

# CITY OF HIGH POINT

## AGENDA ITEM



**Title: Zoning Case 15-13**

(Ray & Sallie Edwards Real Estate, LLC and MMG Properties, LLC)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** August 17, 2015

**Public Hearing:** Yes

**Advertising Date:** August 5 & 12, 2015

**Advertised By:** Planning & Development

**Attachments:** A. Planning and Zoning Commission Recommendation  
B. Staff Report  
C. Zoning Ordinance

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### PURPOSE:

A request by Ray & Sallie Edwards Real Estate, LLC and MMG Properties, LLC to rezone approximately 5.6-acres from a Conditional Use General Office-Moderate Intensity (CU GO-M) District to a Conditional Zoning General Office-Moderate Intensity (CZ GO-M) District. The site is lying west of the intersection of Eastchester Drive and White Farm Lane (2017, 2019, 2021 & 2023 Eastchester Drive).

### BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. On July 28, 2015, a public hearing was held before the Planning and Zoning Commission regarding-Zoning Case 15-13. The Planning & Zoning Commission recommended approval of Zoning Case 15-13 by a vote of 7-0.
- B. Staff recommends *approval* of Zoning Case 15-13 as outlined in the attached staff report.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

**Ray & Sallie Edwards Real Estate, LLC and  
MMG Properties, LLC**

**Zoning Case 15-13**

At its July 28, 2015 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 5.6 acres from a Conditional Use General Office-Moderate Intensity (CU GO-M) District to a Conditional Zoning General Office-Moderate Intensity (CZ GO-M) District. All members of the Commission were present, except for Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

The applicant, Mr. Chris Edwards, manager of MMG Properties LLC, 2019 Eastchester Drive, High Point, spoke in favor of the request. Mr. Edwards stated that rezoning the property to the requested CZ GO-M District would allow a second access point, which will provide tenants and visitors better access to the medical park.

No one spoke in opposition of the request.

The Planning & Zoning Commission recommended approval of Zoning Case 15-13, as recommended by staff, by a vote of 7-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Case 15-13 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because: 1) The request is consistent with the Land Use Plan; 2) Conditions offered by the applicant will ensure development will be compatible with the surrounding areas; and 3) The realignment of Deep River Road has shifted much of the side street traffic impacts away from the zoning site to a signalized intersection ¼ mile to the south. Vehicular trips at the now White Farm Lane intersection have been reduced by 80% and the allowance of a second access point to the site, opposite White Farm Lane, will not create a significant traffic safety issue.

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

**STAFF REPORT  
ZONING CASE 15-13  
July 28, 2015**

<b>Request</b>	
<b>Applicant:</b> Ray & Sallie Edwards Real Estate, LLC and MMG Properties, LLC	<b>Owners:</b> Ray & Sallie Edwards Real Estate, LLC and MMG Properties, LLC
<b>Zoning Proposal:</b> To rezone a 5.6-acre parcel	<b>From:</b> CU GO-M Conditional Use General Office-Moderate Intensity District
	<b>To:</b> CZ GO-M Conditional Zoning General Office-Moderate Intensity District

<b>Site Information</b>	
<b>Location:</b>	Lying on the west side of Eastchester Drive, across from its intersection with White Farm Lane (2017, 2019, 2021 & 2023 Eastchester Drive)
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 0220353, 0220354, 0220355 and 0195763
<b>Site Acreage:</b>	Approximately 5.6 acres
<b>Current Land Use:</b>	Office and personal service uses, and one undeveloped parcel.
<b>Physical Characteristics:</b>	The site has a moderate to severely sloping terrain. There is an existing stormwater control pond upon the western portion of the site and an intermittent stream runs along the western boundary of the site.
<b>Water and Sewer Proximity:</b>	Both a 16-inch City water line and an 8-inch City sanitary sewer line lie adjacent to the site along Eastchester Drive.
<b>General Drainage and Watershed:</b>	The site drains in a general westerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered storm water treatment measures are required for non-residential or multifamily development with a total impervious surface area greater than 24% of the site.
<b>Overlay Districts:</b>	Eastchester Scenic Corridor Overlay District Oak Hollow Lake Watershed Critical Area; Tiers 2 & 3

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	<b>RS-12</b>	Residential Single-Family-12 District	Single family dwellings
<b>South:</b>	<b>RS-12</b>	Residential Single-Family-12 District	Undeveloped parcel
<b>East:</b>	<b>RS-12</b>	Residential Single-Family-12 District	Single family dwelling and antique retail store (across Eastchester Drive)
	<b>CU RS-12</b>	Conditional Use Residential Single-Family-12 District	
<b>West:</b>	<b>RS-12</b>	Residential Single-Family-12 District	Single family dwellings and undeveloped parcel
	<b>CU RS-12</b>	Conditional Use Residential Single-Family-12 District	

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Land Use Plan Map Classification:</b>	The site has an Office land use classification, which is intended for professional, personal and business service uses.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	The following objective of the Land Use Plan is relevant to this request: 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.
<b>Relevant Area Plan(s):</b>	<b>Eastchester Drive Corridor Plan – Phase II</b> The plan recommends the majority of the area fronting Eastchester Drive between Lassiter Drive and Penny Road be designated for office development, with commercial clusters located at major intersections including at Eastchester Drive and Wendover Avenue/Skeet Club Road. The plan also recommends adopting appearance guidelines to maintain a high aesthetic quality along the corridor, and makes several transportation-related recommendations, such as limiting access points on Eastchester Drive, for example, by requiring properties on corner lots to take access only from the side street.
<b>Community Growth Vision Statement</b>	This request is not in conflict with the Community Growth Vision Statement's goals and objectives nor does it promote those goals and objectives.
<b>Zoning History:</b>	<ol style="list-style-type: none"> <li>1. During the past twenty years, several parcels along both sides of this segment of the Eastchester Corridor have been rezoned to allow for Office uses. These requests have consisted of Conditional Use Limited Office (CU-LO), Conditional Use General Office-Moderate Intensity (CU GO-M) and Conditional Zoning General Office-Moderate Intensity (CZ GO-M) Districts.</li> <li>2. This site obtained its current CU GO-M District zoning in 2005 with the intent of it being developed as a three-building office park. Between 2006 and 2007, two buildings were constructed, and in 2007 the property owner obtained zoning approval to add a 1.6-acre parcel to this development and expanded the overall master plan to four office buildings. A third building was completed in 2013 and the applicant is in the planning phase to construct the final structure.</li> </ol>

<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>	<b>Classification</b>	<b>Approx. Frontage</b>
	Eastchester Drive	Major Thoroughfare	795 ft.
<b>Vehicular Access:</b>	Eastchester Drive		
<b>Traffic Counts:</b> (Average Daily Trips)	Eastchester Drive	43,000 (NCDOT 2013 counts)	
	White Farm Lane	3,300 (NCDOT 2011 counts)	
<b>Estimated Trip Generation:</b>	No information		
<b>Traffic Impact Analysis:</b>	<b>Required</b>		<b>Comment</b>
	<u>Yes</u>	<u>No</u> X	None

<b>Pedestrian Access:</b>	Development of the site is subject to the sidewalk requirements of the Development Ordinance.
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#### **School District Comment**

Not applicable to this zoning case.

#### **Details of Proposal**

The current zoning conditions restrict the site to one point of access to Eastchester Drive. The property owner has expressed concerns from having vehicles backing up into the parking lot when exiting the site during peak traffic times and desires to amend the zoning conditions to allow an additional access point to Eastchester Drive.

Conditional Use zoning was replaced with Conditional Zoning in 2011, and as of January 1, 2014, amendments to previous conditional use permits (CUP's) are no longer permitted. In order to add a second access point to Eastchester Drive a new conditional zoning application for a CZ-GO-M District has been submitted. This access would be located opposite White Farm Lane. The applicant has submitted a conditional zoning ordinance with this new request and all pertinent zoning conditions from the previously adopted 2005 CUP have been included except that a second access points to Eastchester Drive would be permitted.

#### **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.

#### **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 requested CZ GO-M District is consistent with the site's office land use designation.
- ❖ The zoning site is subject to the higher standards of the Eastchester Scenic Corridor Overlay District, which includes signage, landscaping and architectural design standards beyond those conditions offered by the applicant. In addition, the applicant has offered higher landscaping standards where the site abuts existing residential uses. These corridor standards and conditions offered by the applicant will ensure development will be in harmony with the surrounding area.

**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:**

<b><u>Factor #1</u></b>	<b>Produces a development that is compatible with surrounding development character and land uses;</b>
	<i>Staff Comments:</i> This and all of the review factors were previously reviewed with the original zoning case in 2005 and with the amendment to add additional land area in 2007. The applicant has included in their conditional zoning ordinance all of the previously adopted zoning conditions pertaining to allowable uses, development standards, landscaping and lighting. This will ensure the final phase of development on the site will be compatible with the surrounding uses.
<b><u>Factor #2</u></b>	<b>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.;</b>
	<i>Staff Comments:</i> The realignment of Deep River Road to the south at a signalized intersection reduced traffic impacts at the intersection of Eastchester Drive and White Farm Lane. The allowance of an additional driveway access point, opposite White Farm Lane, should not significantly impact the safety of the motoring public.
<b><u>Factor #3</u></b>	<b>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</b>
	<i>Staff Comments:</i> The zoning site was previously cleared and graded, under the standards of the city's environmental regulations, to accommodate four office buildings.
<b><u>Factor #4</u></b>	<b>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;</b>
	<i>Staff Comments:</i> The site is currently served by City of High Point utilities and municipal services. This request will have no adverse impacts on municipal services.
<b><u>Factor #5</u></b>	<b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.</b>
	<i>Staff Comments:</i> As conditioned by the applicant's conditional zoning ordinance, staff has found no evidence that the requested CZ GO-H District will negatively effect the use and enjoyment 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:*

In 2005, when the site was rezoned to allow office uses, the adjacent road network and its impact on the property were different. What is now White Farm Lane was the northern segment of

Deep River Road and all vehicular trips from the Deep River Road corridor entered onto Eastchester Drive directly opposite the zoning site. Due to the number of trips; the intersections configuration; and safety concerns from traffic back-ups at the intersection during peak travel times, the original zoning approval restricted the location and number of access points to this site.

In early 2011, Deep River Road was realigned to intersect with Eastchester Drive approximately 1,400 feet (0.27 miles) to the south, and a new traffic signal was installed. This realignment directed traffic impacts from the Deep River Road corridor south of the zoning site to this new signalized intersection. Prior to this realignment, the 2004 traffic counts noted 3,397 trips entering & exiting Eastchester Drive from White Farm Lane (former Deep River Road). The 2012 traffic counts, taken after the road realignment, indicated 672 trips entering & exiting Eastchester Drive from this intersection. The corresponding realignment of Deep River Road and drop in traffic volume at this intersection supports reconsideration of the allowance of an additional driveway access point to the zoning site.

**Development Patterns:**

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

**Staff Comments:**

The requested CZ GO-M District is consistent with the surrounding zoning and development pattern established for this segment of Eastchester Drive by the Land Use Map and the Eastchester Scenic Corridor Plan.

**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 request is consistent with the Land Use Plan; 2) Conditions offered by the applicant will ensure development will be compatible with the surrounding areas; and 3) The realignment of Deep River Road has shifted much of the side street traffic impacts away from the zoning site to a signalized intersection ¼ mile to the south. Vehicular trips at the now White Farm Lane intersection have been reduced by 80% and the allowance of a second access point to the site, opposite White Farm Lane, will not create a significant traffic safety issue.

**Recommendation**

**Staff Recommends Approval:**

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this site to a CZ GO-M District.

### **Required Action**

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

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

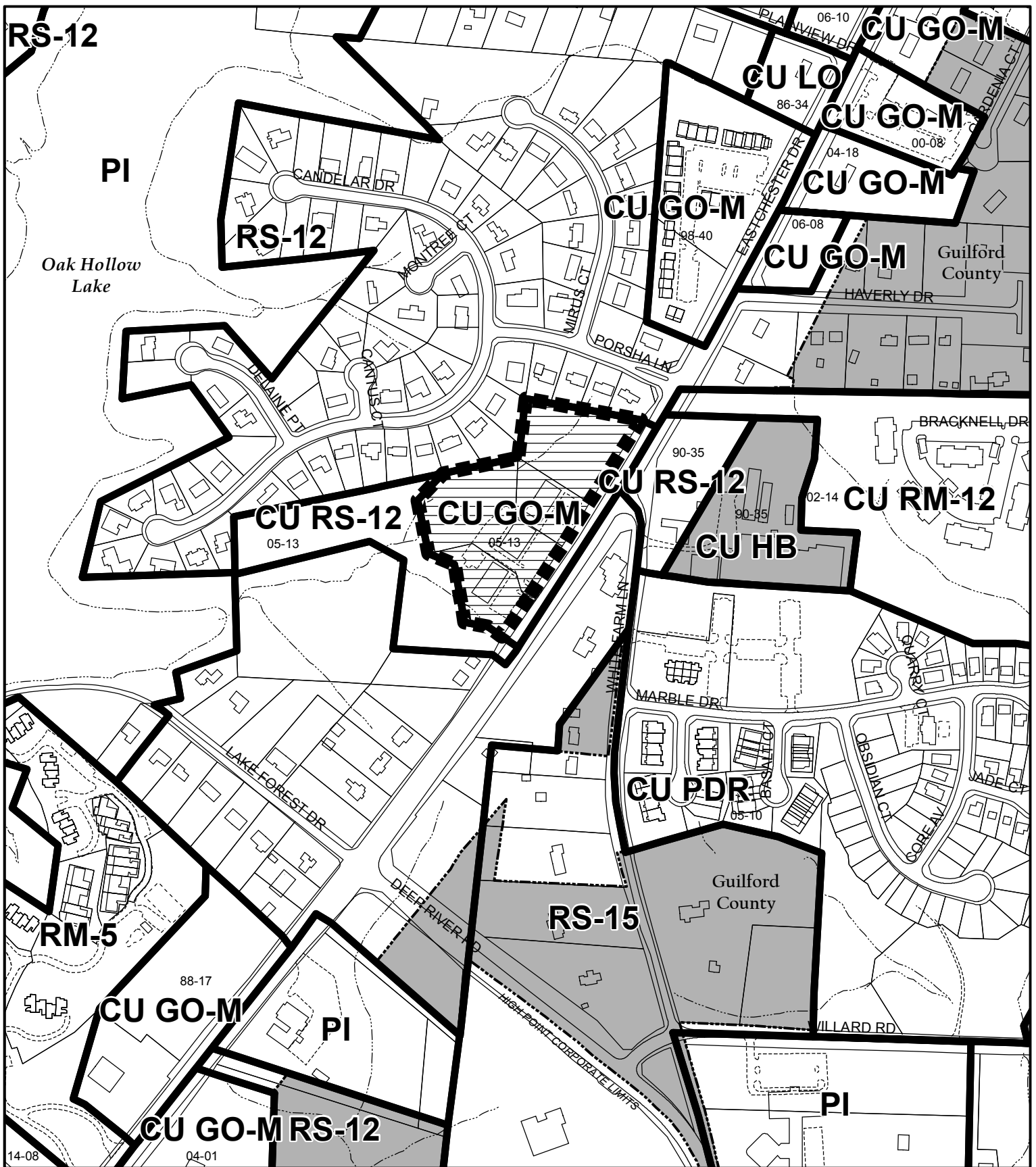
#### **City Council:**

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

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.





## ZONING CASE 15-13

**From: Conditional Use General Office-Moderate**  
**To: Conditional Zoning General Office-Moderate**

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

**Planning & Development  
 Department**

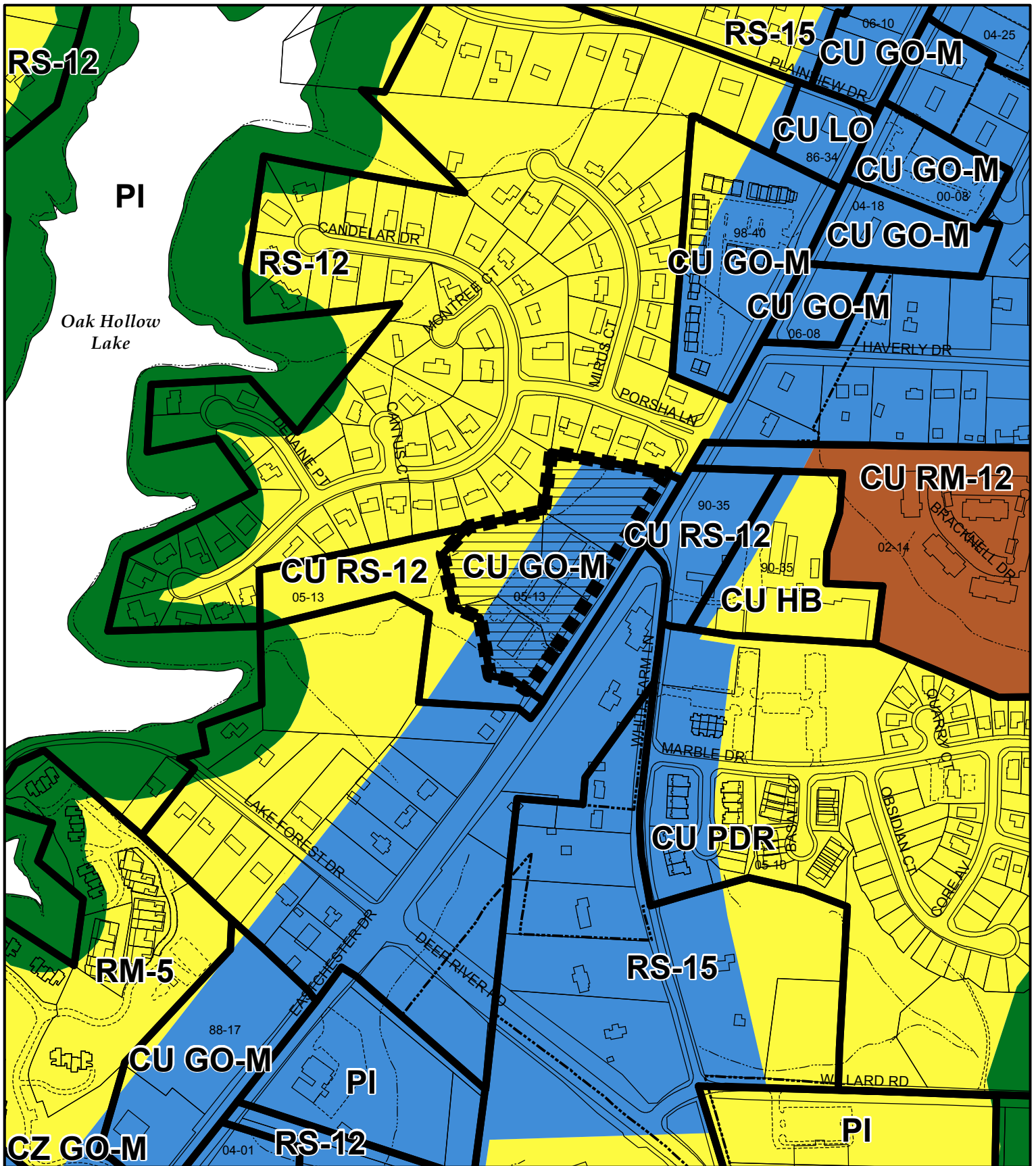
**City of High Point**

**Date: July 10, 2015**



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## ZONING CASE 15-13

Lnad Use Plan

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| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low-Density Residential   | <span style="display: inline-block; width: 20px; height: 10px; background-color: blue; border: 1px solid black;"></span> Office                 |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: brown; border: 1px solid black;"></span> Medium-Density Residential | <span style="display: inline-block; width: 20px; height: 10px; background-color: green; border: 1px solid black;"></span> Recreation/Open Space |

Planning & Development  
Department

City of High Point

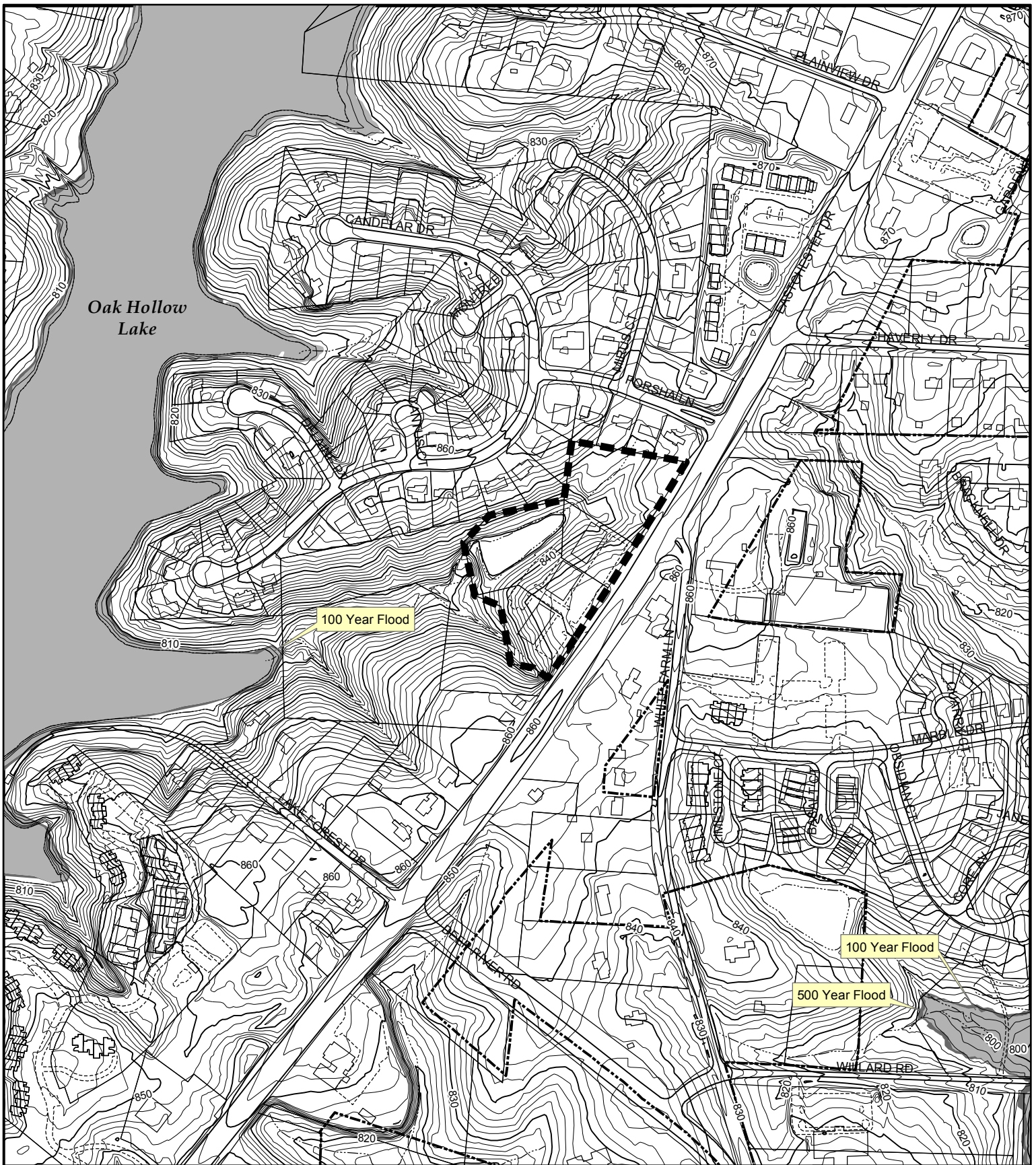
Date: July 28, 2015



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# ZONING CASE 15-13

## Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: July 28, 2015



Scale: 1"=400'

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# ZONING CASE 15-13







July 21, 2015

**To:** Lee Burnette, Director of Planning and Development  
**From:** Mark McDonald, P.E., Transportation Director   
**Subject:** **Zoning Case #15-13**, Ray & Sallie Edwards Real Estate. Property located on the west of the intersection of Eastchester Drive and White Farm Road.

My staff and I have reviewed the rezoning request and have the following comments:

The original Traffic Impact Analysis was performed in 2005, when the site was rezoned to allow office uses. At that time, White Farm Road was the northern segment of Deep River Road, with approximately 3,400 trips entering and exiting Eastchester Drive per the 2004 traffic count. Due to the number of trips, intersection configuration and safety concerns, the rezoning limited the property to one point of vehicular access with limitations on the location.

In early 2011, Deep River Road was realigned to intersect with Eastchester Drive approximately 1,400 feet to the south. The old intersection became what is now White Farm Road with approximately 700 trips entering and exiting Eastchester Drive per the 2012 traffic count.

It does not appear that one point of access can adequately serve the site under this rezoning. With the realignment of Deep River Road and the drop in volumes at White Farm Road (formerly Deep River Road), a second point of access may be allowed and be aligned with White Farm Road.

The North Carolina Department of Transportation has approved the addition and location of this driveway.

The City of High Point Transportation Director and North Carolina Department of Transportation shall approve all construction and improvements.

If you have any questions or would like to further discuss this case, please advise.

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 July 28, 2015 and before the City Council of the City of High Point on August 17, 2015 regarding **Zoning Case 15-13** 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 19, 2015, for the Planning and Zoning Commission public hearing and on August 5, 2015 and August 12, 2015, 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 **August 17, 2015**.

**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: **Conditional Zoning General Office – Moderate Intensity (CZ GO-M) District**. The property is approximately 5.6 acres lying west of the intersection of Eastchester Drive and White Farm Lane (2017, 2019, 2021 & 2023 Eastchester Drive). The property is also known as Guilford County Tax Parcel 0195763, 0220353, 0220354 and 0220355.

**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 of the land uses allowed in the General Office-Moderate Intensity (GO-M) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and the specific conditions of this Permit.
- B. **Prohibited Uses:**
  - 1. All residential land uses shall be prohibited.
  - 2. Accessory buildings and parking related to a GO-M District use shall only be permitted within 300 feet of the front property line (i.e. Eastchester Drive right-of-way). This condition shall be based upon the current lot and right-of-

way configuration as of July 18, 2005. Any future right-of-way dedication shall not permit extension of this 300-foot boundary.

C. CONDITIONS:

A. Development and Dimensional Requirements.

1. The rezoning site is located within the Eastchester Scenic Corridor Overlay District. In addition to complying with all applicable requirements of the Overlay District, the development shall comply with Section 9-4-4(c)(4)f. of the Development Ordinance, which requires development to retain a residential character, nature and appearance.
2. The above notwithstanding, building height shall be limited to two stories.

B. Landscaping:

1. All existing vegetation along the northern, western and southern property lines shall remain and shall be supplemented where necessary to meet the Type B Planting Yard requirements of the Development Ordinance
2. In addition to meeting the parking lot landscaping requirements of the Development Ordinance, all parking lots on the rezoning site shall be designed so that any parking space is not more than fifty (50) feet from a tree.

C. Exterior Lighting: All freestanding exterior lighting shall be directed inward, away from residentially zoned or used property.

D. Transportation Conditions.

1. Right-of-way Dedication: Twelve (12) feet of right-of-way shall be dedicated for the construction of a turn lane on Eastchester Drive, if required by the Development Ordinance.
2. Vehicular Access.
  - a. The property shall be allowed to have two points of vehicular access to Eastchester Drive and shall comply with the City of High Point Driveway Ordinance. One access point shall be located approximately 770 feet south of the intersection of Porsha Lane and Eastchester Drive. The second access point shall be located approximately 385 feet south of the intersection of Porsha Lane and Eastchester Drive and aligned with White Farm Lane. The Director of Transportation shall approve the exact location and design of the access point.
  - b. Access easements shall be provided between the zoning site and Guilford County Tax Parcel 0195764 ( Tract 2 of CUP Case 05-13). In the event an alternative access is obtained to Guilford County Tax Parcel 0195764 from Candelar Drive, the above noted access easement between shall be eliminated and there shall be no access to Guilford County Tax parcel 0195764 from Eastchester Drive.

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.

**17<sup>th</sup>** day of **August, 2015.**

Lisa B. Vierling, City Clerk



**BORUM, WADE AND ASSOCIATES, P.A.**

ENGINEERS - PLANNERS - SURVEYORS

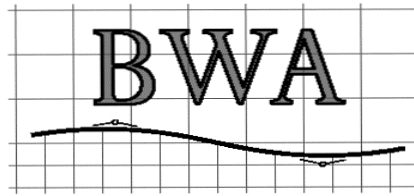
621 EUGENE COURT SUITE 100

GREENSBORO, N.C. 27401

MAILING ADDRESS:

P.O. BOX 21882

GREENSBORO, N.C. 27420



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## Citizens Information Meeting Report Case 15-13 CU-GO-M to CZ-GO-M

Submitted by Borum, Wade and Associates, PA  
On behalf of Ray and Sallie Edwards Real  
Estate, LLC and  
MMG Properties, LLC

**BORUM, WADE AND ASSOCIATES, P.A.**

ENGINEERS - PLANNERS - SURVEYORS

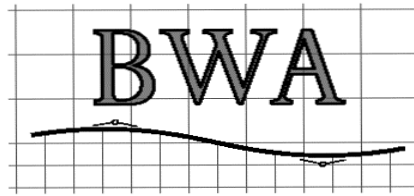
621 EUGENE COURT SUITE 100

GREENSBORO, N.C. 27401

MAILING ADDRESS:

P.O. BOX 21882

GREENSBORO, N.C. 27420



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July 14, 2015

To: Planning and Development Office, City of High Point  
From: Mike Otto, Borum, Wade and Associates, P.A.

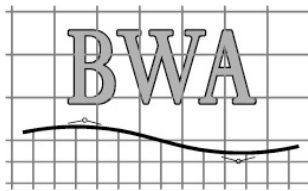
Re: Citizen's Information Drop-In Meeting Report  
MMG Business Park – 2017-2023 Eastchester Drive  
Rezoning Case 15-13

Ray and Sallie Edwards Real Estate, LLC and MMG Properties, LLC conducted a Citizen Informational Drop-in Meeting in support of their application rezoning request on July 13, 2015 at 5:30pm to 7:00 pm at the Cleaner World Corporate office conference room. Letters were mailed to 33 citizens on July 1, 2015 informing them of the meeting. 1 person attended the meeting.

A full size map depicting the planned improvements was on display. Chris Edwards and Susan Edwards represented the property owners. I (Mike Otto of Borum, Wade and Associates) also attended.

Helen Mae Allred, the only citizen to attend, asked why the owners wanted to add an access to Eastchester Drive to/from their site and it was explained that the owner's tenants are requesting the additional point of access to alleviate congestion at certain times of day.

Copies of the notification letter, list of persons notified and a development sketch that was on the back of the letter are attached.



Engineers  
Planners  
Surveyors

Borum, Wade and Associates, P.A.

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July 1, 2015

RE: Proposed Re-zoning – MMG Business Park - 2017 – 2023 Eastchester Drive

You may have recently received a notice from the City of High Point indicating that a nearby property is being considered for re-zoning. Ray & Sallie Edwards Real Estate, LLC and MMG Properties, LLC have made an application to the City of High Point for re-zoning of the property at 2017 – 2023 Eastchester Drive. A public hearing for the zoning property is scheduled to be held before the City of High Point Planning & Zoning Commission on July 28, 2015. The Planning & Zoning Commission meets at 6:00 PM in the City of High Point City Council Chambers on the third floor of the Municipal Building, 211 South Hamilton Street, downtown High Point.

In order to provide more information about the request, we have scheduled a community drop-in meeting at the Cleaner World Corporate office, 2019 Eastchester Drive, High Point, NC 27265 from 5:30 to 7:00 PM on July 13, 2015. The meeting will be held in the basement conference room. Please park at the rear of the building and enter through basement entrance. I will be available along with a representative of the property Owners to answer questions and to discuss concerns you may have about this application.

MMG Business Park is located at 2017 – 2023 Eastchester Drive and consists of 4 office buildings and parking (3 of the 4 buildings have been constructed as of the date of this letter). Ray & Sallie Edwards Real Estate, LLC and MMG Properties, LLC wish to construct a second point of access to the site adjacent to White Farm Lane. The requested zoning is “Conditional Zoning – General Office – Moderate Intensity – CZ-GO-M” The property is currently zoned “Conditional Use – General Office-Moderate Intensity – CU-GO-M”. The original conditional use zoning had a condition that stipulated that the property would have one access point to Eastchester Drive. The property owner has acquired an additional tract of land and now has enough street frontage to allow 2 access points. The purpose of this rezoning is to revise the condition allowing one access point to allowing two points of access. All other conditions of the original zoning remain the same and there is no change in proposed use of the property. On the back of this letter is a Sketch Plan of the proposed new access point for your review. Please note that this is not a Final Site Plan and is subject to revision as it progresses through the plan approval process for permitting.

If you have any comments or questions, please plan to attend the community meeting on July 13, 2015, or call my office at 336-275-0471 X 119

Very Truly Yours,  
Borum, Wade and Associates, P.A.

Mike Otto

ALLRED, HELEN MAE  
1912 CANDELAR DR  
HIGH POINT NC 27265

BARBRY, JAMES FERMAN  
2114 EASTCHESTER DR  
HIGH POINT NC 27265

BFDK & E LLC  
PO BOX 84  
HIGH POINT NC 27261

BOYD, DONALD H ; BOYD, MARGIE C  
2009 CANDELAR DR  
HIGH POINT NC 27265

CAROL BAY CORP  
2606 BRANCHWOOD DR  
GREENSBORO NC 27408

COPPER MILL VILLAGE APARTMENTS LLC  
PO BOX 9846  
GREENSBORO NC 27429

DEMASE, FRANK R ; NUTTER, KYLE  
2404 CYPRESS CT  
HIGH POINT NC 27265

DESAI, JAYANT M ; DESAI, USHA J  
2008 CANDELAR DR  
HIGH POINT NC 27265

DEVANE, PATRICK ANDREW ; DEVANE, SARA  
2004 CANDELAR DR  
HIGH POINT NC 27265

ESCHENBURG, R DOUGLAS ; ESCHENBURG,  
VIRGINIA L  
2013 CANDELAR DR  
HIGH POINT NC 27265

FOUSHEE, PRISCILLA  
2205 PORSHA LN  
HIGH POINT NC 27265

GALGOCI, LEONARD R ; GALGOCI, ELIZABETH R  
2201 PORSHA LN  
HIGH POINT NC 27265

GREENWOOD AND CHARLES INC  
1451-A TRADEMARK BV  
WINSTON SALEM NC 27127

HAMPTON FAMILY TRUST A ; HAMPTON, RUTH M  
TR  
6419 MONTROSE ST  
ALEXANDRIA VA 22312

HASSAPELIS, KIKI P  
1101 GATEHOUSE RD  
HIGH POINT NC 27262

JAY T PROPERTIES LLC  
2019 EASTCHESTER DR  
HIGH POINT NC 27265

KAVANAGH JOHN COMPANY  
PO BOX 9415  
GREENSBORO NC 27429

KNUCKLES, DENEEN R  
2006 CANDELAR DR  
HIGH POINT NC 27265

MARTIN, ALPHONSO SR ; MARTIN, MARY F  
1204 BILTMORE AVE  
HIGH POINT NC 27260

MOONEY, CLAUDE WILLIAM ; MOONEY, HAZEL B  
2101 CANDELAR DR  
HIGH POINT NC 27265

MORRIS, RAYMOND PHILIP ; MORRIS, KAREN K  
2207 PORSHA LN  
HIGH POINT NC 27265

MOSS, CLARENCE WASHINGTON ; MOSS, DALE W  
2010 CANDELAR DR  
HIGH POINT NC 27265

NELSON, ROBERT MELVIN ; NELSON, JOYCE R  
2132 DEEP RIVER RD  
HIGH POINT NC 27265

PORTEE, DENNIS E ; PORTEE, ARLETHA P  
2203 PORSHA LN  
HIGH POINT NC 27265

RAY AND SALLIE EDWARDS REAL ESTATE LLC  
2019 EASTCHESTER DR  
HIGH POINT NC 27265

RJ HOLMES FAMILY LLC  
641 NOVA AVE  
HIGH POINT NC 27265

RORIE, TAMMY NETTLES  
2012 CANDELAR DR  
HIGH POINT NC 27265

SHARPLESS, ALFRED D ; SHARPLESS, MARILYN R  
2002 CANDELAR DR  
HIGH POINT NC 27265

SPKA LLC  
PO BOX 5027  
HIGH POINT NC 27262

STACHES, ROBERT ; STACHES, GRETA L  
2206 PORSHA LN  
HIGH POINT NC 27265

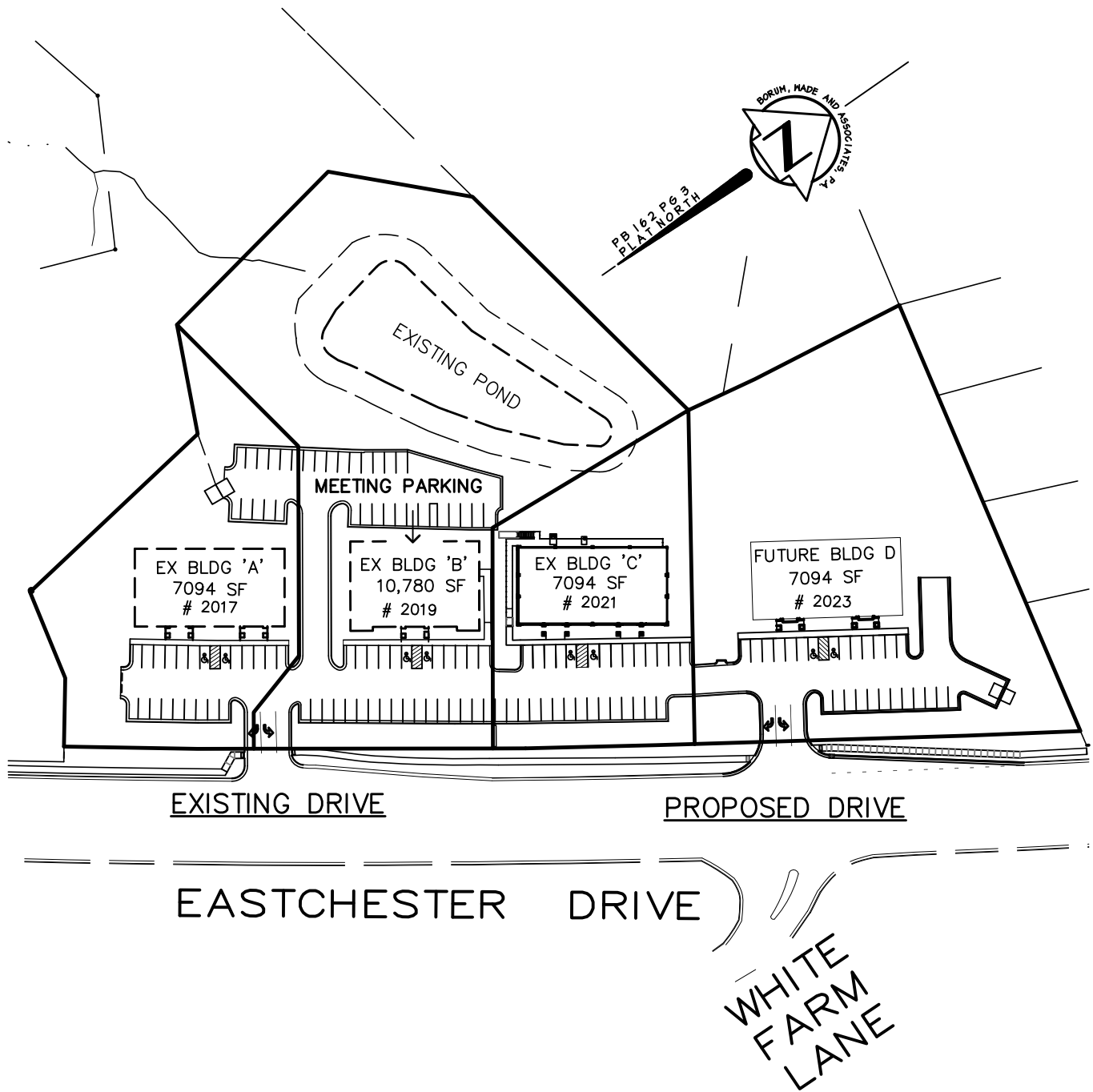
STANLEY, GRAY S  
2100 CANDELAR DR  
HIGH POINT NC 27265

TAYLOR, CHERYL C  
2112 EASTCHESTER DR  
HIGH POINT NC 27265

UNDERWOOD, MICHAEL R ; UNDERWOOD,  
BRENDA C  
2000 CANDELAR DR  
HIGH POINT NC 27265

VILLALBA, FABIAN M ; EGAS, EMMA PATRICIA  
2007 CANDELAR DR  
HIGH POINT NC 27265

WILSON, MARILYN  
2014 CANDELAR DR  
HIGH POINT NC 27265



MMG BUSINESS PARK  
2017 - 2023 EASTCHESTER DRIVE



Engineers  
Planners  
Surveyors

Borum, Wade and Associates, P.A.

621 Eugene Court, Suite 100, Greensboro, NC 27401-2711  
Phone: 336-275-0471 Fax: 336-275-3719

SCALE: 1" = 120' DATE: JUNE 30, 2015

EXHIBIT