

PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 25, 2014, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. Mark Walsh and Mr. Ed Spivey.

Mike Carr

Zoning Case 14-02

A request by Mike Carr to rezone approximately 9.2 acres from a Conditional Use Planned Unit Development-Limited (CU-PDL) District to a Planned Unit Development-Limited (PDL) District. The site is located west of the intersection of Eastchester Drive and Lassiter Drive.

Mr. Herbert Shannon presented Zoning Case 14-02 and recommended approval as outlined in the staff report.

Speaking on behalf of the request was the applicant, Mr. Mike Carr, 209 Cascade Drive, High Point.

Speaking neither in favor nor in opposition to the request was Mr. R.W. Hamlett Jr., 509 Guida Drive, Greensboro. He expressed a desire for the Planning & Zoning Commission to expand the limits of where commercial uses may be permitted along the Eastchester Scenic Corridor Overlay District to allow commercial and retail uses in an office park he is developing.

No one spoke in opposition to this request.

The Planning & Zoning Commission recommended approval of Zoning Case 14-02, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
ZONING CASE 14-02
March 25, 2014**

Request	
Applicant: Michael Carr and Shufelt Holdings, LLC	Owner(s): Michael Carr, Shufelt Holdings, LLC and Oak Hollow Acquisition, LLC
Zoning Proposal: To rezone 9.23 acres	From: CU-PDL Conditional Use Permit Planned Unit Development- Limited District
	To: PDL Planned Unit Development- Limited District

Site Information	
Location:	Lying west of the intersection of Eastchester Drive and Lassiter Drive
Tax Parcel Numbers:	Guilford County Tax Parcel 0199560, 0199562, 0199565 and 0199578
Site Acreage:	Approximately 9.23 acres
Current Land Use:	Commercial/retail uses, office uses, bank and a undeveloped parcel
Physical Characteristics:	The site is relatively flat
Water and Sewer Proximity:	A 16-inch City water line and an 8-inch City sanitary sewer line lies adjacent to the site within the Eastchester Drive right-of-way.
General Drainage and Watershed:	The site drains in a westerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered storm water treatment measures are required for multi-family and non-residential development with a total impervious surface area greater than 24% of the site.
Overlay District(s):	Eastchester Scenic Corridor Overlay District, Oak Hollow Lake Watershed Critical Area (WCA); Tier 3.

Adjacent Property Zoning and Current Land Use			
North:	CU GO-M RS-12	Conditional Use General Office-Moderate Intensity District	Office use and single family dwellings
South:	CU-PI	Conditional Use Public & Institutional District	College/University use (<i>Laurel University</i>)
East:	CU GO-M	Conditional Use General Office-Moderate Intensity District	Office uses, convenience store with gas pumps and vacant structure
	GO-M	General Office-Moderate Intensity District	
	CU-LB	Conditional Use Limited Business District	
	CU-SC	Conditional Use Shopping Center District	
West:	CU-PI	Conditional Use Public & Institutional District	College/University use and single family dwellings
	RS-12	Residential Single Family-12 District	

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	Obj. 6E: Avoid “retail leakage” to other communities by keeping retail centers viable with strong anchor tenants and by attracting new businesses that are not detrimental to High Point’s existing businesses.
Land Use Plan Map Classification:	The site has the following land use designations: <ul style="list-style-type: none"> • <u>Low-Density Residential</u>: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • <u>Office</u>: This classification includes professional, personal and business service uses. • <u>Local/Convenience Commercial</u>: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan’s goals and objectives nor does it promote those goals and objectives
Relevant Area Plan(s):	Eastchester Drive Corridor Plan – Phases I & II One of the concerns addressed by the plan was the prevention of the corridor from developing as one long commercial strip. Thus, the plan provides for the placement of retail uses at various strategic nodes along Eastchester Drive and the remaining areas in between being designated for office uses.
Zoning History:	The zoning site received its current CU-PDL District (CUP98-35) in 1998 to permit the current commercial/office development. In 2004, an amendment to CUP98-35 was granted to add a 0.6 acre parcel to the north of the bank.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Eastchester Drive		Major Thoroughfare
Vehicular Access:	Access will be taken from the two existing access points to the site from Eastchester Drive.		
Traffic Counts: (Average Daily Trips)	Eastchester Drive		32,000 (2011 ADT 24-hour count)
Estimated Trip Generation:	Using the development data provided by the applicant, the total ADT for this site is estimated at 592 (2008 12-hour count)		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Planned Unit Development (PUD) Overview

Planned Unit Development (PUD) Districts are termed “floating districts” by the Development Ordinance, meaning that they may be applied anywhere within the City but only pursuant to a specific zoning map amendment request. All PUD districts are reviewed and approved through the conditional zoning process. The applicant has requested a Planned Unit Development-Limited (PDL) District, which is intended to accommodate all uses permitted in residential, office, or commercial districts. A PDL district is required to contain at least five (5) but fewer than twenty (20) contiguous acres of land under unified ownership or control. The dimensional standards of the Ordinance are waived in a PDL District, except within 50 feet of the perimeter of the proposed PUD District, where the scale and setback of structures shall be in harmony with development on adjacent lands.

Details of Proposal

The subject site was granted a Conditional Use Planned Unit Development-Limited (CU-PDL) District zoning 1998 and is divided into three tracts (Tracts A, B and C). The initial zoning approval (CUP98-35) permitted commercial and office uses on Tract A (southern 2/3's of the site) and only a Bank use was permitted on Tract B (within the northern 1/3 of the site). In 2004, a Major Amendment to CUP98-35 was granted to add the land area associated with Tract C (within the northern 1/3 of the site) and to permit commercial and office uses on this tract. This 2004 amendment did not affect Tract B.

The applicant desires to expand the allowable uses permitted on Tract B in this development. Conditional Use zoning was replaced with Conditional Zoning in 2011, and as of January 1, 2014 amendments to previous conditional use permits are no longer permitted. In order to add uses, a new conditional zoning application for a PDL District has been submitted to amend the zoning on the property.

The substantive change by the applicant is to allow the same commercial/office uses in Tract B that are also allowed in Tracts A and C. This Conditional Zoning application, to establish an updated PDL District, has the same conditions of the initial CU-PDL District granted in 1998, except as follows:

- Allowable uses in tract B are amended to permit the same commercial/office uses that are currently allowed within Tract A and C.
- Allowable office and commercial uses are updated to include uses added to the Development Ordinance, via various text amendments, since 1998. Rather than having a long list of permitted uses, the use condition has been revised to simply list the few prohibited uses.
- Non-relevant conditions are removed that either were met or are already currently required by the Development Ordinance.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. 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.

The requested change does not alter the findings made in approving the original PUD District in 1998 and as amended in 2004. This zoning request does not establish a new PUD District; rather, it updates the allowable uses for a small tract within the middle of the development. This request does not expand the land area of the PUD and there is no further expansion of commercial uses beyond the established development boundary.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

The request is generally consistent with the Land Use Plan and the Eastchester Drive Corridor Plan. The site contains commercial and office land use plan designations. The existing shopping center meets the plan's intent of limiting commercial development to certain strategic nodes, and adding retail uses to Tract B does not significantly alter the nature of the site.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> The proposed amendment to this PUD District does not change or remove conditions established in 1998 ensuring development of the site is be compatible with surrounding area.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	<u>Staff Comments:</u> Vehicular access, location of buildings, location of parking and perimeter landscaping as established by the initial PUD Master Plan do not change. Therefore, the requested updated PUD District effectively mitigates adverse impacts.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<u>Staff Comments:</u> Staff has not identified any environmental impacts based upon the proposed amendment to the PUD District.
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<u>Staff Comments:</u> The requested amendment to the PUD District has no impact on municipal services.

<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<i>Staff Comments:</i> The requested amendment to the PUD District does not adversely affect the value of adjacent properties.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

Development in the area since the PUD was granted zoning approval in 1998 is consistent with the Land Use Plan.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

The current zoning that was established in 1998 and amended in 2004 permits a mixture of commercial and office uses on Tracts A and C. Since Tract B is between these tracts, it is an appropriate development pattern to allow the same uses in Tract B.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The PUD District is consistent with the Land Use Plan; and 2) The extension of uses currently allowed in Tracts A and C into Tract B is appropriate and results in no adverse impacts.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, the substantive change requested is to extend the allowable uses into Tract B. The Planning & Development Department recommends approval of the Planned Unit Development-Limited (PDL) District request as submitted.

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.

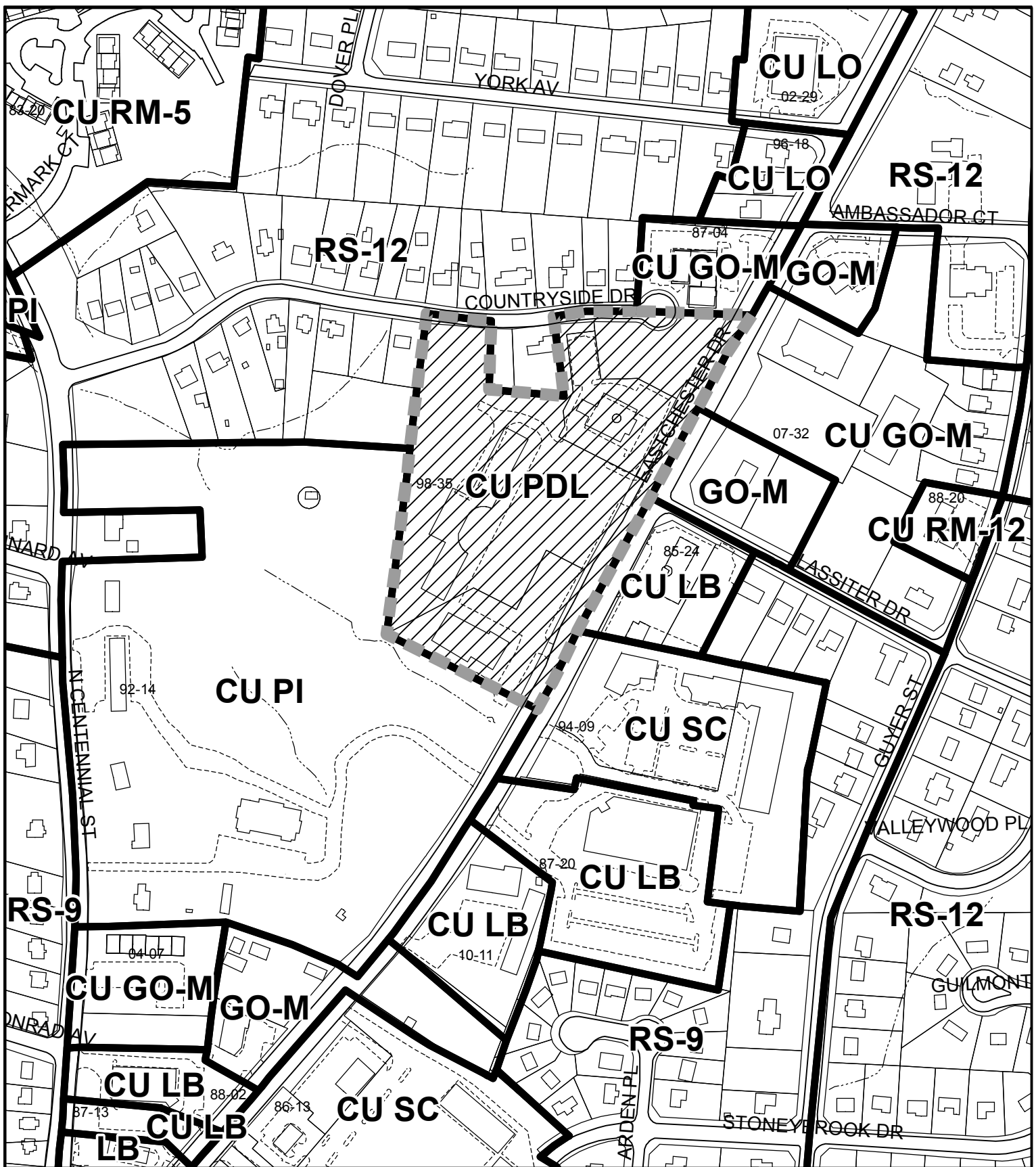
City Council:

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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 14-02

From: Conditional Use Planned Unit Development-Limited
To: Planned Unit Development-Limited

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

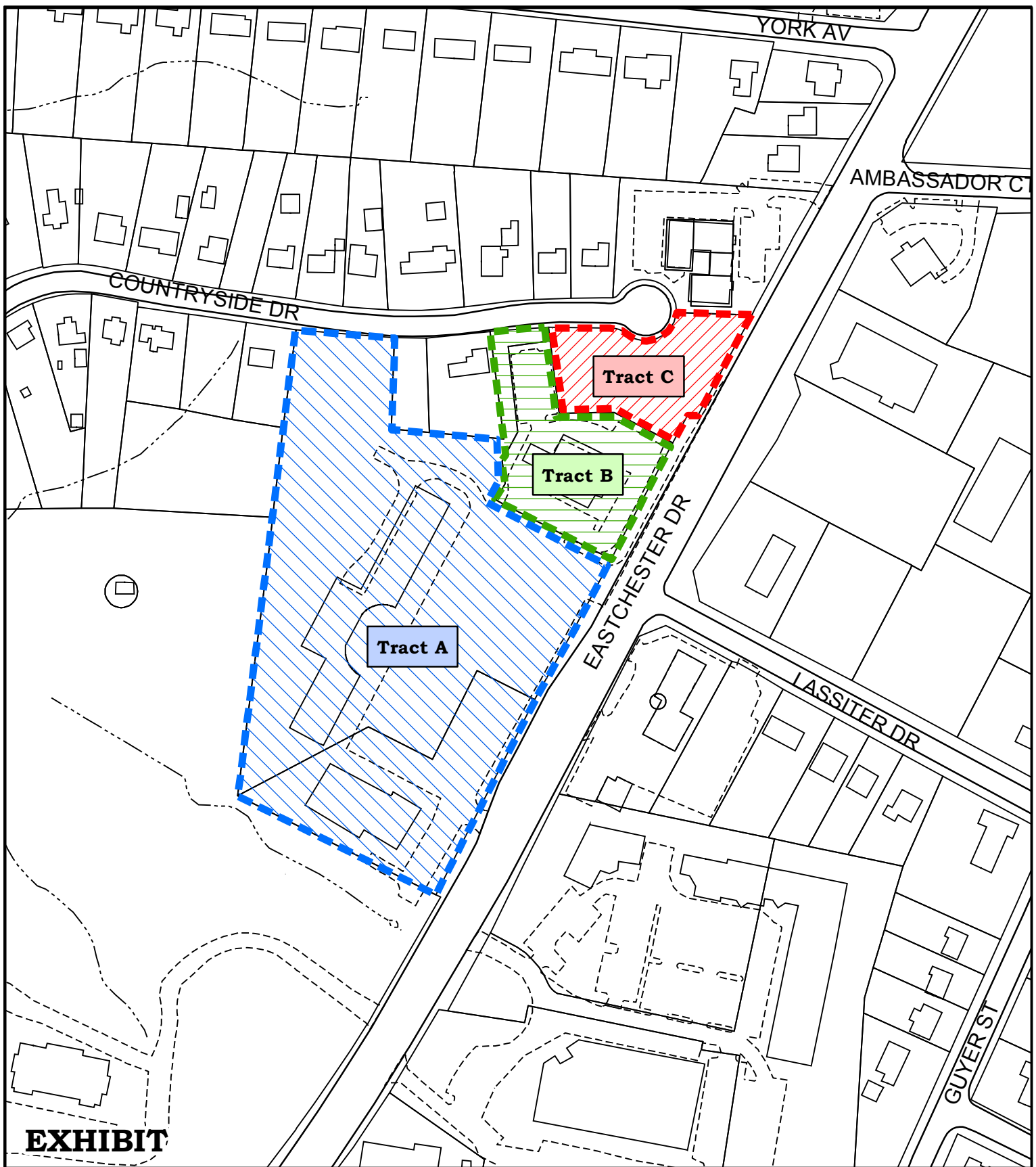
City of High Point

Date: March 6, 2014



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EXHIBIT

ZONING CASE 14-02

From: Conditional Use Planned Unit Development-Limited
To: Planned Unit Development-Limited

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

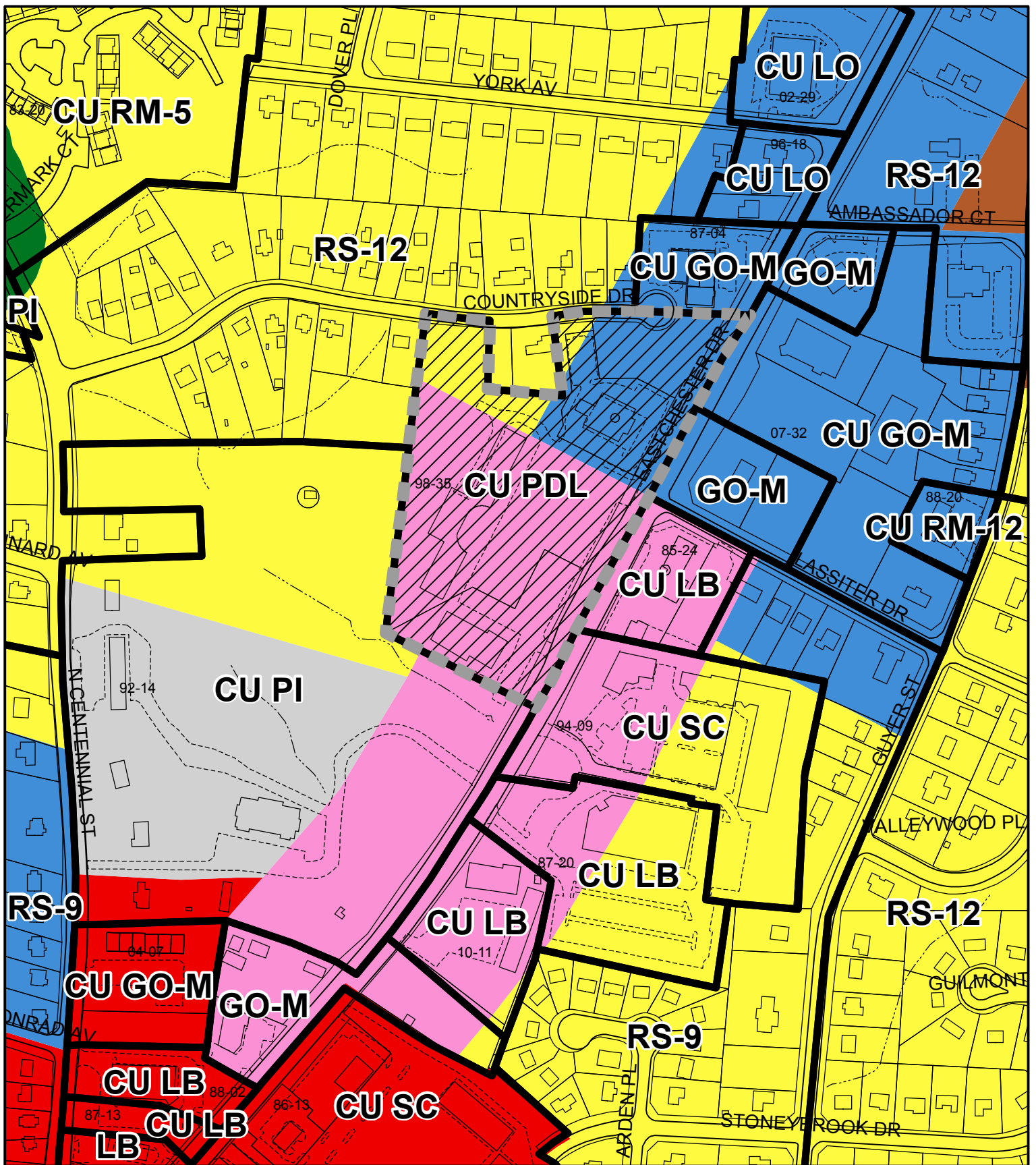
Planning & Development
Department

City of High Point

Date: March 14, 2014








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ZONING CASE 14-02

Land Use Plan

	Low-Density Residential		Office
	Medium-Density Residential		Local/Convenience Commercial
	Institutional		Community/Regional Commercial
	Recreation/Open Space		

Planning & Development
Department

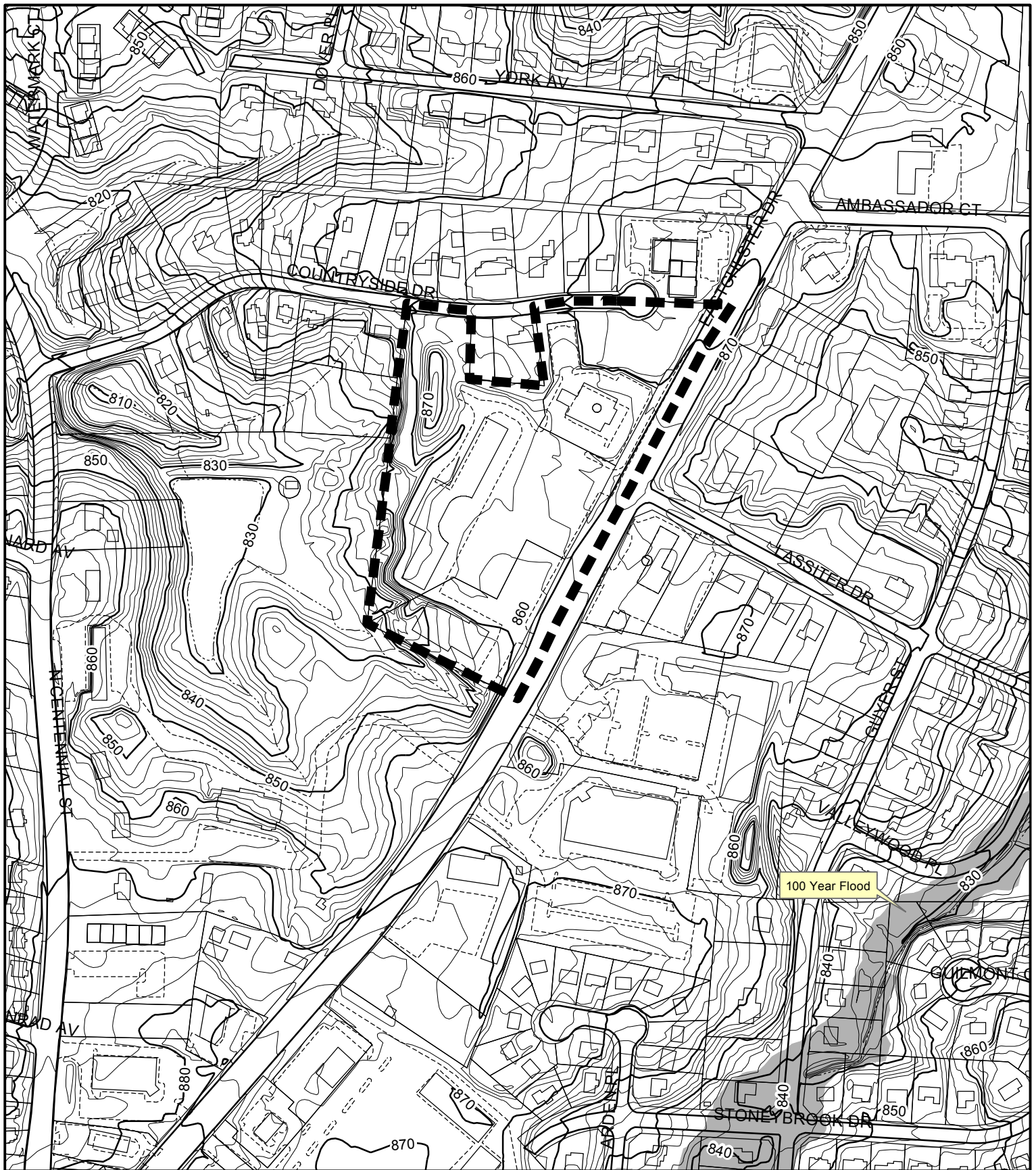
City of High Point

Date: March 21, 2014



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ZONING CASE 14-02

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: March 14, 2014



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ZONING CASE 14-02



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 25, 2014 and before the City Council of the City of High Point on April 21, 2014 regarding **Zoning Case 14-02** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 16, 2014, for the Planning and Zoning Commission public hearing and on April 9, 2014 and April 16, 2014, for the City Council public hearing pursuant to Chapter 160A-364 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 _____.

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: **Planned Limited Development (PDL) District**. The property is approximately 9.23 acres lying and lying west of the intersection of Eastchester Drive and Lassiter Drive. The property is also known as Guilford County Tax Parcel 0199560, 0199562, 0199565 and 0199578.

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. The following land uses shall be permitted within the Planned Unit Development-Limited (PDL) District, subject to the development and dimensional requirements of the Development Ordinance, the approved accompanying Sketch Plan and the specific conditions listed in this Conditional Zoning Ordinance.

1. The following Recreational land uses of the Permitted Use Schedule of the

Development Ordinance shall be permitted:

- a. Clubs or lodges
 - b. Dance Schools
 - c. Martial Arts Instructional Schools
 - d. Physical Fitness Centers
 - e. Sports Instructional Schools
2. The following Educational and Institutional land uses of the Permitted Use Schedule of the Development Ordinance shall be permitted:
 - a. Government Offices
 - b. Post Offices
 3. Any of the Business, Professional, & Personal Services land uses allowed in the Shopping Center (SC) District shall be permitted except the following uses which are prohibited:
 - a. Automobile Rental or Leasing
 - b. Automobile Repair Services, Minor & Major
 - c. Automobile Parking (commercial)
 - d. Hotels or Motels
 - e. Kennels or Pet Grooming Services
 - f. Laundry or Dry Cleaning Plants
 - g. Motion Picture Theaters, Indoor
 - h. Theaters, Indoor
 - i. Veterinary Services (Other)
 4. Any of the Retail Trade land uses allowed in the Shopping Center (SC) District shall be permitted except the following uses which are prohibited:
 - a. Appliance Stores
 - b. Auto Supply Stores
 - c. Building Supply Sales (no storage yard)
 - d. Building Supply Sales (with storage yard)
 - e. Convenience Stores (with gasoline pumps)
 - f. Convenience Stores (without gasoline pumps)
 - g. Pawnshops or Used Merchandise Stores
 - h. Freestanding Restaurants (with drive thru)
 - i. Service Stations, Gasoline
 - j. Tire Sales
 5. The following Transportation, Warehousing and Utilities land use of the Development Ordinance shall be permitted:
 - a. Utility Company Offices
- B. The location of permitted uses, streets/drives, open space and common recreational facilities and the density/intensity of those permitted uses shall be in substantial compliance with the approved Sketch Plan.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. The zoning site shall be developed according to the dimensional requirements of the General Office-Moderate Intensity (GO-M) District except a minimum one (1) foot building setback may be permitted from the right-of-way curvature of the cul-de-sac at the terminus of Countryside Drive
2. Building Area: Total building area shall not exceed 64,000 square feet of ground floor area. The site shall have a maximum of 47,000 square feet of retail trade uses. No retail establishment shall exceed 18,000 square feet of gross floor area.
3. Building Height: Building height shall not exceed fifty (50) feet.
4. Timing of Development: The development of the property may be phased in any sequence provided that each phase shall comply with the applicable requirements of this Conditional Use Permit and the approved Sketch Plan and Unified Development Plan.

B. Landscaping, Buffers and Screening.

1. Landscaping shall be provided in accordance with Section 9-5-11 of the Development Ordinance, the Eastchester Scenic Corridor Overlay District requirements and the accompanying Sketch Plan.
2. Leyland Cypress trees shall be planted along the street frontage of Countryside Drive between the street and parking areas. The trees shall be planted eight (8) feet on center and shall be a minimum of eight (8) feet in height at the time of planting.
3. Along the Countryside Drive frontage of Lot A and C a minimum twelve (12) foot wide street yard shall be installed. If a building is placed within this street yard, the planting materials that would have been installed in that area shall be installed/clustered within the vicinity of that encroachment area.
4. Along the Countryside Drive frontage of Lot A and C, a six (6) foot high opaque fence shall be installed. Said fence shall at a minimum run along the full frontage of lot A and up to a point even with the rear wall of any building upon Lot C.
5. Where site development produces a planting yard less than twenty five (25) feet in width next to Guilford County Tax Parcel 0199566 and 0199567 (1132 & 1134 Countryside Drive), the required Type B Yard planting

materials that would have been installed in the area of encroachment shall be clustered within the vicinity of the encroachment area.

C. Other Conditions.

1. Open Space: Common area open space shall be provided in accordance with the Planned Unit Development District Requirements of the Development Ordinance and shall conform to the location requirements of Section 9-4-11(a)(2)d.4. and 5. of the Ordinance.
2. Eastchester Drive Scenic Corridor Overlay District: The entire rezoning site shall be subject to the landscaping, signage, architectural and other requirements of the Eastchester Drive Scenic Corridor Overlay District.
3. Signage: Signage shall be in accordance with the approved Common Signage Plan for the subject property and conform to the Limited Business (LB) District signage requirements. Sign drawings consistent with the Common Signage Plan criteria, for the purpose of obtaining sign permits, shall be required prior to the issuance of building permits for each phase or portion thereof.
4. Environmentally Sensitive Areas: The property owner shall reserve as common area any wetland area on the property, as defined and designated by the US Army Corps of Engineers, and any other environmentally sensitive areas as required by Section 9-2-2(g) (Planned Unit Development District) of the Development Ordinance. Such environmentally sensitive areas shall be left natural and undisturbed, except as required for approved road and other vehicular and pedestrian access crossings, utilities, natural water features (lake or pond), and erosion control devices.
5. Exterior Lighting: Outdoor lighting structures shall be located, angled, shielded or limited in intensity so as to cast no direct light upon adjacent property and to avoid the creation of a visual safety hazard to passing motorists. Metal halide light sources are the only permitted outside ground/parking lot lighting to be used.

D. Transportation Conditions.

1. Access
 - a) One street type vehicular access point shall be permitted to Eastchester Drive opposite of Lassiter Drive. In addition, one right turn in/right turn out only access point shall be permitted to Eastchester Drive. Along said street, no driveway shall be permitted within 100 feet of the intersection with Eastchester Drive.
 - b) Vehicular access to Countryside Drive is prohibited.

2. Other Transportation Conditions

- a) All construction shall conform to the Driveway Ordinance and be approved by the Director of Transportation and the NCDOT.
- b) Any future contiguous lot or lots that are later acquired and added to this Conditional Zoning Ordinance shall be permitted to have access through existing lots of the rezoning site.

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 now 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

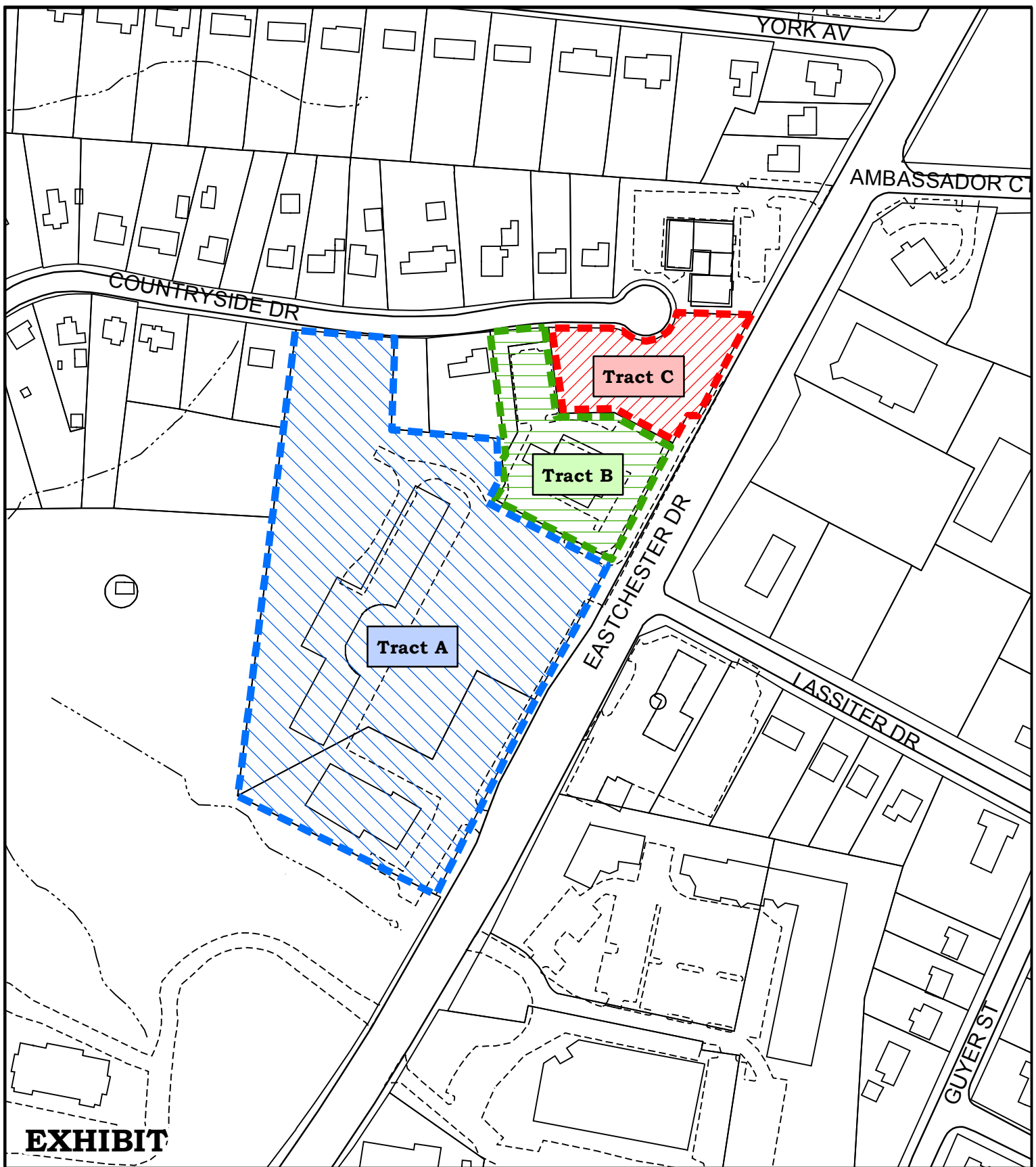
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

____th day of _____, 2014.

Lisa B. Vierling, City Clerk



ZONING CASE 14-02

From: Conditional Use Planned Unit Development-Limited
To: Planned Unit Development-Limited

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: March 14, 2014



Scale: 1"=200'

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I, JON ERIC DAVIS, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 5, Page 260); that the ratio of precision as calculated is 1:20,000; that the boundaries not surveyed are clearly indicated as drawn from information found in book 132, page 17; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number, and seal this 30th day of JULY, 2004.

Stamp or Seal
JON ERIC DAVIS
Surveyor
Reg. No. L-3464

I, JON ERIC DAVIS, Professional Land Surveyor, PLS No. L-3464, certify that this is of a survey that:

- (1) Creates a subdivision of land within the area of a County or Municipality that has an ordinance that regulates parcels of land.
- (2) Is of another category, such as the recombination of existing parcels, a court-ordered survey or other exceptions to the definition of subdivision.
- (3) Is of an existing parcel or parcels of land.

Certificate of Ownership and Dedication:

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and allotment to be a free act and deed and hereby dedicates to public use streets, playgrounds, parks, drainage and open space, and easements forever all area so shown or indicated on said plat, and authorize(s) the City of High Point to record this plat in the office of the register of deeds of Guilford County, N.C.

Signed Mike Carr 8/10/04
Mike Carr for EASTCHESTER DEVELOPMENT, LLC Date

Signed _____ Date _____

Attest Joyce W. Stough 5/10/04
Date

Approval For Recordation
Approved for recordation by G. Lee Burnett on the 7 day of Sept. 2004 pursuant to the High Point development ordinance.
G. Lee Burnett 9-7-04
Director of Planning & Development Date

Statement That No Approval is Required by NCDOT Division of Highways:

This plat does not require certificate of approval by the N.C. Division of Highways as provided in N.C.G.S. 136-102.6 Subsection (g).

G. Lee Burnett 9-7-04
Director of Planning & Development Date

State of North Carolina
County of Guilford

I, Mark Schroeder, Review Officer of City of High Point, Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Mark Schroeder 9/7/04
Review Officer Date

City Council Planned Unit Development Approval Statement:

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing Unified Development Plan was adopted by the High Point City Council in official session on April 19, 2004.

Witness my hand and the Corporate Seal of the City of High Point, this the 19th day of April, 2004.
Lisa B. Vierling
City Clerk



BLANKET ELECTRIC UTILITY EASEMENT FOR ALL LOTS

THE GRANTOR, IN RECORDING THIS PLAT, DOES HEREBY ACKNOWLEDGE AND GRANT TO THE CITY OF HIGH POINT AND ITS SUCCESSORS AND ASSIGNS A BLANKET UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO ERECT, CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVICE, REPAIR, REMOVE AND RECONSTRUCT, UPON, ALONG, ACROSS, AND UNDER SAID PROPERTY FOR THE PURPOSE OF MAINTAINING ELECTRIC LINES, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY FOR CONVENIENCE OF FULL ENJOYMENT OF USE OF SAID LAND AND RIGHT TO ENTER OVER ADJOINING LANDS OF GRANTOR FOR RIGHTS AND PRIVILEGES HEREIN GRANTED.

THIS EASEMENT ITSELF CONSISTS OF 5 FEET FOR UNDERGROUND LINES AND 15 FEET FOR OVERHEAD LINES MAINTAINED BY THE CITY OF HIGH POINT EXTENDING TO EITHER SIDE AND RUNNING ALONG THE DISTANCE OF ANY UTILITY LINE OF THE PROPERTY.

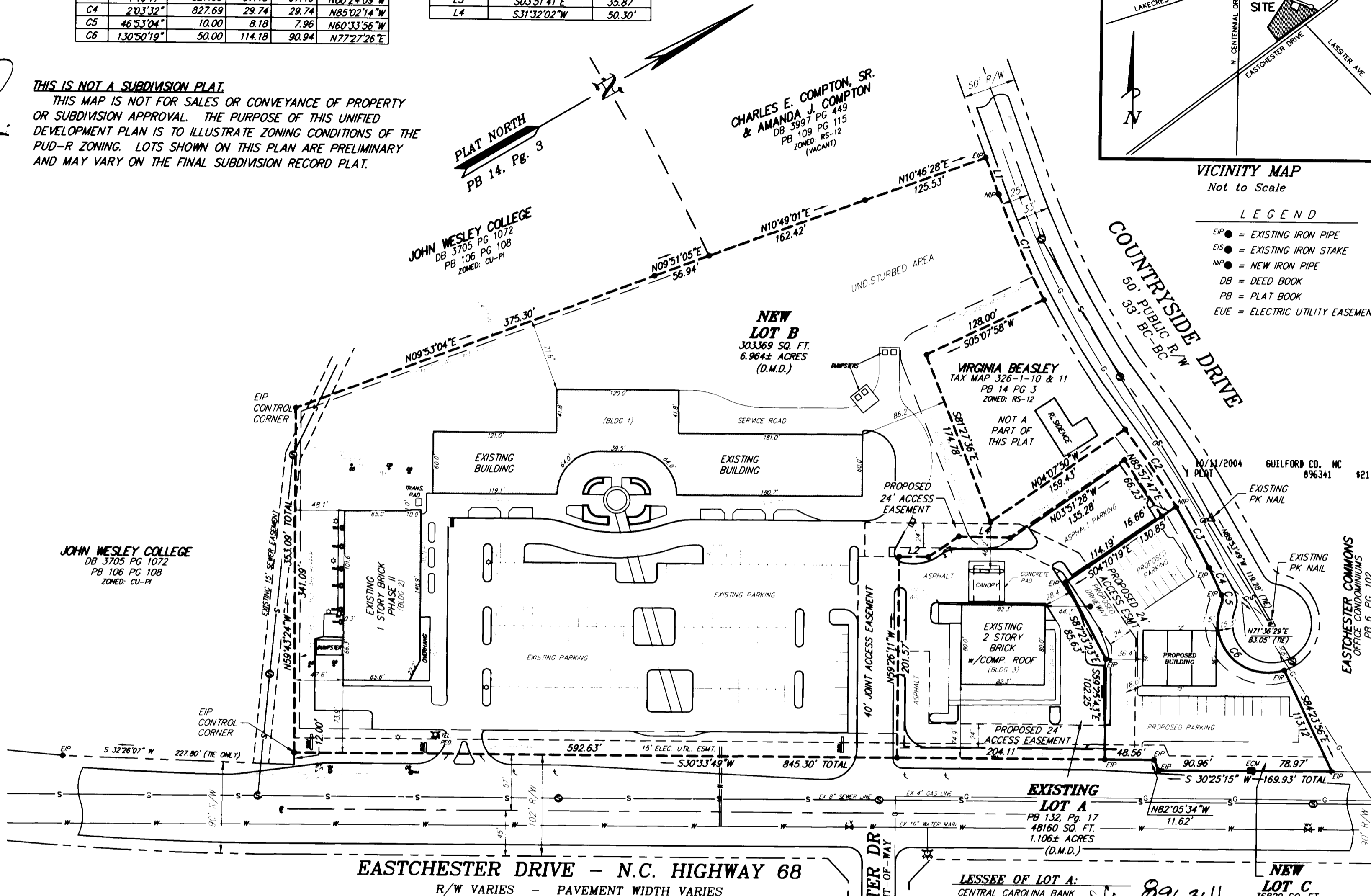
GRANTOR COVENANTS AND AGREES NOT TO CONSTRUCT ANY STRUCTURE OR PLACE ANY PAVING OR PLANTINGS (OTHER THAN SMALL DECORATIVE PLANTINGS) OR OTHER IMPROVEMENT PERMANENT IN NATURE ON THE EASEMENT HEREBY GRANTED, WITHOUT CITY APPROVAL, AND THE CITY SHALL NOT BE OBLIGATED TO REPAIR, REPLACE, OR RESTORE ANY SUCH STRUCTURES OR OTHER IMPROVEMENTS DAMAGED, DESTROYED OR REMOVED BY GRANTOR IN SERVING, MAINTAINING, REPAIRING, OR REPLACING SUCH UTILITIES.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	72°45'	862.14	111.79	111.71	S83°24'42"E
C2	67°52'	827.69	90.37	90.33	S86°08'02"W
C3	4°40'17"	827.69	67.48	67.46	N88°24'09"W
C4	2°03'32"	827.69	29.74	29.74	N85°02'14"W
C5	46°53'04"	10.00	8.18	7.96	N60°33'56"W
C6	130°50'19"	50.00	114.18	90.94	N77°27'26"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°21'35"E	38.14'
L2	S30°34'17"W	28.74'
L3	S03°51'41"E	35.87'
L4	S31°32'02"W	50.30'

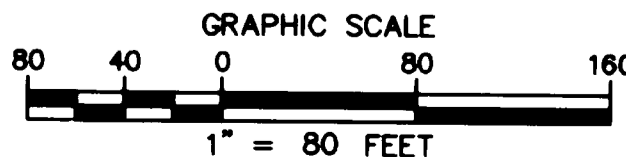
THIS IS NOT A SUBDIVISION PLAT.

THIS MAP IS NOT FOR SALES OR CONVEYANCE OF PROPERTY OR SUBDIVISION APPROVAL. THE PURPOSE OF THIS UNIFIED DEVELOPMENT PLAN IS TO ILLUSTRATE ZONING CONDITIONS OF THE PUD-R ZONING. LOTS SHOWN ON THIS PLAN ARE PRELIMINARY AND MAY VARY ON THE FINAL SUBDIVISION RECORD PLAT.



GENERAL NOTES

- 1) THIS SURVEY IS BASED ON EXISTING CORNERS FOUND ON SITE.
- 2) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 3) NO HORIZONTAL GRID TIE WITHIN 2000 FEET.
- 4) PLAT REFERENCE: PB 132, Pg. 17; & PB 132, Pg. 119.
- 5) DEED REFERENCES: DB 3705, Pg. 1074; DB 3705, Pg. 1072; DB 3585, Pg. 65; DB 3389, Pg. 1003; DB 2787, Pg. 792; DB 3619, Pg. 1540; DB 3756, Pg. 1866; DB 4850, Pg. 102.
- 6) TAX MAP REFERENCES: MAP 326, BLOCK 1 LOTS 3, 5, 7, & 8.
- 7) THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION. THIS PLAT IS ALSO SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 8) THIS PROPERTY IS LOCATED IN TIER 3 OAK HOLLOW LAKE WATERSHED AREA. RESTRICTIONS MAY APPLY.
- 9) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCY.
- 10) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 11) CURRENT ZONING: CU-POL (PERMIT #88-35).
- 12) THIS PROPERTY IS PART OF A UNIFIED DEVELOPMENT PLAN AS SHOWN IN PB 132, Pg. 119. ALSO, IN CONJUNCTION WITH SAID PLAN AND A CONDITIONAL USE PERMIT, A COMMON SIGNAGE PLAN IS ON FILE IN THE PLANNING & DEVELOPMENT OFFICE, REZONING CASE 98-35.
- 13) NO BOUNDARY WORK PERFORMED AT THIS TIME, EXCEPT FOR NEW LOT C. ALL OTHER BOUNDARY INFORMATION TAKEN FROM EXCLUSION PLAT RECORDED IN PB 132, Pg. 17.
- 14) TOTAL AREA: 8.915± ACRES (D.M.D.).
- 15) TOTAL NUMBER OF LOTS: 3.
- 16) MAXIMUM BUILDING HEIGHT NOT TO EXCEED 30 FEET.
- 17) ALL NEW CONSTRUCTION SITES SHALL PROVIDE ADEQUATE DRAINAGE FROM THE BUILDING FOUNDATION. FOR RESIDENTIAL CONSTRUCTION THE GRADE SHALL SLOPE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE FOUNDATION AS REFERENCED IN NC STATE BUILDING CODE. ADEQUATE DRAINAGE SHALL ALSO BE PROVIDED FOR NEW COMMERCIAL CONSTRUCTION IN COMPLIANCE WITH THE NC STATE BUILDING CODE.
- 18) ANY UNUSED CURB OPENINGS/DRIVEWAYS WILL BE CLOSED WITH STANDARD CURB AND GUTTER ON CURB AND GUTTER STREETS. STANDARD CURB AND GUTTER ON DRIVEWAYS AND ANY PIPE SHALL BE REMOVED. DAMAGE TO EXISTING SIDEWALK SHALL BE REPAIRED TO MEET CURRENT CITY SIDEWALK STANDARDS.
- 19) UNDERGROUND UTILITIES, WHERE NOT DISCERNIBLE BY SURFACE APPURTENANCES (MANHOLES, CATCH BASINS, VALVES, ETC.), ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, AND OTHERS. THEY SHOULD BE CONSIDERED APPROXIMATE.
- 20) SEE CUP 98-35 FOR OFFICIAL RESTRICTIONS AND CONDITIONS FOR DEVELOPMENT OF THIS SITE. ALL PROPOSED DEVELOPMENT WILL BE IN ACCORDANCE WITH SECTION 9-4-3, PLANNED UNIT DEVELOPMENT DISTRICT REQUIREMENTS OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.
- 21) COMMON SIGNAGE PLAN IS ON FILE IN THE CITY OF HIGH POINT PLANNING DEPARTMENT (298-35).



PARKING CALCULATIONS

EXISTING BUILDINGS:
BLDG 1: 13,000± SF (2 STORY)
BLDG 2: 12,500± SF
BLDG 3: 26,000± SF
TOTAL: 51,500± SF

PARKING REQUIRED FOR EXISTING BLDGS:
BLDG 1: 13,000/200 = 65 SPACES
BLDG 2: 12,500/200 = 63 SPACES
BLDG 3: 26,000/250 = 104 SPACES
TOTAL SPACES REQ'D = 265 SPACES

TOTAL EXISTING PARKING = 310 SPACES
(8 HC + 302 REG.)

PROPOSED BUILDING: 4000± SF
PARKING REQUIRED: 4000/200 = 20 SPACES
PARKING PROVIDED: 34 SPACES
PARKING TO BE REMOVED: 4 SPACES

TOTAL PARKING PROVIDED:
340 SPACES (310 + 4 + 34)

OWNER:

EASTCHESTER DEVELOPMENT, LLC
1414 LONG STREET
HIGH POINT, NC 27262
PHONE: (336) 812-4555

**REVISED
UNIFIED DEVELOPMENT PLAN
APRIL 19, 2004
OAK HOLLOW VILLAGE**

HIGH POINT TOWNSHIP GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA

PREPARED BY

DAVIS-MARTIN-POWELL & ASSOCIATES, INC.
ENGINEERING - LAND PLANNING - SURVEYING
6415 OLD PLANK ROAD
HIGH POINT, NORTH CAROLINA 27265
(336) 886-4821 FAX (336) 886-4458

DATE: 05/20/04 SCALE: 1"=80' JOB NO. S-44771
SURVEYED BY: J.R. DRAWN BY: GAT CHECKED BY: JED

Common Signage Plan
Eastchester Development, L.L.C.

The following represents a preliminary plan for signage at Oak Hollow Village.

All identification signs and lettering used to identify the tenant or tenants will be back lit individual letters as specified by the owners. Each sign will be individual letters that can be back lit and illuminated by opaque white or "off-white" plastic lettering. No direct light bulb or other light sources is permitted on any display area on any building or other structure.

The monument sign cabinet along the front of Eastchester Drive for the proposed structure in Tract 1 will be fabricated from brick, aluminum or synthetic stucco. The only lettering permitted will be individual routed lettering with an internal light source that will illuminate through the above mentioned routed lettering. An opaque white or "off-white" plastic backing will be applied behind the individual routed letters and in front of the light source in order to eliminate any direct glare from the light source to passing motorists. This monument sign will be positioned according to the approved Sketch Plan.

The main directory sign will be positioned as shown on Tract 2 of the approved Sketch Plan at the main entrance to Oak Hollow Village. The sign standards used for illumination will be the same as the standards described above.

The sign located at the right-in-right-out turn lane at the most southern entrance, as shown on the approved Sketch Plan will follow the same guidelines as referenced above, concerning the lighting design.

As proposed, the signage for the site would provide reasonable identification for the many uses on the site, and would be in general conformance with the basic philosophies of the ordinance regarding number and size. A site plan showing the locations of the proposed signs will be submitted prior to the issuance of any sign permits.

No changeable copy of lettering will be permitted on any signs throughout the entire development. All signs on the rezoning site shall be subject to the sign requirements for the Limited Business (LB) District of the Development Ordinance.

Sign Exhibit II

JOHN WESLEY COLLEGE
DB 3705 PG 1072
PB 106 PG 108
ZONED: CU-PI

MAGNETIC

120' SANITARY SEWER EASEMENT
N 09°53'04" E
S 05°07'58" W
100.00'

N 09°53'04" E
375.30' (TOTAL)
275.30'

N 09°51'05" E
56.94'

N 10°46'28" E

RADIUS = 882.14'
S 83°24'42" E
111.71'

COUNTRYSIDE DRIVE
50' RIGHT-OF-WAY
35' BE-BE

VIRGINIA BEASLEY
TAX MAP 326-1-10&11
PB 14 PG 3
ZONED: RS-12 (RES)

25' TYPE "B" LANDSCAPE BUFFER
S 05°07'58" W 128.00'

25' TYPE "B" LANDSCAPE BUFFER
S 81°27'36" E 174.78'

25' TYPE "B" LANDSCAPE BUFFER
N 04°07'50" W 159.43'
N 03°01'28" W 135.28'

RADIUS = 871.89' E 151.81' CH
N 86°08'11" E 151.81' CH
N 85°07'17" E 151.81' CH

30' TYPE "D" LANDSCAPE BUFFER
S 11°51'23" W 122.34'

BEATRICE F. PULASKI
TAX MAP 14 PG 3
ZONED: GO-1 (NACANT)

EX CCB BLDG

PROPOSED BLDG
PHASE II
N 50°33'49" W
592.63'

EMPLOYEE PARKING ONLY

EXISTING BLDG

EXISTING PARKING

EXISTING PARKING

EX 15" ELEC ESMT
845.30' (TOTAL)

PHASE 2 - 12' DECEL LANE

90' RIGHT-OF-WAY

12' DEDICATED R/W PB 132 PG 17
12' DECEL LANE

EX 4" GAS LINE
EX 8" SANITARY SEWER

10' STREET YARD
48.56'

10' PLANTER

Sign

Sign

Sign

Proposed Sign

EASTCHESTER DRIVE - HWY. 68

DR

RIGHT-OF-WAY

JOHN WESLEY COLLEGE
DB 3705 PG 1072
PB 106 PG 108
ZONED: CU-PI