

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-05
(Wynnefield Properties, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 2, 2015

Public Hearing: Yes

Advertising Date: April 20 & 27, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by Wynnefield Properties, Inc. to rezone approximately 7.85 acres from a Conditional Use Planned Unit Development-Residential (PDR) District to a Conditional Zoning Residential Multifamily-18 (CZ RM-18) District. The site is lying north of W. Hartley Drive and west of Ingleside Drive (700 W. Hartley).

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. On March 22, 2016, a public hearing was held before the Planning and Zoning Commission regarding-Zoning Map Amendment 16-05. The Planning & Zoning Commission recommended denial of this request by a vote of 4-3.
- B. Staff recommends approval of Zoning Map Amendment 16-05 as outlined in the attached staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At its March 22, 2016 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 7.85 acres from a Conditional Use Planned Unit Development-Residential (PDR) District. All members of the Commission were present, except for Mr. John McKenzie. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request was the applicant, Mr. Craig Stone, 5614 Riverdale Dr., Jamestown, N.C. He provided an overview of the request, outlined the manner in which he desires to develop the property and addressed questions from the Commission.

Also speaking in favor of the request was Mr. Michael McNair, Community Development and Housing Director. He stated that the City has partnered with Wynnefield Properties, Inc. previously on similar developments. Three have been approved, and of those, two have been built and the third will be getting underway this summer. In conclusion, Mr. McNair stated that on March 21, 2016 City Council approved moving forward with an application for funding of this project and made himself available for any questions from the commissioners.

Speaking in opposition of the request:

Speaking in opposition of the request were the following property owners from the abutting neighborhoods, Mr. Michael Ray Roseman, 2704 Westgate Drive, Ms. Lea Harvin, 825 Hartley Hill Court, Ms. Sandra Dill, 815 Hartley Hill Court, Mr. Gary Price, 820 Hartley Hill Court, and Mr. Clifton Scott, 784 Avalon Springs Court. The speakers expressed the following comments and concerns:

- The density is too high, especially if the developer builds 84 units utilizing only two-thirds of the property.
- Too much additional traffic exiting via W. Hartley Drive and at the intersection of Westover Drive.
- Potential negative impact from increased crime/gang activity. Residents of the Avalon community say they have already noticed gang activity and related thefts around their homes. They feel criminal activity would increase with a new residential development.

After a lengthy deliberation, a motion was made to approve Zoning Map Amendment 16-05 as presented by staff. The motion was seconded, but it failed by a vote of 3-4. Therefore, the request was forwarded to City Council with an unfavorable recommendation by the Planning and Zoning Commission. No specific reason or findings were placed in the record by those members in opposition to this request.

Because the zoning request is being forwarded to City Council with an unfavorable recommendation from the Planning & Zoning Commission, the Development Ordinance requires a 2/3 favorable vote by the City Council (6 members) for the rezoning request to be approved.

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

**STAFF REPORT
ZONING MAP AMENDMENT 16-05
March 22, 2016**

Request	
Applicant: Wynnefield Properties, Inc.	Owner: Elva Ward Properties, LLC. City of High Point
Zoning Proposal: To rezone approximately 7.85 acres	From: PDR Planned Unit Development-Residential District
	To: CZ RM-18 Conditional Zoning Residential Multifamily-18 District

Site Information	
Location:	The site is lying north of W. Hartley Drive and west of Ingleside Drive.
Tax Parcel Numbers:	Guilford County Tax Parcel 0197215
Site Acreage:	Approximately 7.85 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is heavily wooded with a moderate to severely sloping terrain. Two perennial streams bisect the western portion of the site and converge at a wetland mitigation/permanent conservation easement area established as a part of the W. Hartley Drive extension project.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along W. Hartley Drive. In addition, an 8-inch City water line lies adjacent to the site along Ingleside Drive and Westgate Drive. Finally, an 8-inch sanitary sewer line runs through the western portion of the site and lies adjacent to the site along Westgate Drive.
General Drainage and Watershed:	The site drains in a southward and southwesterly direction, and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the total acreage and allowable development intensity, stormwater controls may be required to be provided.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	RS-9	Residential Single Family-9 District	Single family detached dwellings
South:	PDR	Planned Development - Residential	Single family detached dwellings (<i>across W. Hartley Drive</i>)
East:	CU RM-8	Conditional Use Residential Multifamily-8 District	Single family dwelling and multifamily dwelling units (<i>across Ingleside Drive</i>)
West:	RA-3	Residential Agricultural-3 District (<i>Davidson Co</i>)	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1B: Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes.
Land Use Plan Map Classification:	<p>Most of the site has a Moderate-Density Residential land use designation. There is also a Recreation/Open Space designation along the perennial stream that runs diagonally through the western portion of the site. These designations are defined as follows:</p> <ul style="list-style-type: none"> • Moderate-Density Residential: This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre. • Recreation/Open Space: Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.
Land Use Plan Goals, Objectives & Policies:	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #1: Ensure that development respects the natural environment.</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj. #3. Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas.</p> <p>Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.</p>
Relevant Area Plan:	Not applicable
Zoning History:	<p><u>Zoning Case 95-25:</u> This 1995 zoning approval was granted for the 17.6-acres covering the northeast and southeast corners of the intersection of W. Hartley Drive and Ingleside Drive. The adopted zoning conditions established a Conditional Use Residential Multifamily-8 District (CU RM-8) District zoning at the northeast corner of this intersection, and a Conditional Use Residential Multifamily-12 District (CU RM-12) District zoning on the southeast corner.</p> <p><u>Zoning Case 02-21:</u> This 2002 zoning approval was granted for a 62-acre area lying west of Ingleside Drive and along the north and south side of W. Hartley Drive, which included the zoning site. A Planned Unit Development – Residential (PDR) District zoning was, granted which established single family uses south of W. Hartley Drive and multifamily uses, as permitted by the RM-8 District, for land area north of W. Hartley</p>

	Drive.
--	--------

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	W. Hartley Drive		946 ft
	Ingleside Drive		139 ft
	Westgate Drive		50 ft
Vehicular Access:	W Hartley Drive (public street) and Ingleside Drive (public street)		
Traffic Counts: (Average Daily Trips)	W Hartley Drive		7,681 ADT (2014, COHP)
	Ingleside Drive		1,744 ADT (2014, COHP)
Estimated Trip Generation:	No information		
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					
Guilford County School System					
Local Schools:	Enrollment:		Maximum Design Capacity:	Mobile Classrooms:	Projected Additional Students:
	Fall 2014	Fall 2015			
Oak View Elementary	495	496	736	7	23 - 24
Ferndale Middle	799	749	1,213	0	12 - 13
High Point Central H.S.	1,458	1,454	1,392	0	11 - 12
School District Remarks: High Point Central High School is currently over capacity.					

Details of Proposal

The applicant has submitted this zoning map amendment to increase the density of permitted multifamily development on this parcel. This site was part of a 2002 zoning approval of the Avalon Subdivision, which allows up to 45 multifamily dwelling units to be developed on this 7.85-acre site. The applicant has submitted a request to increase development density up to 84 dwelling units. Due to environmental constraints on the western on-third of the property, development will only occur on the eastern two-thirds of the site next to the intersection W. Hartley Drive and Ingleside Drive.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to maximum allowable density, landscaping & screening, building height and building setback standard.

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 proposal is generally consistent with the intent of having moderately higher density residential development in the area, similar to what is already in place on the other side of Ingleside Drive and along the W. Hartley Drive corridor. It also meets several goals and objectives of the Land Use Plan that encourage higher residential densities at appropriate locations in the city. In addition, by limiting development to the eastern portion of the site, the project will avoid environmentally sensitive wetlands on 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 Land Use Plan, current zoning and existing development pattern along the W. Hartley Drive corridor, from N. Main Street westward to Horneytown Road, consist of higher density single family detached dwellings (developed to RS-7 & RS-9 District standards) and moderate to medium density multifamily developments. The allowance of an updated multifamily zoning district on this parcel is consistent with the land use plan and with the development pattern that has been established in this area during the past 20 years. The applicant has offered conditions, not currently established on the site, for higher landscaping standards, setback for dumpsters and a wider building setback standard to ensure development will be compatible with the adjacent uses.
<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> Conditions offered by the applicant for a higher planting yard standard next to single family dwellings, requiring dumpsters to be setback at least 100 feet from abutting single family uses and permitting vehicular access to the site from W. Hartley Drive will effectively mitigate any adverse impacts on adjacent property owners.
<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> ❖ The western portion of the site has numerous environmental constraints consisting of two streams and a wetland mitigation/permanent conservation

	<p>easement. Development may only occur on the eastern six acres of the site and may not intrude into these environmentally sensitive areas.</p> <p>❖ The Development Ordinance will ensure minimal impact on environmentally sensitive areas. Stream buffer standards of the ordinance provide for a protective buffer adjacent to intermittent and perennial streams, and limits grading and disturbance of vegetation.</p>
<u>Factor #4</u>	<p>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;</p> <p><u>Staff Comments:</u> The site is within an area currently served by City of High Point utilities and municipal services. This submittal has no known impacts on municipal services.</p>
<u>Factor #5</u>	<p>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.</p> <p><u>Staff Comments:</u> Conditions offered by the applicant pertaining to access, landscaping and building setback will ensure that development of the property, as permitted by the RM-18 District, will not adversely impact the adjacent property owners.</p>

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:

This portion of the City was a rural to low density area in the 1980s and was considered the western limits of the City with access only from Westover Drive. Starting in the mid-1990s, there have been multiple annexations that have extended the City limits approximately 1½ miles westward to Horneytown Road. Also, during the past two decades several rezoning applications have been approved and projects developed that have established higher density single family and multifamily developments in this area. The primary east-west access route is no longer Westover Drive, but is now W. Hartley Drive, which has been upgraded to a 4-lane major thoroughfare upon which this property fronts. The requested rezoning is in line with the adopted land use plan and with the development pattern that has been established along the W. Hartley Drive corridor during the past two decades.

Development Patterns:

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

Staff Comments:

- ❖ With the extension and upgrading of W. Hartley Drive, there is now direct access to the N. Main Street corridor. Prior to this extension all traffic had to travel through the single family neighborhoods along Ingleside Drive and Westover Drive. With the installation of this major thoroughfare, it is appropriate to consider the allowance of some higher density residential uses at this location.
- ❖ The key issue pertaining to this site is not if multifamily zoning should be established, as it is already permitted, but the allowable intensity of development. The land use plan has supported multifamily uses in this area since the mid-1990s and the current PDR District allows up to 45 multifamily dwelling units. With the extension and upgrading of W. Hartley

Drive this proposal to allow up to 84 dwelling units is consistent with Objective 8 of the Land Use Plan which speaks to stimulating more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.

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 generally consistent with the City's Land Use Plan; 2) The site is located at the intersection of a major thoroughfare (W. Hartley Drive) and a collector street (Ingleside Drive); 3) This request promotes an orderly growth pattern and encourage higher residential densities at appropriate locations as supported by Goal #5 and Objective #8 of the Land Use Plan; and 4) Based on conditions offered by the applicant pertaining to access, and conditions to require higher landscaping and building setback standards next to single family dwellings, development will be compatible with the surrounding area.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 7.85-acre parcel to the CZ RM-18 District. As conditioned, the request will be compatible with the surrounding area.

Required Action

Planning and Zoning Commission:

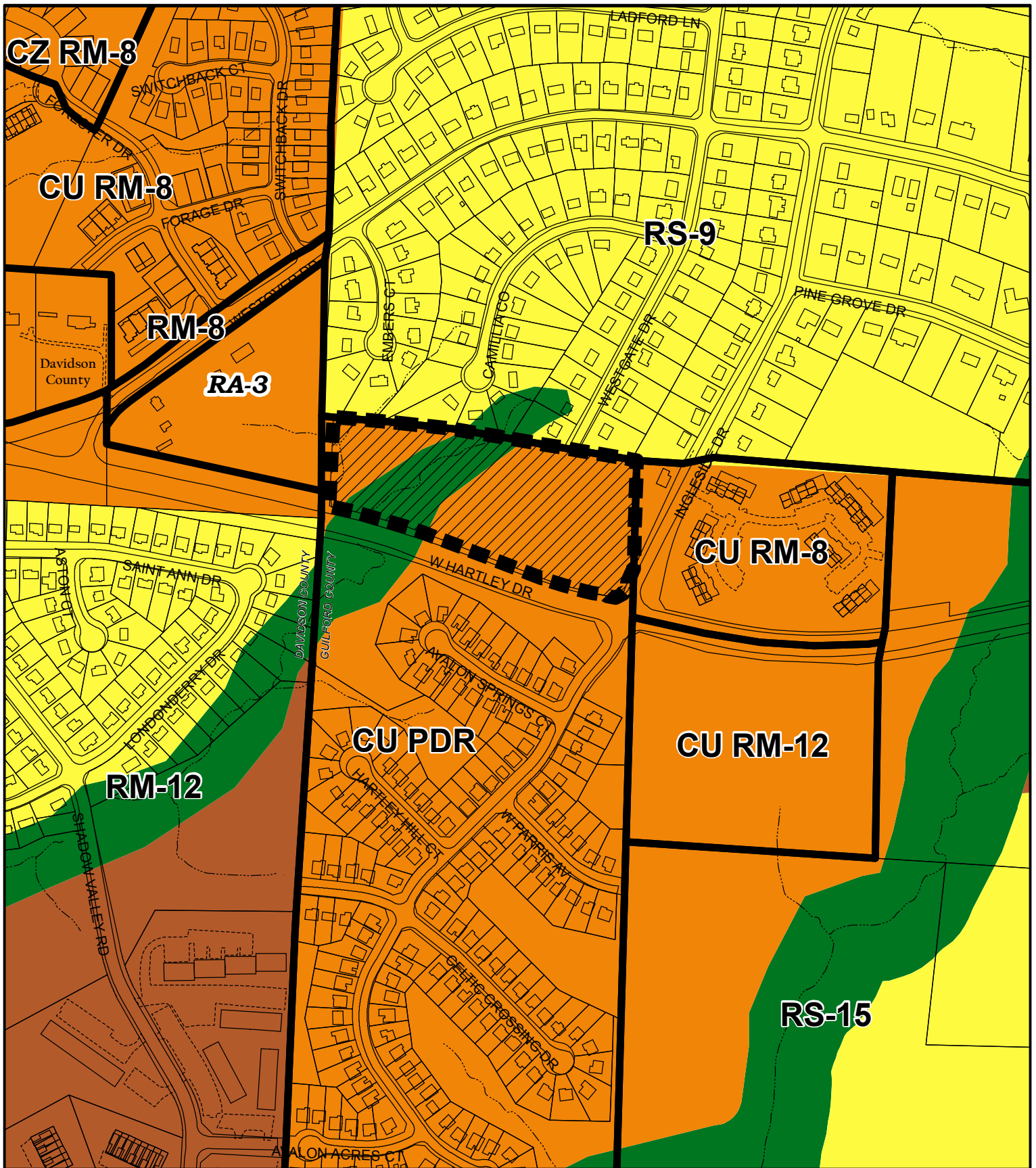
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting 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 MAP AMENDMENT ZA16-05

Land Use Plan

 Low-Density Residential	 Medium-Density Residential
 Moderate-Density Residential	 Recreation/Open Space

Planning & Development
Department

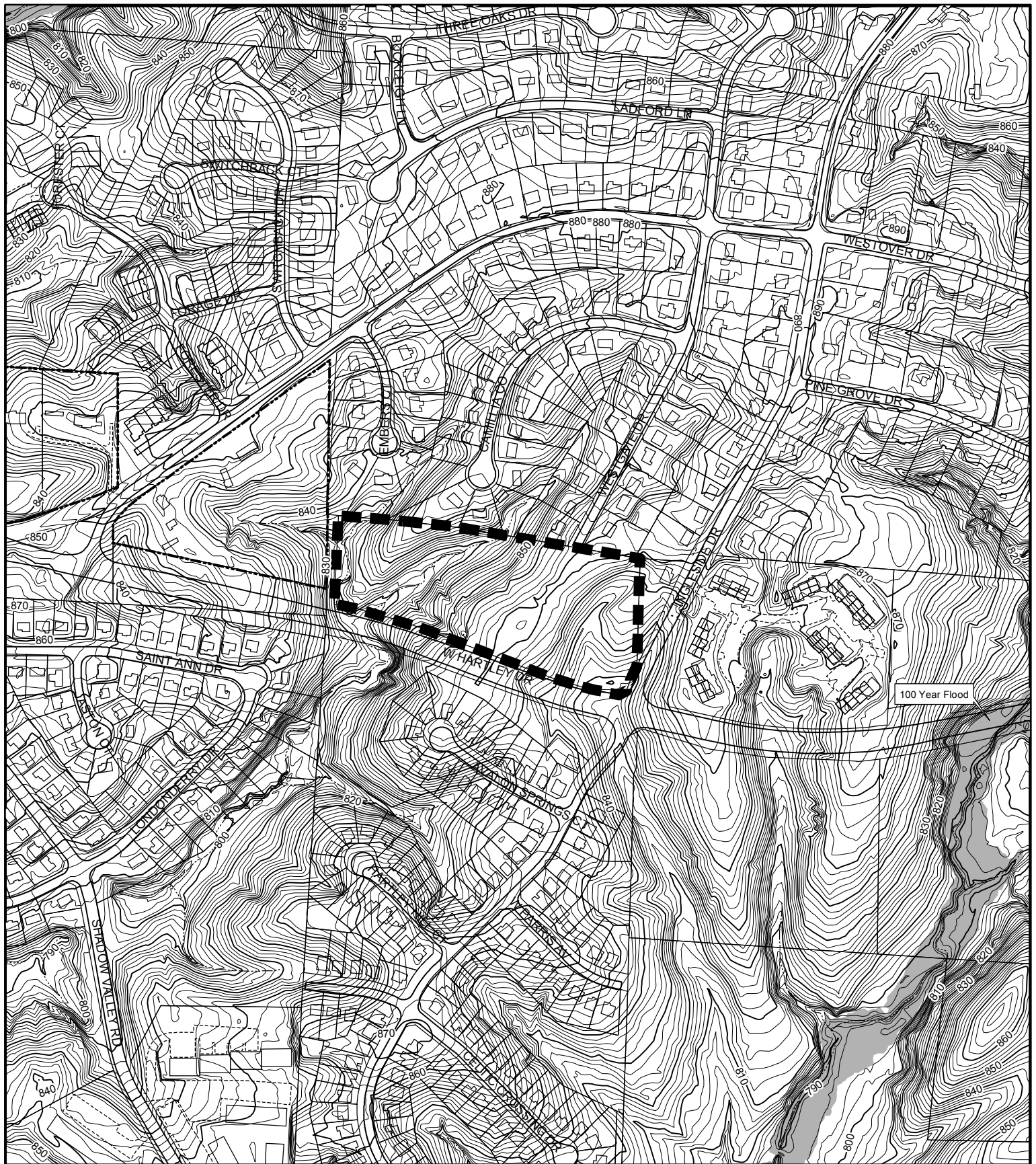
City of High Point

Date: March 22, 2016



Scale: 1"=400'

G:/Planning/Secure/ba-pz/
2016/pz/za16-05clu.mxd



ZONING MAP AMENDMENT ZA16-05

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: March 22, 2016



Scale: 1"=400'

G:\Planning\Secure\ba-pz/
2016\pz\z16-05topo.mxd

ZONING MAP AMENDMENT ZA16-05



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 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-05** 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 February 14, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, 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: **Conditional Zoning Residential Multifamily-18 (CZ RM-18) District.** The property is approximately 7.85 acres lying north of W. Hartley Drive and west of Ingleside Drive, and also known as Guilford County Tax Parcel 0197215.

SECTION 2

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

Part I. **USES:** Any of the land uses allowed in the Residential Multifamily-18 (RM-18) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RM-18 District and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development Density:** A maximum of 84 dwelling units shall be permitted on the site.

B. Development and Dimensional Requirements:

1. A minimum thirty (30) foot building setback shall be required, where the zoning site abuts single family detach dwellings.
2. Building height shall not exceed 50 feet

C. Landscaping, Buffers and Screening.

1. Landscaping adjacent to abutting single family dwellings:
 - a) A minimum twenty-five (25) foot wide Type B planting yard shall be installed where the zone site abuts Guilford County Tax Parcels 0197234 and 0207045 (to the north off Westgate Drive) and 0197234 (to the east off Ingleside Drive). The planting materials in this Type B yard shall consist of a minimum 50% evergreen planting species.
 - b) The above noted higher standards shall only apply where these abutting parcels area developed with single family detached dwellings.
2. Dumpsters shall be setback a minimum of one-hundred (100) feet from abutting single family zoned property.

D. Transportation Conditions.

1. Access: Only one point of access shall be permitted to W. Harley Drive. This shall be a right turn-in / right-turn out access.
2. Other Transportation Conditions: The City of High Point Transportation Director shall approve the location, design and construction of all driveways and other transportation 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 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.

___day of _____, 2016.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
Hartley Drive Rezoning Case

Submitted by: Wynnefield Properties, Inc

City of High Point
Hartley Drive Rezoning Case
Wynnefield Properties, Inc
6.14 +/- acres located at 700 W. Hartley Drive

Report
Citizen Information Meeting
Held March 1, 2016 at 6:30pm

The meeting was held at the Hartley Drive YMCA, 150 W Hartley Dr, High Point, NC 27265, which is in close proximity to the site. There were a total of 6 property owners in attendance, as follows:

Donald Johnson	(Part owner of the subject property, 700 W. Hartley Drive)
Johnny Long	(Part owner of the subject property, 700 W. Hartley Drive)
Gladys Long	(Part owner of the subject property, 700 W. Hartley Drive)
Mary Gwyn	(Managing agent of nearby apartment community)
Tom Gwyn	(Managing agent of nearby apartment community)
Norman Peruche	(Neighbor, 2702 Ingleside Drive)

The handwritten sign in sheet is attached as Attachment 1.

Also in attendance were Craig Stone, President of Wynnefield Properties, Inc.; Davis Ray, Wynnefield Properties, Inc.; Mike McNair, City of High Point (Community Development); Richard Fuquay, City of High Point (Community Development).

A notification letter dated and mailed on February 19, 2016 was sent to 81 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3 along with the required statement provided by the High Point Planning Department.

A handout was given to each person in attendance which included an 8½ X 11" copy of the conceptual site plan prepared by Martin Riley Associates dated 1/19/16. This handout is attached and labeled Attachment 4. Wynnefield Properties, Inc also displayed two easels which included an aerial photo of the site (Guilford County GIS map) and a conceptual building rendering. Both presentation easels were 24" X 36"

Mr. Stone opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Stone proceeded to give some background of Wynnefield Properties, Inc. and the company's history in development, construction and property management.

After discussing the proposed use and the company's plans for development on the site, Mr. Stone reinforced the fact that all of the plans currently in place were preliminary and no development would proceed without approval through all of the appropriate channels with the City of High Point.

The meeting was then opened up to the citizens and attendees for questions/comments:

1. Mary Gwyn & Tom Gwyn: *Just here to inquire about the property and try to understand what you all are proposing?* Mr. Stone explained that the proposed development was an 84 unit multifamily development with a mix of 1, 2 & 3 bedroom units.
2. Mary Gwyn & Tom Gwyn: *What will your rent structure be for each unit?* Mr. Stone informed Mr. and Mrs. Gwyn what the proposed rent structure would be. He then explained that these rents were also preliminary and would likely be adjusted somewhat before our final financing application.
3. Mary Gwyn & Tom Gwyn: *I notice that your site is currently showing access via Ingleside Drive as well as Hartley Drive, is that a for sure detail?* Mr. Stone explained to Mr. and Mrs. Gwyn that all plans at this point were preliminary and would have to be approved from all of the departments with the City of High Point prior to construction or further development.
4. Norman Peruche: *At the time Hartley Drive was built out, there were concerns with traffic. I am concerned with how you have access coming in off of Ingleside Drive. Is this final?* Mr. Stone informed and assured Mr. Peruche that no further development and/or construction would proceed without approval of the appropriate departments with the City of High Point and NC DOT.
5. Norman Peruche: *In your letter you reference "self-sustaining individuals". What does that term mean?* Mr. Stone answered that the term is simply meant to imply we would rent to individuals who have income.
6. Norman Peruche: *What is Tax Credit housing?* Mr. Stone explained that this is a form of financing using tax credits to offer a lower rent to the 60% and lower AMI (Area Median Income). Mr. Stone also informed Mr. Peruche that he could contact him at any time for further information regarding Tax Credit financing.
7. Norman Peruche: *Is this development a Section 8 property?* Mr. Stone informed that this property is not a Section 8 property.

8. Norman Peruche: *Does anyone else in attendance have any feedback on this proposed community? Thoughts?* No one else in attendance had any reservations about the property but thought the ideas were good ideas and a good fit for the community.
9. Norman Peruche: *(Directed Question to Mike McNair) Do you know anything about the traffic counts that have been conducted on this intersection previously?* Mr. McNair informed that he did not work in the Transportation Department but would be more than happy to direct Mr. Peruche the correct contact in that department.
10. Norman Peruche: *Mr. McNair, what do you do?* Mr. McNair answered that he was in the Community Development department.
11. Norman Peruche: *Is this a low income property?* Mr. Stone informed Mr. Peruche that this property would be a development targeted for individuals in the community with incomes at or below the 60% AMI.
12. Mary & Tom Gwyn: *How long does the (financing) application take from start to finish? If approved, when will construction begin?* Mr. Stone informed Mr. and Mrs. Gwyn that Wynnefield Properties, Inc. would submit a final application for financing on May 13, 2016. The awards for financing will be released sometime in mid-August 2016. If the project is awarded, construction would like begin sometime in June 2017.

Following all questions and answers the meeting concluded with Mr. Stone thanking everyone for their time and input in the proposed development. The meeting adjourned around 7:45pm.

Submitted by

Wynnefield Properties, Inc.

ATTACHMENT 1

HARTLEY RIDGE

MARCH 1, 2016

NAME

ADDRESS

Donald Johnson
Jimmy Long
Gladys H. Long
Mary Mwyn
Joni Guth
Norman Frank

5134 Wallburg High Point Rd.
5180 WALLBURG RD HIGH POINT
5180 Wallburg H. PRD High Point NC
200 PINEWOOD Lane - HP 27262
" " " " "
2702. Inside Dr.

ATTACHMENT 2

2015-3 IH2 BORROWER LP
901 MAIN ST STE 4700
DALLAS TX 75202

ALCORN, ELIZABETH ANN ; ALCORN, JON
ROBERT
798 AVALON SPRINGS CT
HIGH POINT NC 27265

ARCHIE, OPHELIA
2680 INGLESIDE DR UNIT 1C
HIGH POINT NC 27265

AUSTIN, ERIC ; AUSTIN, SANDI
795 AVALON SPRINGS CT
HIGH POINT NC 27265

AVALON SUBDIVISION LLC
PO BOX 32726
CHARLOTTE NC 28232

AVALON SUBDIVISION OWNERS
ASSOCIATION INC
PO BOX 6442
HIGH POINT NC 27262

BAILEY, WILLIAM E JR
2670-1B INGLESIDE DR
HIGH POINT NC 27265

BORDEAUX DARRELL J & TERRI T
899 LONDONDERRY DR
HIGH POINT NC 27265

BRADLEY LEROY C JR & ALICIA A
5937 ELECTION OAK DR
HIGH POINT NC 27265

BREAULT, CHRISTOPHER D ; BREAULT,
DONNA L
2660 INGLESIDE DR #1A
HIGH POINT NC 27265

BREWER, ROBERT R
906 NORSE ST
HIGH POINT NC 27265

BRITT, R DALE
2012 SHEPARD ST
MOREHEAD CITY NC 28557

BRITT, R DALE ; RIVES, JEFFERSON H
PO BOX 235
MOREHEAD CITY NC 28557

BROWER CHRISTOPHER M & AMBER K
901 LONDONDERRY DR
HIGH POINT NC 27265

BUCHANAN, MARY
790 AVALON SPRINGS CT
HIGH POINT NC 27265

CHAPMAN, AMBER D
2700 WESTGATE DR
HIGH POINT NC 27265

CHI, CHIA-JUNG ; HSU, CHIA-YIN
6504 OVERLAND PARK DR
GREENSBORO NC 27410

CONTRERAS, ALFREDO
2707 WESTGATE DR
HIGH POINT NC 27265

CURRY, JOHN CAMERON
1509 HEATHCLIFF RD
HIGH POINT NC 27262

DALTON, TABITHA R
780 AVALON SPRINGS CT
HIGH POINT NC 27265

DENAPLES, JOHN P ; DENAPLES, KAREN M
23 OLEANDER PT
GREENSBORO NC 27407

DILLON, DIEGO L ; DILLON, MAYRA
MALAVET
786 AVALON SPRINGS CT
HIGH POINT NC 27265

DODDERER, BRIAN KEITH ; DODDERER,
MELISSA P
2708 CAMILLIA CV
HIGH POINT NC 27265

FLOYD, ANDREW RYAN
2680 INGLESIDE DR UNIT 2C
HIGH POINT NC 27265

FROELICH, REATHA M
789 AVALON SPRINGS CT
HIGH POINT NC 27265

GUSEK ROBERT FRANKLIN
932 SAINT ANN DR
HIGH POINT NC 27265

HALL, LISA R
2680-2A INGLESIDE DR
HIGH POINT NC 27265

HALL, SANDRA P
222 HILLCREST DR
HIGH POINT NC 27262

HAMILTON GROUP OF HIGH POINT LLC
2212 EASTCHESTER DR
HIGH POINT NC 27265

HAMLIN, DERRICK ; HAMLIN, TRACY
2700 CAMILLA CV
HIGH POINT NC 27265

HAMPTON, MARTHA LYNETTE H
2660 1D INGLESIDE DR
HIGH POINT NC 27265

HERRERA, JOSE SANTOS
1 HACKBERRY LN
HOLBROOK NY 11741

HUANG, BRO-RONG
3135 SOUTHAMPTON DR
JAMESTOWN NC 27282

IH5 PROPERTY NORTH CAROLINA LP
9335 HARRIS CORNERS PKWY STE 100
CHARLOTTE NC 28269

JEFF 1 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

JONES, LAURIE A
2701 CAMILLIA COVE
HIGH POINT NC 27265

JOYCE ALEATAES B
3431 IMPERIAL DR
HIGH POINT NC 27265

KELLEY FAMILY TRUST ; KELLEY, BRUCE H
TRUSTEE ; KELLEY, DONNA J TRUSTEE
7082 LITTLE HARBOR
HUNTINGTON BEACH CA 92648

KIRBY, RA'DONNA D
2660-2C INGLESIDE DR
HIGH POINT NC 27265

LAKIS, DOUGLAS S
2660 1C INGLESIDE DR
HIGH POINT NC 27265

LAWRENCE, NANCY BELK
2706 CAMILLA COVE
HIGH POINT NC 27265

LONG, GLADYS H ; JOHNSON, JOAN H ;
HAYWORTH, CHARLES A ; HOOVER, BILLY
V
5180 WALLBURG-HIGH POINT RD
HIGH POINT NC 27265

LYMAN, JOHN ROBERT
PO BOX 683
JAMESTOWN NC 27282

MARTIN, BILLY
2702 CAMILLIA CV
HIGH POINT NC 27265

MAYNARD, MARVIN L ; MAYNARD, VICKIE S
3104 CAMPFIRE CT
JAMESTOWN NC 27282

MCCORKLE, MARTHA J
2660-1B INGLESIDE DR
HIGH POINT NC 27265

MCCOSS, MARTHA
2704 CAMILLIA COVE
HIGH POINT NC 27265

MCCRACKEN, JOSEPH E ; MCCRACKEN,
SHARON L
782 AVALON SPRINGS CT
HIGH POINT NC 27265

MCRAE, ANGELA
2701 WESTGATE DR
HIGH POINT NC 27265

MENDENHALL, CHAD
323 CANTERBURY RD
HIGH POINT NC 27262

MORRIS, JEROME
2700 EMBERS CT
HIGH POINT NC 27265

NIEMELA WILLIAM C JR & DONNA R
934 SAINT ANN DR
HIGH POINT NC 27265

O'DONNELL, PATRICK KELLY
1491 WOODBEND LN
STANLEY NC 28164

PEJIC STOJAN
897 LONDONBERRY DR
HIGH POINT NC 27265

PERUCHE, NORMAN L ; PERUCHE,
SHERRY A
2702 INGLESIDE DR
HIGH POINT NC 27265

POWER, BETTY W
2670 INGLESIDE 1D DR
HIGH POINT NC 27265

RAYMOND W CHAMBERS JR REAL ESTATE
HOLDINGS LLC
1708 HEATHCLIFF RD
HIGH POINT NC 27262

ROLLINS, BRANDI
2702 EMBERS CT
HIGH POINT NC 27265

ROMELLI, JAMES L ; ROMELLI, KATHY
794 AVALON SPRINGS CT
HIGH POINT NC 27265

ROSEMAN, MICHAEL RAY ; ROSEMAN,
REBA A
2704 WESTGATE DR
HIGH POINT NC 27265

ATTACHMENT 2

ATTACHMENT 2

RUCINSKI, SLAWOMIR ; RUCINSKI,
MALGORZATA
1151 SWEETBRIAR RD
HIGH POINT NC 27262

SADLER, PAMELA J
2670 INGLESIDE DR #2C
HIGH POINT NC 27265

SCHEER, CAROL
2707 CAMILLIA COVE
HIGH POINT NC 27265

SCOTT, CLIFTON A ; SCOTT, CECILIA L
784 AVALON SPRINGS CT
HIGH POINT NC 27265

SECHRIST, DONALD E JR
2701 EMBERS CT
HIGH POINT NC 27265

SHELTON, SHAUN ; SHELTON, AMBER
2546 INGLESIDE DR
HIGH POINT NC 27265

SHRADER, JEAN CAROL
2670-1C INGLESIDE DR
HIGH POINT NC 27265

SKAVO, MIODRAG ; SKAVO, JADRANKA
2670 INGLESIDE DR UNIT 2B
HIGH POINT NC 27265

STATON, NEAL L ; STATON, LEKEISHIA M
788 AVALON SPRINGS CT
HIGH POINT NC 27265

STEED, JANA
2543 INGLESIDE DR
HIGH POINT NC 27265

STEVENS, GAYE O
4566 WORTHING CHASE DR
GREENSBORO NC 27406

STEWART, JAMES C SR ; STEWART, JEAN /
904 NORTHSORE CT
HIGH POINT NC 27265

SURASANI, NIVAS
2660 INGLESIDE 2D DR
HIGH POINT NC 27265

TWEINI, VERONICA A
2708 WESTGATE DR
HIGH POINT NC 27265

UVANNI, MICHAEL
209 W COURT ST
ROME NY 13440

VANDEBURG, JEFFREY LYNN ;
VANDEBURG, SUSAN W
2640 INGLESIDE DR APT 1C
HIGH POINT NC 27265

VILENO, DONALD P JR ; PITTS, DARLA JO
2705 EMBERS CT
HIGH POINT NC 27265

WEISMAN, ANNE LOLA
2670-1A INGLESIDE DR
HIGH POINT NC 27265

WHITE, CAROLYN L REVOC TRUST
6 DEVONSHIRE DR
GREENSBORO NC 27410

WILLIAMS, GEOFFREY L
792 AVALON SPRINGS CT
HIGH POINT NC 27265

YOUNGBLOOD, RAMOND R ;
YOUNGBLOOD, APRIL H ; HILL, RALPH R
SR ; YOUNGBLOOD, RONNIE E
2703 EMBERS CT
HIGH POINT NC 27265

Wynnefield Properties

February 19, 2016

Re: Property located at 700 West Hartley Drive

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm who is dedicated to developing and managing quality "Class A" housing with special emphasis on homes for self-sustaining individuals. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 6.14 acre site located at 700 West Hartley Drive, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 84 unit family property will be attractive, well designed and constructed to very high standards, the landscaping will be extensive. Our Property Management firm with 30 years experience will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification that we are requesting a Conditional Use permit to accommodate our proposed development. We will hold a Citizen Information Meeting on Tuesday, March 1, 2016 at 6:30pm located at the Hartley Drive YMCA (150 West Hartley Drive, High Point, NC). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 454-6134 and will be happy to personally meet with you as should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,



C. Craig Stone

Planning & Development

Development Services Division



**City of High Point
Conditional Use District Zoning
Citizen Information Meetings**

Anyone planning to file a zoning application for a conditional use district from the City of High Point is required to hold a citizen information meeting prior to filing the application. This requirement applies only to an application for a conditional use district or an application to amend a previously approved conditional use district. Conditional use district zoning is a type of zoning where property owners can impose specific conditions or restrictions on the development and use of their property, and where the conditions are enforceable by the City regardless of the property's future ownership.

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 planning to file an application, otherwise known as the applicant, the opportunity to inform citizens about the 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 zoning 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 written description of the development proposal and any other available information that would help citizens to better understand it. After the zoning application is filed with the City's

Administration
336.883.3328

Planning Services
336.883.3328

Development Services
336.883.3328

Inspection Services
336.883.3151

Planning & Development Department, the applicant submits to the City a written report of the citizen information meeting(s). At a minimum, this report records the property owners notified; date, time and location of the meeting(s); the written description of the development proposal; and any comments, ideas or suggestions from citizens that were 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 zoning site. This notice provides information on the conditional use district request; 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 zoning 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 zoning site.

No condition can be included in a conditional use district that specifies ownership status, race, religion or characteristics of the development's occupants, the minimum size of a dwelling, the minimum value of buildings or improvements, or ones that otherwise excludes specific races, religions or classes of people.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the department's website for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department
336-883-3328
www.high-point.net/plan

- PLOTTED: Jun 21, 2016 - 9:15am LOCATION: P:\WY\myfield\2015-121 High Point, NC\2016 Prelim\kref\Aldag Plotted By: nlee - Copyright 2016