Traffic Impact Analysis (TIA): Reference within this ordinance to Site Access #1 through #6, shall be as shown within the TIA (Traffic Impact Analysis), prepared by Ramey Kemp & Associates, Inc., June 2022 (Prepared for IDM Ventures, LLC, RKA Project No. 22204).
2. Vehicular Access and Improvements:
 - a. Only emergency vehicle access shall be permitted via Griclar Street. *(NOTE: Griclar Street is a public right-of-way that runs in a general north to south direction along or parallel to the Davidson County line)*
 - b. NC 68 and Building #1: As part of development permit approval, the property owner shall construct a northbound right turn lane with at least one hundred (100) feet of storage and appropriate taper (per coordination with NCDOT).
 - c. South Road and Buildings #2 through #5:
 - i. As part of development permit approval, the property owner shall construct a southbound right turn lane with at least one hundred (100) feet of storage and appropriate taper.

- ii. As part of development permit approval, the property owner shall construct a northbound left turn lane with at least one hundred and fifty (150) feet of storage and appropriate taper.
3. The City of High Point Transportation Director shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **15th** day of **August, 2022**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Mary S. Brooks, Interim City Clerk

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.

TRAFFIC IMPACT ANALYSIS

FOR

South Road Industrial

LOCATED

IN

High Point, NC

Prepared For:
IDM Ventures, LLC
410 W. English Road, Suite B329
High Point, NC 27262

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910



6/8/22

JUNE 2022

RKA Project No. 22204

Prepared By: AMI

Reviewed By: CTS

**TRAFFIC IMPACT ANALYSIS
SOUTH ROAD INDUSTRIAL
HIGH POINT, NORTH CAROLINA**

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed South Road Industrial development to be located on South Road and NC 68 in High Point, North Carolina. The proposed development, anticipated to be completed in 2027, is assumed to consist of the following uses:

- Building 1 - 120,000 s.f. of industrial uses located on NC 68. Access is proposed to be provided via one (1) new full movement connection on NC 68.
- Buildings 2-5 - 935,000 s.f. of industrial uses located on South Road. Access is proposed to be provided via one (1) new full movement connection on South Road.
- Building 6 - 125,000 s.f. of industrial uses located on South Road. Access is proposed to be provided via two (2) new full movements connections on South Road.
- Building 7 - 150,000 s.f. of industrial uses located on NC 68. Access is proposed to be provided via two (2) new full movement connections on NC 68.

Through coordination with NCDOT and the City, only the accesses proposed for the buildings located in Guilford and Randolph Counties (Buildings 2-5 and Building 6) were analyzed for this study. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the City of High Point (City) and consists of the following existing intersections:

- South Road and NC 68
- NC 68 and Hasty School Road
- Hasty School Road and South Road/Pleasant Grove Church Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in April of 2022 during the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while schools were in session:

- South Road and NC 68
- NC 68 and Hasty School Road
- Hasty School Road and South Road/Pleasant Grove Church Road
- South Road and Marquis Seating Corporation Driveway

It should be noted that traffic counts were taken at the existing intersection of South Road and the Marquis Seating Corporation Driveway, however, this intersection was not included as an existing study intersection.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Building	Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
				Enter	Exit	Enter	Exit
Building 1	Light Industrial (110)	120,000 s.f.	502	75	10	6	40
Building 2-5	Light Industrial (110)	935,000 s.f.	3,568	563	77	28	173
Building 6	Light Industrial (110)	125,000 s.f.	522	78	11	7	40
Building 7	Light Industrial (110)	150,000 s.f.	616	93	13	8	46
Total Trips			5,208	809	111	49	299

4. Future Traffic Conditions

Through coordination with NCDOT and the City, it was determined that an annual growth rate of 1% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes. Based on coordination with the NCDOT and the City, it was determined there were no adjacent developments or future roadway improvements to consider with this study.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2027 no-build, and 2027 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

NC 68 and Building 1

- Construct a northbound right turn lane with at least 100' of storage and appropriate taper (per coordination with NCDOT).

South Road and Buildings 2-5

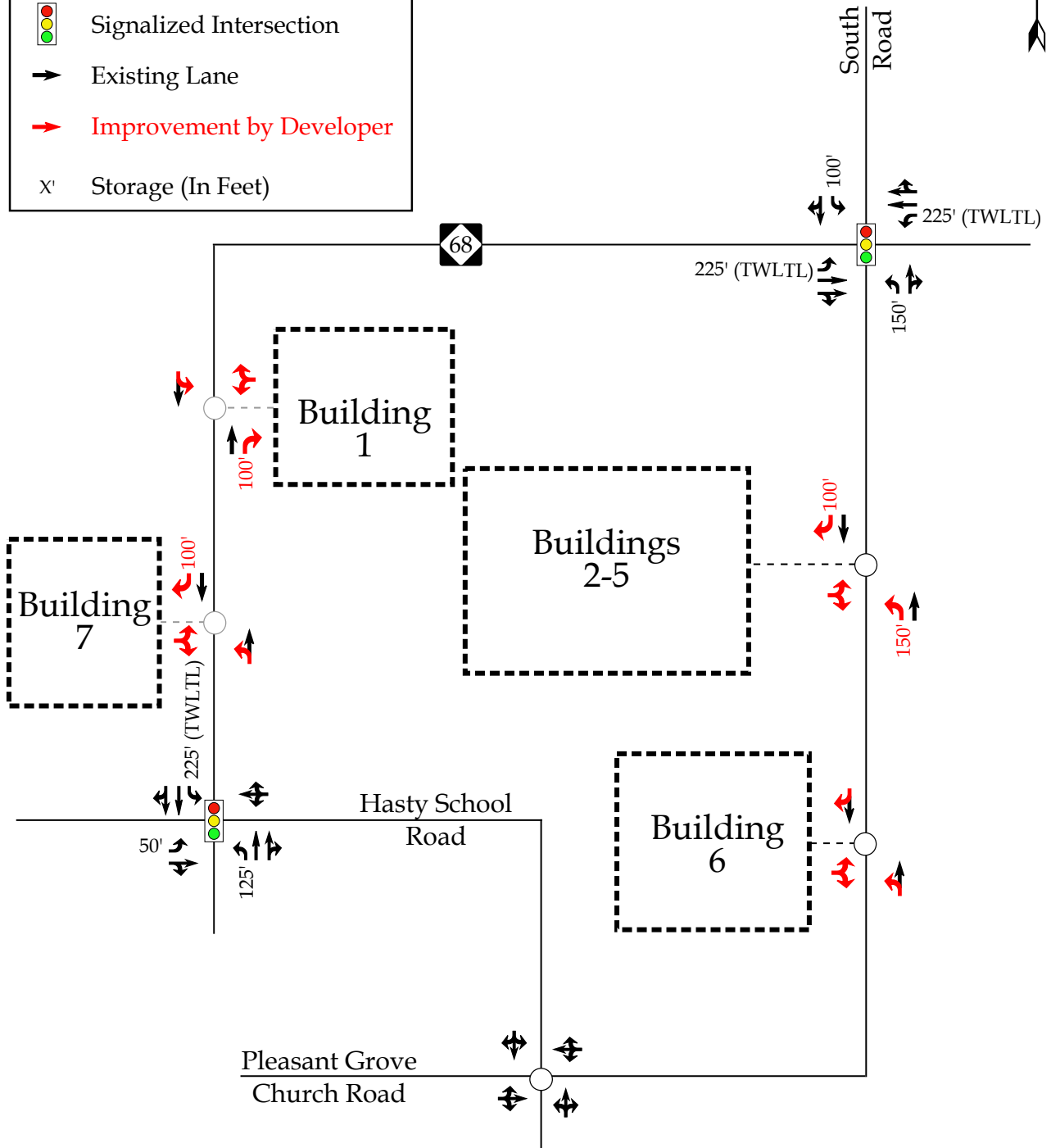
- Construct a southbound right turn lane with at least 100' of storage and appropriate taper.
- Construct a northbound left turn lane with at least 150' of storage and appropriate taper.

NC 68 and Building 7

- Construct a southbound right turn lane with at least 100' of storage and appropriate taper (per coordination with NCDOT).

LEGEND

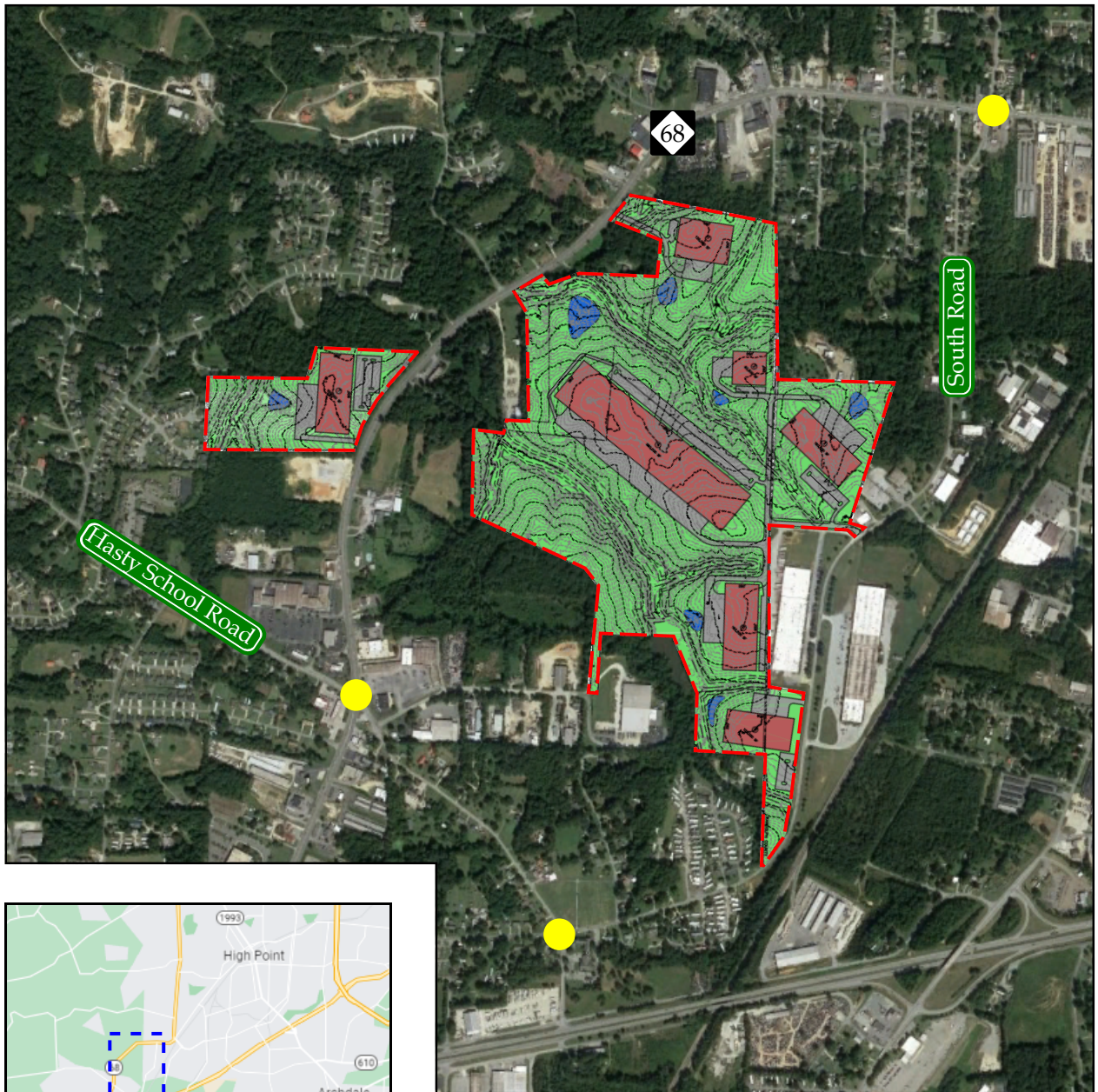
- Unsignalized Intersection
- ◫ Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- X' Storage (In Feet)



South Road Industrial
High Point, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1



LEGEND

- Proposed Site Location
- Study Intersection
- Study Area



South Road Industrial
High Point, NC

Site Location Map

Scale: Not to Scale

Figure 1

Citizens Information Meeting Report

Zoning Map Amendment 22-18

Submitted by: Ms. Judy Stalder, Development Consultant, on
behalf of Carolina Site Acquisitions

Citizen Information Meeting Report

South Road Industrial Park

Zoning Case ZA-22-18

A Citizen Information Meeting was held for property owners near the proposed South Road Industrial Park. An informational letter dated June 22 was sent by US Mail to the 59 addresses supplied by the City of High Point Planning and Development Department to set a Zoom meeting for June 30. The mailing also included the *City of High Point Conditional Zoning Citizen Information Meetings* statement and a site map. A copy of the letter and list of addressees is attached. The letter provided the Zoom address, a general description of the property, the proposed zoning of Conditional Heavy Industrial, a list of proposed conditions, and an explanation of what could be expected at the meeting.

Attendees:

Brian Buchanan representing property at 1493 National Highway, Thomasville NC 27360

Judy Burton representing Davidson County Parcel 1631200000082, National Highway, Thomasville NC 27360

Larry Yates, representing Davidson County Parcel 1631200000082, National Highway, Thomasville NC 27360

Questions and Comments

Will there be a driveway to National Highway? *Yes, one driveway with a right turn lane serving one building.*

Will there be a buffer on the property line? *Because of topography and stream buffers, there will likely be some natural areas between the new buildings and existing properties on National Highway.*

Will there be parking or driveways between building 4 and the Buchanan property? *The site plan shows there is no parking, but there will probably be a driveway for fire access. The site plan is conceptual and may change.*

What is the setback from the Buchanan property to building 4? *On the conceptual site plan, there appears to be a separation of approximately 200 feet. The site plan is conceptual and may change.*

How will rezoning affect our property value? *Studies show that commercial/industrial rezonings do not have a negative impact on other commercial/industrial properties.*

Will I get a notice about the public hearing? *Yes. The City of High Point will send out notices for the Planning and Zoning Commission meeting on July 26 and for the Council meeting, which will most likely be scheduled for some time in August.*

Can you share a contact for the City of High Point? *Yes. You may contact Herb Shannon at 336-883-3309.*

South Road Industrial Park Citizen Information Meeting

AGENDA

Welcome

Introductions

Meeting is required by the City of High Point to let nearby neighbors what is going on prior to the public hearings.

Zoning Map

Most of the property about 133 acres is already zoned Heavy Industrial,
about 22 acres on National Highway is zoned Highway Commercial
7 acres in Randolph County is zoned Light Industrial
and about 7 acres is rural agricultural

Requesting rezoning of all the property to Conditional Zoning Heavy Industrial

Site Map

1. Unifies development
2. Eliminates most intense uses to be basically Light industrial but still allowing most manufacturing
3. Eliminated uses
 - a. Asphalt plants
 - b. Correction facilities
 - c. Adult entertainment
 - d. Hazardous waste disposal
 - e. Landfills
 - f. Salvage/junkyards
 - g. Toxic chemicals
 - h. Waste transfer stations
4. Adds requirements to control traffic
 - a. Limits access
 - i. One access on National Highway
 - ii. One point of access on South Road in Guilford County
 - iii. Two points of access on South Road in Randolph County
 - b. Turn Lanes
 - i. Right turn lane on National Highway
 - ii. Right and left turn lane on South Road access in GC
 - iii. Right turn lane on South Road Access in RC

Annexation is requested so that the development can obtain from water and sewer utility service from the City of High Point. The request is for this property only.

The owners are also requesting annexation to the City of High Point. The request is only for property they own. No other properties are affected by the request.

THE STALDER GROUP LLC

PO Box 5581 High Point North Carolina 336.688.2204 jstalder@northstate.net

June 22, 2022

Dear Neighbor,

This letter is to notify you of a Citizen Information Meeting concerning a request for rezoning of approximately 158 acres located between National Highway and South Road to develop the South Road Industrial Park. The meeting will be held on Thursday, June 30 at 6:00 pm via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/83849777193?pwd=pCG-SO0y0HyhLjNT-0QjMill8GkGK3.1>

Meeting ID: 838 4977 7193

Passcode: 207203

One tap mobile

+16465588656,,83849777193#,,,,*207203# US (New York)

+12678310333,,83849777193#,,,,*207203# US (Philadelphia)

Please email me at jstalder@northstate.net if you would like for me to send you a direct link.

Approximately 151 acres of the property is already zoned for industrial and commercial development. About 7 acres is zoned for residential development. Carolina Site Acquisitions LLC is requesting a uniform industrial zoning designation with conditions. The conditions will protect adjacent properties by limiting the type of uses that can be developed on the property. Transportation conditions will limit the number of access points to existing roadways and provide for turn lanes where necessary.

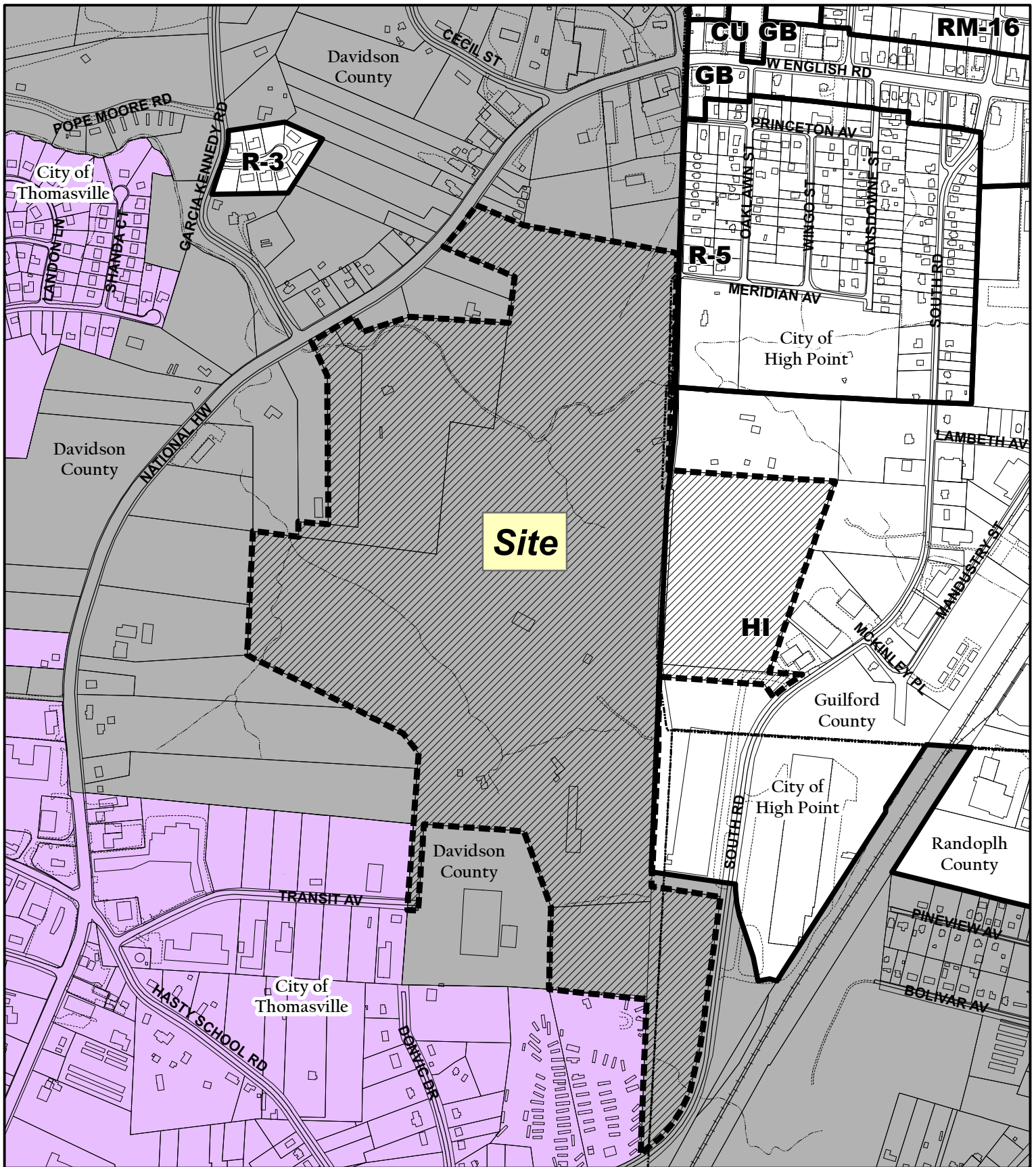
At the meeting a preliminary site plan will be presented for illustrative purposes. You will be able to learn more about our plans and ask any questions you may have. Hunter Oglesby of Carolina Site Acquisitions, Rich Glover of Glover Engineering and I will be available at this meeting.

If you are unable to attend or have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net.

The Planning and Zoning Commission will hear this request on Tuesday, July 26 at 6:00 pm in the Council Chambers, 211 South Hamilton Street in High Point.

Sincerely,

Judy Stalder
Development Consultant



ZONING MAP AMENDMENT: ZA-22-18

From:
To:

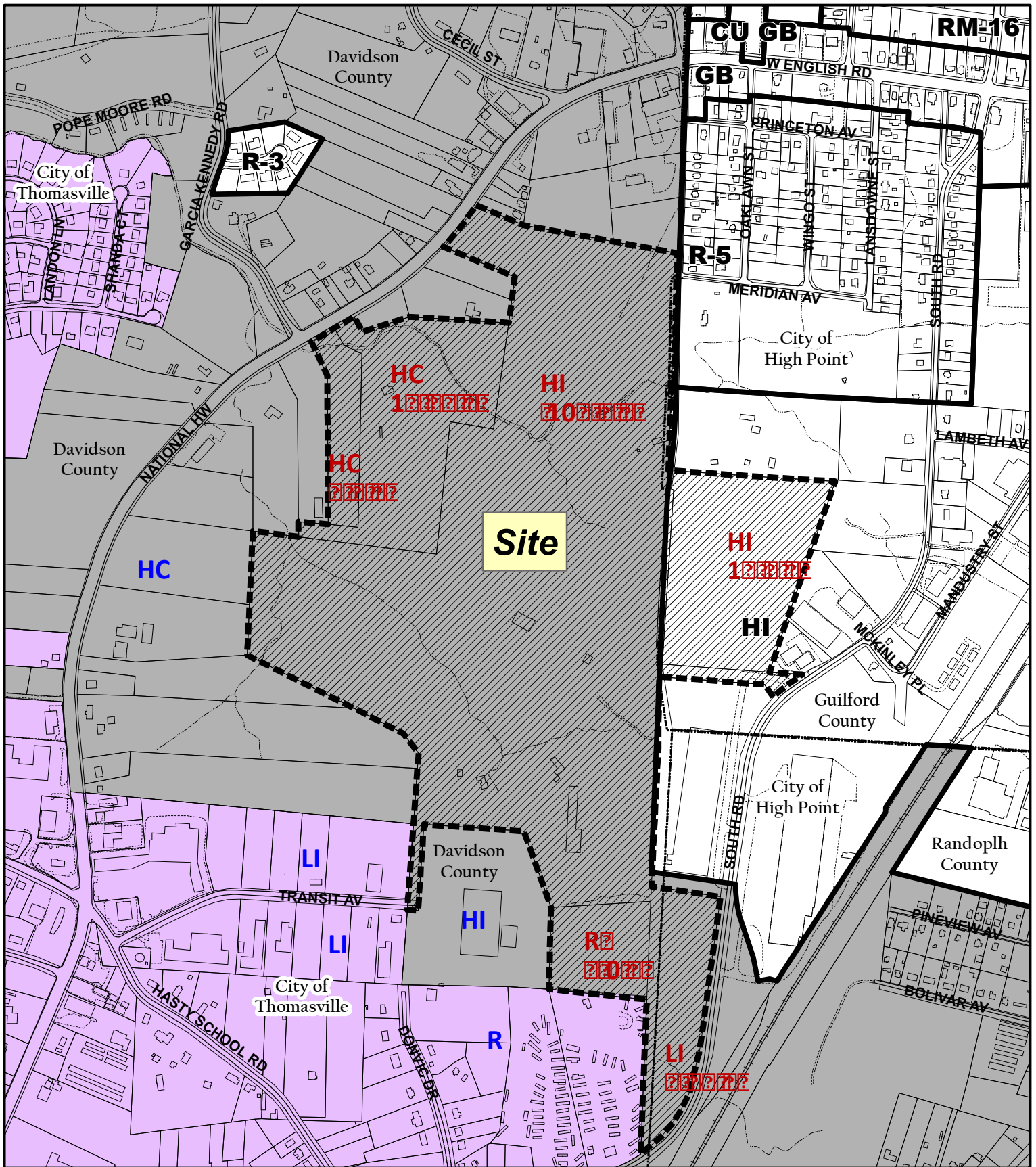
Existing Zoning Boundary
Subject Property Boundary

Planning & Development
Department

City of High Point



Scale: 1"=700'
G:/Planning/Secure/BAC/ZMA/
2022/MXD/za22-18-NM



ZONING MAP AMENDMENT: ZA-22-18

From:
To:

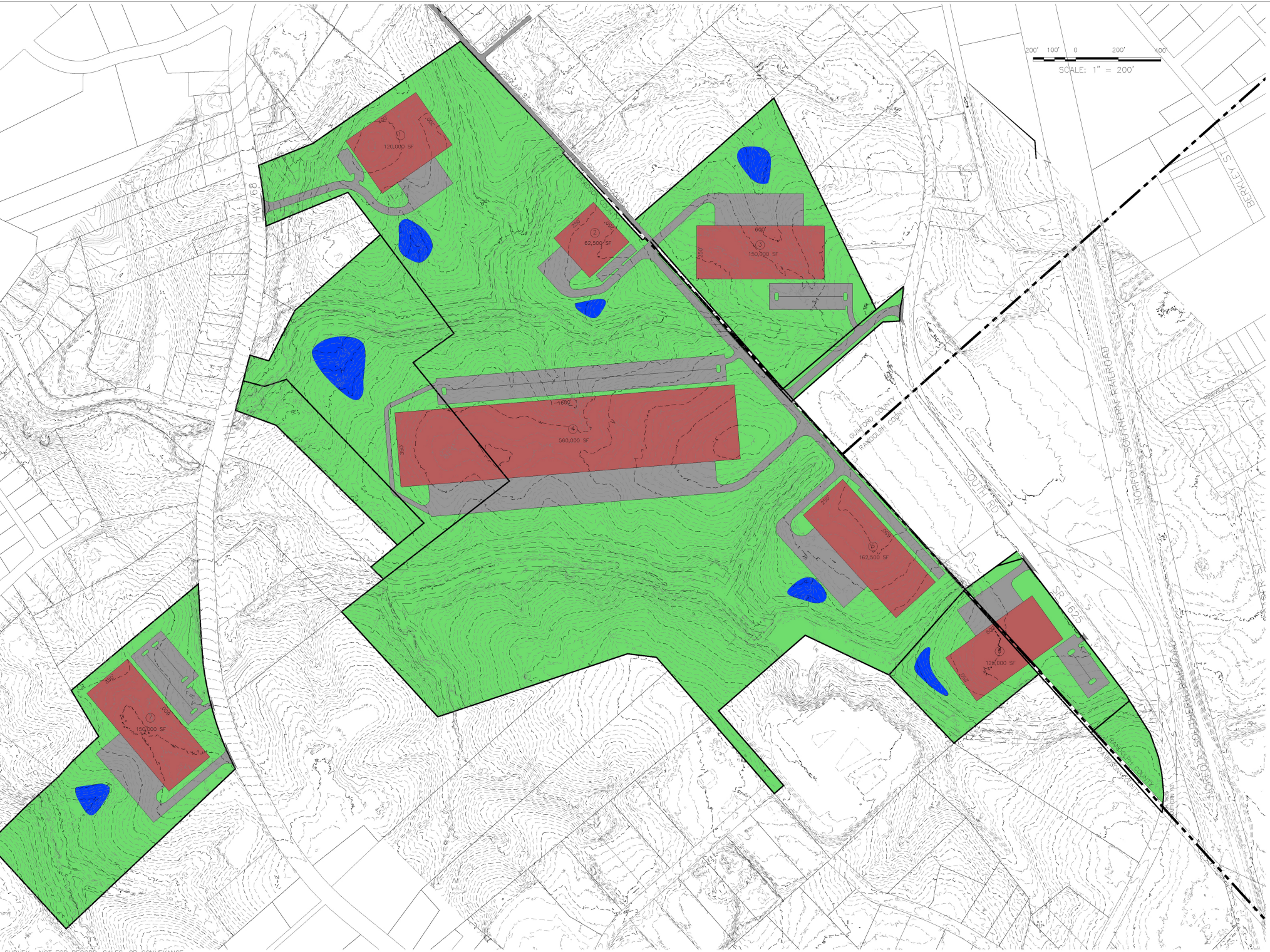
Existing Zoning Boundary
Subject Property Boundary

Planning & Development
Department

City of High Point



Scale: 1"=700'
G:/Planning/Secure/BAC/ZMA/
2022/MXD/za22-18-NM



200' 100' 0 200' 400'
SCALE: 1" = 200'

GLOVER
GLOVER ENGINEERING, PLLC
7021 ENDORAL ROAD

SKETCH PLAN
THE PONDEROSA INDUSTRIAL PARK

By	Rev

PROJECT
2017
D
JAN
SH
SH

ARNETT ANDREW LEE D/B/A ARNETT PAVING
100 BLYTEH DRIVE
THOMASVILLE NC 27360-0000

BRUCE-TERMINIX CO
PO BOX 14009
GREENSBORO NC 27415

BUCHANAN HAROLD L
1321 EMBER OAKS AVENUE
HIGH POINT NC 27265-0000

BURKS JUNIOR LLC
1542 N TREMONT DR
ASHEBORO NC 27203

BURLESON LLC
1008 SHAMROCK CT
HIGH POINT NC 27265

BURTON JUDY Y
1515 NATIONAL HIGHWAY
THOMASVILLE NC 27360-0000

BUSHELL, HANNELORE
912 MAGNOLIA ST
GREENSBORO NC 27401

BYERLY BRANDON R
305 HUNTINGTON PARK
THOMASVILLE NC 27360

CARTER JERRY S
1510 NATIONAL HWY
THOMASVILLE NC 27360-0000

COFFEETREE LLC
1483 COFFEETREE DR NW
CONCORD NC 28027

COGGIN REAL ESTATE LLC
230 SOUTH ROAD
HIGH POINT NC 27262-0000

COHEN NINA J ET ALS
3 GENOA COURT
GREENSBORO NC 27455

COLTRANE PROPERTIES OF THE
180 SOUTH ROAD
HIGH POINT NC 27262-0000

DIAZ RICARDO ADAN
3952 BEL PRE RD APT 3
SILVER SPRING MD 29096

DUNN, WAYNE
1701 WESTCHESTER DR STE 420
HIGH POINT NC 27262

EDGEWOOD HOMES INC
200 SOUTH ROAD
HIGH POINT NC 27262-0000

FOSTERS LANDSCAPING MANAGEMENT INC
PO BOX 5725
HIGH POINT NC 27262

HAYWORTH, DAVID S
301 GRICLAR ST
HIGH POINT NC 27262

HERITAGE OPERATING LP
PO BOX 858
VALLEY FORGE PA 19482-0858

HILL JACOB DONALD
1534 NATIONAL HWY
THOMASVILLE NC 27360-0000

JOYCE COY JR
124 DONVIC DR
HIGH POINT NC 27262-8901

KENNEDY DWIGHT W
182 GARCIA KENNEDY RD
THOMASVILLE NC 27360-0000

KENNEDY MAXIE R JR
231 AUTHOR DR APT I
THOMASVILLE NC 27360

KWM PROPERTIES LLC
110 BELGIAN DR
ARCHDALE NC 27263

LASHLEY FARM HOLDINGS INC
305 HUNTINGTON PARK
THOMASVILLE NC 27360

LEWIS ALVA W
3041 STONEHENGE ROAD
THOMASVILLE NC 27360

LEXINGTON INVESTMENT PROPERTIES LLC
528 S MAIN ST
LEXINGTON NC 27292

LIGA FLORIN
1041 OAKVIEW RD
HIGH POINT NC 27265

MEREDITH SANDRA LEE
367 RICKARD RD
THOMASVILLE NC 27360

MILLER, KAY K;KENNERLY, HAL A JR
2820 SWAN LAKE DR
HIGH POINT NC 27262

MORGAN E ANNE KENNEDY
4640 CHERRY HILL LN
WINSTON SALEM NC 27106

MYERS, DANIEL RAY;HIGGINS, KIMBERLY ANN
215 GRICLAR ST
HIGH POINT NC 27262

NORDFAB SYSTEMS INC
P O BOX 429
THOMASVILLE NC 27361-0429

NORTH CAROLINA RAILROAD COMPANY
2809 HIGHWOODS BLVD SUITE 100
RALEIGH NC 27604

OAKLAWN ENTERPRISES LLC
180 SOUTH ROAD
HIGH POINT NC 27262-0000

PATEL EKADASHI
243 GREENVIEW TERRACE
MACON GA 31220

PATEL KIRITKUMAR
4238 KENDALL FARMS WAY
WINSTON SALEM NC 27107

PATEL KIRITKUMAR DAHYALAL
603 CHESHIRE DR
WARNER ROBINS GA 31088

RIGGS, JAMES;BUSTAMANTE, EENETH
214 OAKLAWN ST
HIGH POINT NC 27262

SAINTSING CLIFTON MEREDITH
802 SCENIC WAY
THOMASVILLE NC 27360

SAINTSING WAYNE
1471 NATIONAL HWY
THOMASVILLE NC 27360-2319

SAINTSING WYATTE A
474 S MYERS RD
THOMASVILLE NC 27360

SANCHEZ-HERNANDEZ, OSCAR;ORTIZ- CORTEZ,
MARIA GISELA
3202 MERIDIAN AVE
HIGH POINT NC 27262

SOUTH ROAD PROPERTIES LLC
231 SOUTH RD
HIGH POINT NC 27262

SPIVEY JASON JAMES
1508 NATIONAL HWY
THOMASVILLE NC 27360

THECO INC
1208 LEXINGTON AVE
THOMASVILLE NC 27360-3417

THOMASVILLE ONE LLC
1530 NATIONAL HWY
THOMASVILLE NC 27360

THREATT, O J III
5010 SHADYGROVE LN
GREENSBORO NC 27407

TLG 1 LLC
P O BOX 4991
MARTINSVILLE VA 24115

TRACE WAY PROPERTIES LLC
309 COUNCIL ST
THOMASVILLE NC 27360-0000

TRIAD 5H LLC
PO BOX 636
TRINITY NC 27370

TUCKER, MELVIN LEE;TUCKER, GLENDA H
217 HIATT DR
THOMASVILLE NC 27360

WADE CHARLES THOMAS
1381 JOHNSONTOWN RD
THOMASVILLE NC 27360

WADE HARRY R ET ALS
P O DRAWER 988
THOMASVILLE NC 27361

WARD, ROBERT LEE
208 OAKLAWN ST
HIGH POINT NC 27262

WHITE JAY D C/O ELLEN WHITE
3215 RIVERSIDE DRIVE
LEXINGTON NC 27292-0000

WINTERS CYNTHIA SAINTSING
221 S MYERS RD
THOMASVILLE NC 27360

YATES DAVID SAMUEL
411 NORTHSIDE DR
LEXINGTON NC 27292-0000

YATES LARRY CLARK TRUSTEE
3553 APT 1F RAMSEY ST
HIGH POINT NC 27265

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