

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-04
(Dennis N. Bunker III and KMBunker, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 20, 2016

Public Hearing: Yes

Advertising Date: June 8 & 15, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by Dennis N. Bunker III and KMBunker, LLC to rezone an approximately 58.4-acre parcel from a Conditional Use Residential Single Family-7 (CU RS-7) District to a Conditional Zoning Residential Single Family-7 (CZ RS-7) District. The site is lying north of N. Main Street and east of Delray Avenue (*4024 North Main Street*).

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended approval of this request, as outlined in the attached staff report.
- B. On May 24, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-04. The Planning & Zoning Commission recommended approval of this request by a vote of 7-0 as outlined in the staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Dennis N. Bunker III and KMBunker, LLC

Zoning Map Amendment 16-04

At its May 24, 2016 public hearing, the Planning and Zoning Commission reviewed this request to rezone an approximate 58.4-acre parcel. All members of the Commission were present except for Ms. Marie Stone. 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's representative, Ms. Judy Stalder, 665 N. Main Street, High Point. Ms. Stalder provided an overview of the proposal and addressed access questions from the Commission members.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

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

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-04 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) As conditioned, development will be consistent with the Northwest Area Plan; and
- 3) Proposed amendments to access conditions will still provide for multiple ingress and egress options for current and future residences of this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT 16-04
(Revised)**

Request	
Applicant: Dennis N. Bunker III and KMBunker, LLC	Owner(s): Dennis N. Bunker III and KMBunker, LLC
Zoning Proposal: To amend the existing residential zoning on a 58.4-acre parcel.	From: CU RS-7 Conditional Use Residential Single Family-7 District
	To: CZ RS-7 Conditional Zoning Residential Single Family-7 District

Site Information	
Location:	The site is lying north of N. Main Street and east of Delray Avenue (4024 North Main Street).
Tax Parcel Number:	Forsyth County Tax Parcel 6882-87-3851.00
Site Acreage:	Approximately 58.4 acres
Current Land Use:	Single family dwelling
Physical Characteristics:	The site consists of open pasturelands with a moderate to severely sloping terrain. A perennial stream runs along the eastern portion of the site. Running parallel to and along both sides of this stream are floodways and 100-year flood zone areas. The site's steeper terrain is along the eastern 1/3 of the site next to this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along N. Main Street and a 12-inch City sewer line runs along the eastern boundary of the site along the stream corridor.
General Drainage and Watershed:	The site drains in an easterly direction and development is subject to the non-water supply watershed requirements. Based upon the acreage and allowable development intensity, the watershed regulations may require stormwater controls to be provided.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North	RS-20	Residential Single Family-20 District (Forsyth County)	Undeveloped parcels
South	RS-20 RM-12 LB	Residential Single Family-20 District Residential Multifamily-12 District Limited Business District (All within Forsyth County)	Single family dwellings, retail sales of RV Parts, mobile home park and undeveloped parcels
East	RS-20	Residential Single Family-20 District (Forsyth County)	Undeveloped parcels
West	RS-20	Residential Single Family-20 District (Forsyth County)	Undeveloped parcels

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<p><u>Obj. 1B:</u> Preserve and link environmentally sensitive lands such as floodplains, wetlands and steep slopes.</p> <p><u>Obj. 5E:</u> Require that street systems connect with one another whenever possible to move all modes of traffic efficiently, to avoid congestion along key corridors, to improve traffic and pedestrian safety, and to enhance emergency management access.</p>
Land Use Plan Map Classification:	<p>Most of the site has a Low-Density Residential land use designation. There is also a Recreation/Open Space designation along the perennial stream that runs through the eastern portion of the site. These designations are defined as follows:</p> <ul style="list-style-type: none"> • Low-Density Residential: 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. • 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 objective 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>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p>
Relevant Area Plan:	<p><u>Northwest Area Plan:</u> This plan, adopted in 2011, recommends that the land use designation for the developable portions of the site be Low Density Residential. The following goals and objectives from the plan are also relevant to this request:</p> <p><u>Goal 1:</u> Protect the natural environment and its many features.</p> <p>Obj. 1a: Preserve streams, wetlands and steep slopes through the siting of development in appropriate locations.</p> <p><u>Goal 2:</u> Achieve high quality development in the built environment.</p> <p>Obj. 2d: Provide for residential development at a variety of densities and affordability levels.</p> <p>The use of conditional zoning is encouraged in order to implement the provisions within the plan.</p>
Zoning History:	<p><u>Zoning Case 07-29:</u> The 58.4-acre subject site was annexed and granted a CU RS-7 District zoning in November 2007.</p> <p><u>Zoning Case 06-25:</u> In November 2006, City Council approved a request to annex and grant a CU RS-9 District zoning for approximately 20 acres along the east side of Cedarwood Trail, approximately 2,000 feet south of the intersection of N. Main Street and Cedarwood Trail, which is south of the subject site.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	N. Main Street		Minor Thoroughfare	519 ft
	Delray Avenue		Local Street	378 ft
	Monteray Court		Local Street	470 ft
	Beechnut Drive (south)		Local Street	60 ft (stub street)
	Beechnut Drive (north)		Local Street	150 ft
	Thomas Street		Local Street	165 ft
Vehicular Access:	N Main Street (public street), Delray Avenue (public street) and Monteray Circle (public street). Connection to Thomas Street (public street) to be determined as part of future zoning request.			
Traffic Counts:	N Main Street		3,400 ADT (2013, NCDOT)	
(Average Daily Trips)	Horneytown Road (NC 66)		4,500 ADT (2013, NCDOT)	
Estimated Trip Generation:	Estimated trip generation for a build out of 150 single family detached dwelling units is 1,450 trips (average 24 hour two-way volume). (Transportation Department comment amended 05-25-16)			
Traffic Impact Analysis:	Required		Comment	
	<u>Yes</u>	<u>No</u> X	A TIA was submitted in 2007 for 126 units. The estimated trip generation for 126 units was 1,300 trips (average 24 hour two-way volume) (Transportation Department comment amended 05-25-16)	
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Comment					
Forsyth County School System					
Local Schools:	Enrollment:		Maximum Design Capacity:	Mobile Classrooms (Number of student in these units)	Projected Additional Students:
	Fall 2014	Fall 2015			
Union Cross Elementary	704	668	780	154	80
Southeast Middle School	1,230	1,154	991	256	80
Glenn High School	1,637	1,559	1687	0	119
School District Remarks: Typically projections are done for proposed developments with numbers of units, with number of bedrooms, and price of units. This helps the Forsyth County School System pull comps from across the county for better estimation of projected numbers. Starter homes tend to produce more students and have a higher refresh rate than higher end property. The projections given are based on 3 bedroom homes averaged to about 1.6 students over time and divided by grade level, possibly adding 80 students to each school from 150 properties. This is on the high end of the spectrum assuming all 150 properties produce students.					

Details of Proposal
The applicant has submitted this application to amend the development conditions established on this property when annexed and granted a Conditional Use Residential Single Family -7 (CU RS-7) District zoning in 2007. The adopted Conditional Use Permit addressed density, development standards, lot combination, fencing, landscaping, and transportation access and improvements. It also included a sketch plan that illustrated the location of environmentally sensitive areas and areas for open space/common area and recreational purposes that were to be preserved.

Conditional Use (CU) zoning was replaced with Conditional Zoning (CZ) in 2011, and as of January 1, 2014, amendments to previous conditional use permits are no longer permitted. Previously adopted CU zonings are still valid; however, an amendment to a CU zoning requires the submittal of a new zoning application to establish a new CZ district.

In regards to this case, the applicant is proposing to maintain RS-7 district standards on the site, but is seeking the following amendments to the development conditions:

1. Revise the sketch: The applicant proposes to amend this plan to illustrate an approximate 16-acre future development area known as Tract II. The applicant has added a condition that development of this portion of the site shall not be allowed until a zoning map amendment is approved in the future.
2. Revise Transportation conditions: There are several public right-of-ways that stub into the property from an abutting rural subdivision lying directly to the north and west of the site. The current zoning conditions require connection to and improvement of these abutting public right-of-ways. The applicant is proposing the following amendments to the current conditions:
 - Connect new street improvements to existing street improvements in the Monterey Circle right-of-way rather than improving the entire length of Monterey Circle to Delray Avenue (*see Exhibit A – Part 1 – red shaded area*).
 - Remove the requirement to connect to and improve the southern segment of Beechnut Drive (*see Exhibit A – Part 2 – green shaded area*).
 - Remove the requirement to improve the northern segment of Beechnut Drive from Monterey Circle to Thomas Street. This will be evaluated as part of a future zoning map amendment for Tract II (*see Exhibit A – Part 3 – yellow shaded area*).
 - Remove the requirement to improve Thomas Street; this will be evaluated as part of a future zoning map amendment for Tract II (*see Exhibit A – Part 4 – blue shaded area*).
 - Add a requirement that construction vehicles access be restricted to N. Main Street.

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.

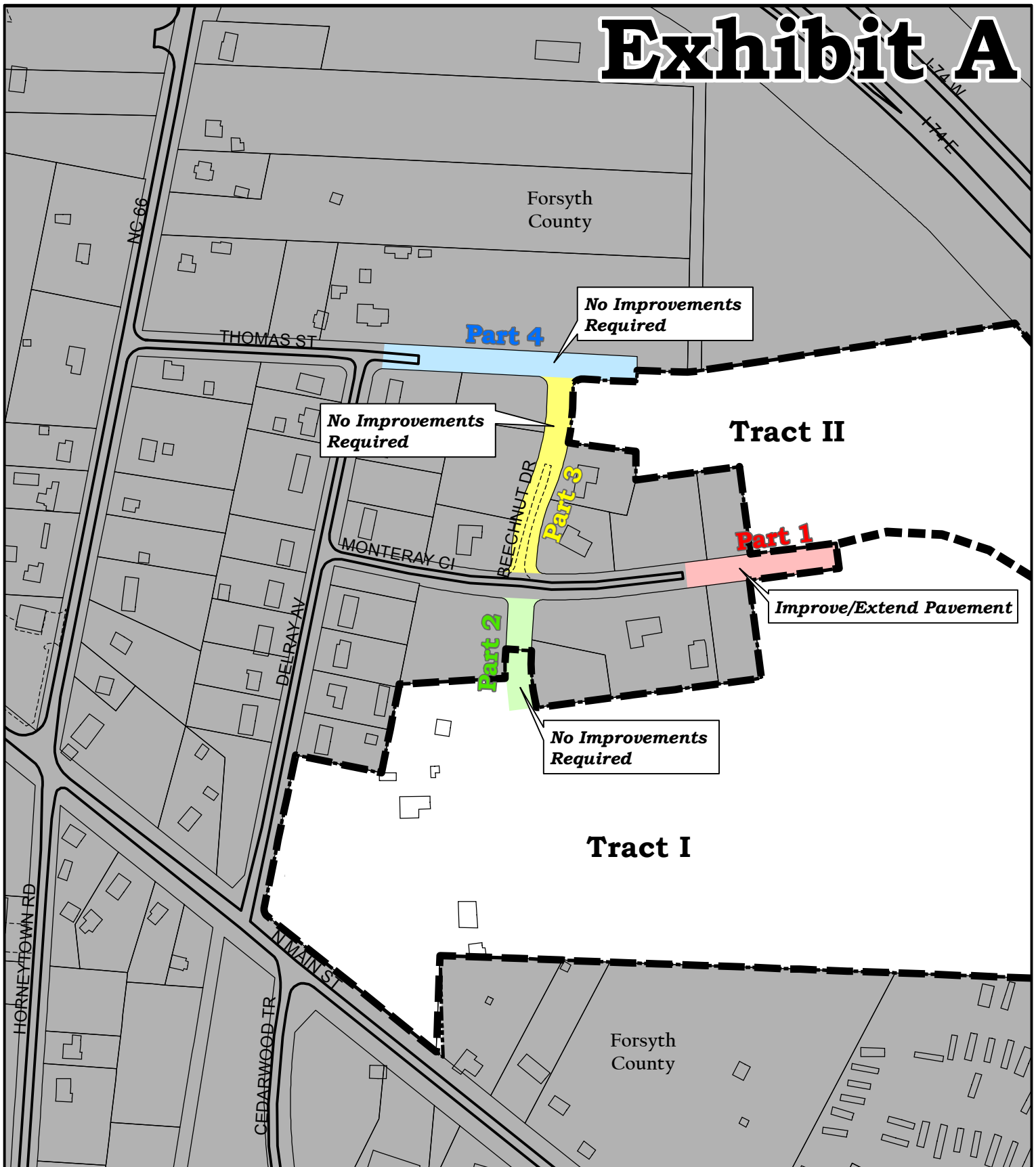
Consistency with Adopted Plans:

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 adopted Land Use Map classifies this site as Low Density Residential, which support single family residential development at a maximum density of five units per acre. The previously adopted condition limiting the site to 150 dwelling units (approximately 3.5 units per acres)

Exhibit A



ZONING MAP AMENDMENT ZA16-04

From: Conditional Use Residential Single Family-7
To: Conditional Zoning Residential Single Family-7

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

**Planning & Development
Department**

City of High Point

Date: May 18, 2016



Scale: 1"=300'
G:\Planning\Secure\ba-pz/
2016\pz\za16-04exh.mxd

remains in effect. This request consistent with the Low Density Residential Land Use Plan designation established for this 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:

<u>Factor #1</u>	<p>Produces a development that is compatible with surrounding development character and land uses;</p> <p><i>Staff Comments:</i> This amendment will still maintain RS-7 District development standards on the property.</p>
<u>Factor #2</u>	<p>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.;</p> <p><i>Staff Comments:</i> As approved in 2007, the subject site is still proposed to be developed as a single family subdivision. This will be the same use (i.e. single family detached dwellings) developed in the abutting subdivision lying to the north and west of the site. Thus, development of the site will not adversely impact adjacent property.</p>
<u>Factor #3</u>	<p>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</p> <p><i>Staff Comments:</i> A perennial stream, floodplain and steep slope areas run along the eastern portion of the site. Environmental regulations of the Development Ordinance limit disturbance near this stream corridor by establishing a 100-foot wide stream buffer along both sides of the stream. Additionally, the environmental standards of the development ordinance will limit disturbance of steeply sloped areas.</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><i>Staff Comments:</i></p> <ul style="list-style-type: none"> ❖ Previously adopted transportation improvement conditions to provide access to the site from N. Main Street, via realignment of Delray Avenue, and to install a turn lane from the N. Main Street access will still be provided so as to mitigate traffic impacts. ❖ Revision of right-of-way connection/improvement conditions to the various abutting stub street have been evaluated by the City of High Point Transportation Department and the North Carolina Department of Transportation (NCDOT). As conditioned, two access points will be installed (N. Main Street/Delray Avenue and Monterey Circle) as part of the development of the site, along with two stub-streets to the southern boundary of the site. The City and State transportation agencies are in agreement with conditions offered by the applicant as it pertains to only improving Monterey Circle. When a future zoning map amendment is submitted for Tract II, the

	connection too and improvement of the other unimproved right-of-ways abutting the site will be reevaluated by the City and State. ❖ City utilities, water and sewer lines, have been extended into this portion of the City's Planning Area and abut the site. In addition, City services (garbage, recycling, meter readers, etc.) are already in this area and provide service to a 20-acre single family subdivision within the City limits lying approximately 1/2 mile south of this site along the east side of Cedarwood Trail.
Factor #5	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties. <i>Staff Comments:</i> The request does not change uses permitted for the site from its 2007 zoning approval. Staff has found no evidence that allowances of the single family detached dwellings, as requested by this CZ RS-7 District, will adversely impact 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:

There have been no significant changes in this area from when the site was originally annexed and granted a CU RS-7 District zoning in 2007.

Development Patterns:

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

Staff Comments:

There have been no significant changes in this area from when the site was originally annexed and granted a CU RS-7 District zoning in 2007.

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) As conditioned, development will be consistent with the Northwest Area Plan; and
- 3) Proposed amendments to access conditions will still provide for multiple ingress and egress options for current and future residences of this area.

Recommendation

Staff Recommends Approval

As conditioned, the proposed amendment to establish a new CZ RS-7 District will be compatible with the surrounding area and in conformance with adopted plans. Staff recommends approval of this request.

Required Action

Planning and Zoning Commission:

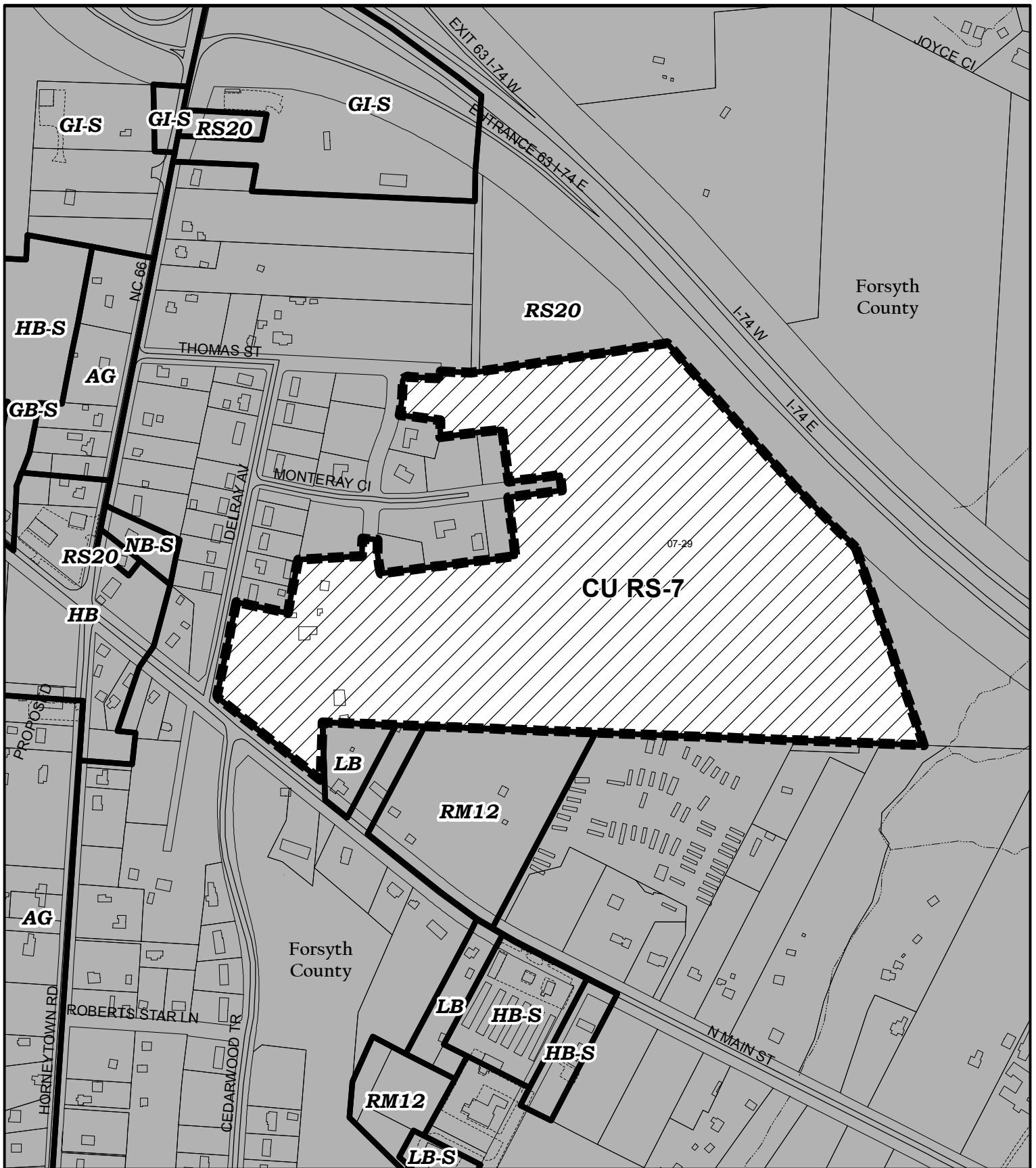
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting 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 ZA16-04

From: Conditional Use Residential Single Family-7
To: Conditional Zoning Residential Single Family-7

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

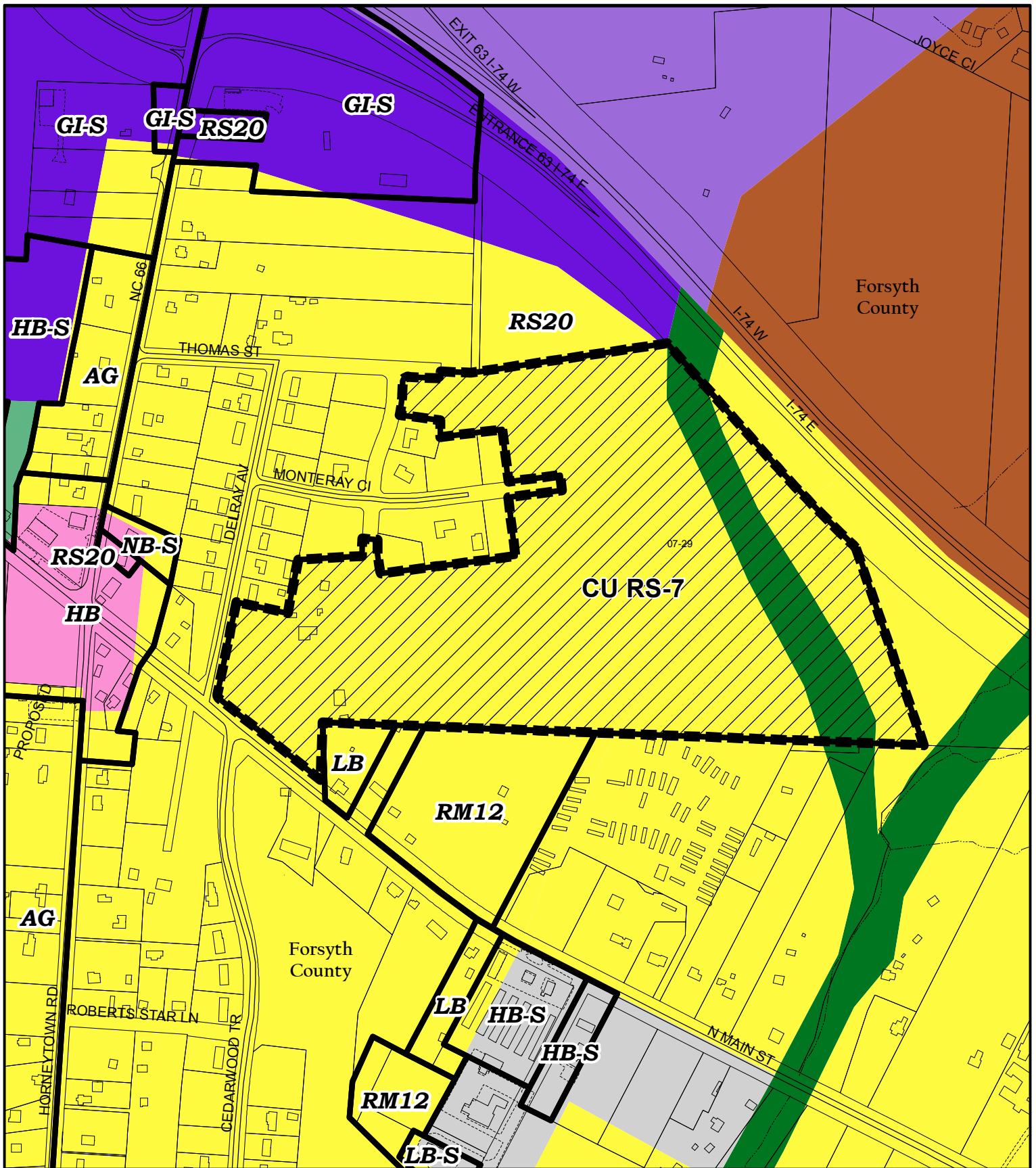
**Planning & Development
 Department**

City of High Point

Date: March 9, 2016



Scale: 1"=500'
 G:\Planning\Secure\ba-pz/
 2016\pz\za16-04.mxd



ZONING MAP AMENDMENT ZA16-04 **Land Use Plan**

 Low-Density Residential	 Heavy Industrial
 Medium-Density Residential	 Institutional
 Local/Convenience Commercial	 Recreation/Open Space
 Restricted Industrial	 Future Growth Area

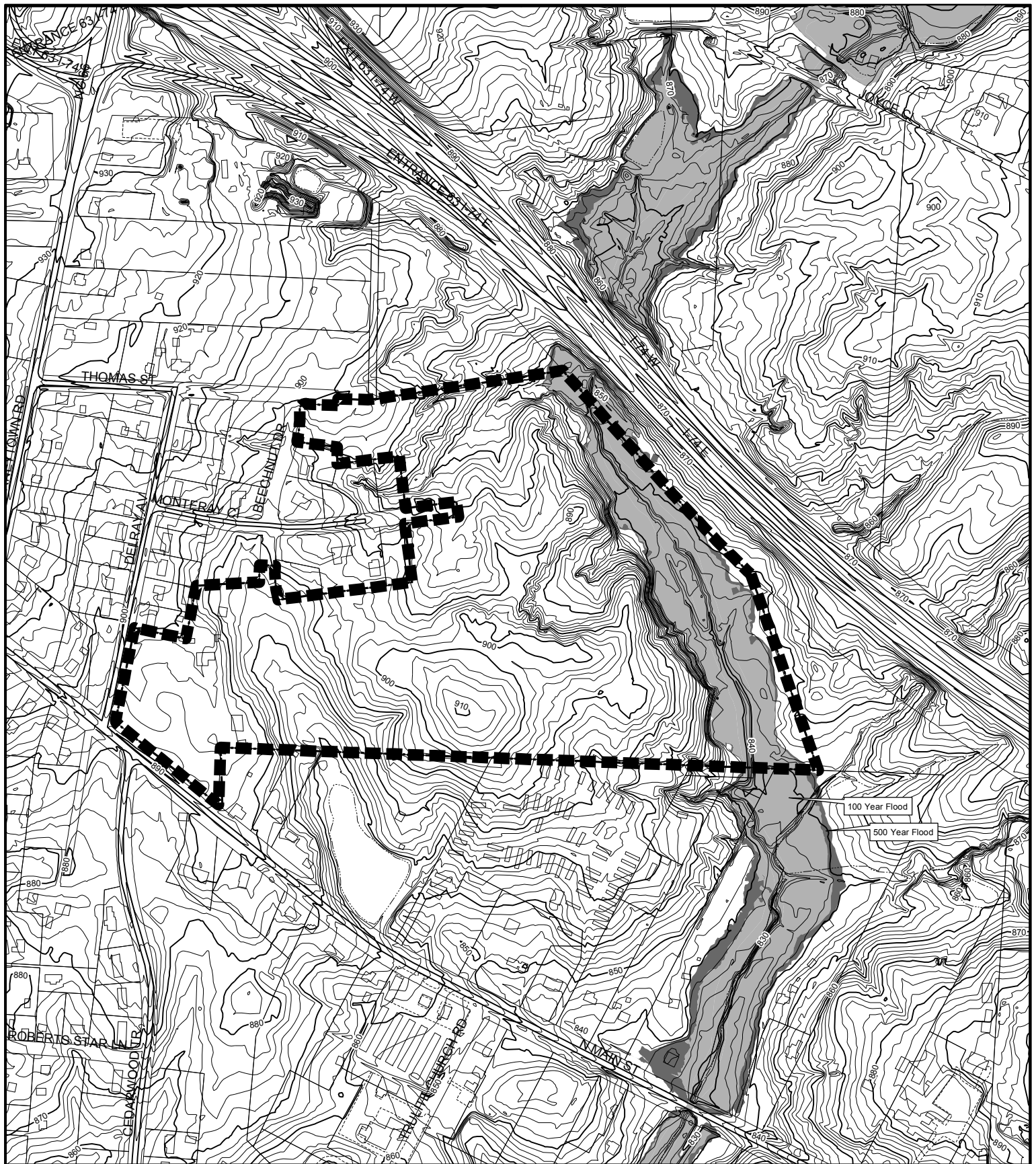
**Planning & Development
Department**

City of High Point

Date: March 22, 2016



Scale: 1"=500'
G:\Planning\Secure\ba-pz/
2016\pz\za16-04clu.mxd



ZONING MAP AMENDMENT ZA16-04

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: March 22, 2016



Scale: 1"=500'

G:\Planning\Secure\ba-pz/
2016\pz\z16-04\topo.mxd

ZONING MAP AMENDMENT ZA16-04



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 April 26, 2016 and before the City Council of the City of High Point on May 16, 2016 regarding **Zoning Case 16-04** 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 April 17, 2016, for the Planning and Zoning Commission public hearing and on May 4, 2016 and May 11, 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 Single Family-7 (CZ RS-7) District**. The property is approximately 58.4 acres and is lying north of N. Main Street and east of Delray Avenue (*4024 North Main Street*) and is also known as Forsyth County Tax Parcel 6882-87-3851.00.

north and northeast of the intersection of N. Main Street and Cedarwood Trail. This intersection is approximately 730 feet east of the intersection of N. Main Street and Horneytown Road. The property is also

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 Single Family-7 (RS-7) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. Development and Dimensional Requirements.
The site shall be limited to a maximum of 150 dwelling units in Tract I. No dwelling units will be developed on Tract II until a zoning map amendment is approved for of this tract.
- B. Sketch Plan: The purpose of the Sketch Plan is to illustrate Tract I and Tract II “Future Development” referred to in this ordinance.
- C. Landscaping, Buffers and Screening.
 - 1. A minimum twenty (20) foot wide street yard planted at a Type C rate shall be provided along the N. Main Street frontage of the zoning site.
 - 2. Fencing, Wall or Similar Barriers: In the event fences, walls or similar barriers are erected along the common areas abutting the N. Main Street right-of-way; or the rear/side yards of lots within the vicinity of the N. Main Street right-of-way, then a common fencing, wall or similar barrier plan shall be provided. This plan shall be provided prior to Preliminary Plat approval on the rezoning site.
- D. Transportation Conditions.
 - 1. Access
 - a. The rezoning site shall be limited to one point of access to N. Main Street. Subject to North Carolina Department of Transportation (NCDOT) approval, this access point shall consist of realigning Delray Drive to intersect N. Main Street opposite Cedarwood Trail. The realignment of Delray Avenue shall be completed as part of the first phase of development of the rezoning site.
 - b. No lot shall have direct access to N. Main Street.
 - c. The developer shall provide two public street right-of-way stubs to the sites southern boundary
 - d. Construction vehicles will be limited to the N. Main Street entrance.
 - 2. Improvements
 - a. Turn Lanes: The property owner shall provide a westbound right turn lane at the intersection of N. Main Street and Delray Avenue/Cedarwood Trail.
 - b. The property owner shall connect to Monterey Circle and shall improve Monterey Circle from the western property boundary of the zoning site to the existing pavement to minimum NCDOT standards.
 - c. Access through the unimproved right-of-way of Thomas Road shall be determined at the time Tract II, labeled “Future Development”, is rezoned.

3. Other Transportation Conditions

The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all transportation construction and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

____th day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

From: [Judy Stalder](#)
To: [HERBERT SHANNON JR](#); [MARK MCDONALD](#)
Cc: ["Dennis Bunker"](#); ["Chuck Truby"](#)
Subject: Bunker Project-North Main Street-Beechnut Drive Extension
Date: Thursday, May 12, 2016 11:23:19 AM

In response to a request by the High Point Department of Transportation:

This letter is in reference to 58.40 acres of property located on the north side of North Main Street east of Delray Avenue and south of Highway 311 originally annexed and zoned in November 2007. The current owner is rezoning this property to remove conditions that are now regulated by ordinance and revise the development plan to reflect more modern development patterns.

The original zoning case 07-09 included a condition requiring that "the property owner shall connect to Beechnut Drive and shall improve Beechnut Drive from the northern property boundary of the rezoning site to Monterey Circle, to minimum NCDOT standards," and if access is taken through Thomas Road further required the owner "improve Beechnut Drive form Monterey Circle to Thomas Road."

After reviewing proposed changes with the Planning and Development Department staff, High Point Department of Transportation staff, the NCDOT staff, private sector engineers as well as residents in the adjacent subdivision, we determined that the extension of Beechnut Drive is not necessary. The development as proposed exceeds the required number of access points required by the Unified Development Ordinance and the extension of Beechnut Drive creates an unnecessary intrusion into the established neighborhood bordering this property on the north and west.

JUDY STALDER
CONSULTANT/BROKER
665 NORTH MAIN STREET
HIGH POINT NC 27262
336.688.2204 MOBILE
336.423.5403 FAX
JSTALDER@NORTHSTATE.NET

From: [Judy Stalder](#)
To: [HERBERT SHANNON JR](#)
Subject: Fwd: Bunker Project, Monterey Circle SR 2884
Date: Friday, May 13, 2016 8:36:57 AM

Sent from my iPhone

Begin forwarded message:

From: "Moncus, Jeffrey W" <jwmoncus@ncdot.gov>
Date: May 13, 2016 at 8:26:40 AM EDT
To: "mark.mcdonald@highpointnc.gov" <mark.mcdonald@highpointnc.gov>
Cc: "Archer Sr, Wright" <warcher@ncdot.gov>, "Rhyne, John P" <jprhyne@ncdot.gov>, "Couch, John P" <jpcouch@ncdot.gov>, "Hedrick, Kevin R" <krhedrick@ncdot.gov>, "vickie.embry@highpointnc.gov" <vickie.embry@highpointnc.gov>, "'Judy Stalder' (jstalder@northstate.net)" <jstalder@northstate.net>, "Kiser, Marcus K" <mkkiser@ncdot.gov>
Subject: Bunker Project, Monterey Circle SR 2884)

Mr. McDonald,

Mrs. Judy Stalder wanted NCDOT to provide you a statement that a connection with Monterey Circle (SR 2884) to the proposed Bunker Development Project would be allowed. With that being said,

"NCDOT will allow a connection with Monterey Circle (SR 2884). We assume this road is adequately constructed to support residential traffic from the proposed development. However, we would want assurance in the form of a zoning condition that all construction traffic will be restricted to the North Main Street entrance and a bond would be required for all road improvements."

We would address these conditions and more in our driveway permit and encroachment agreements. Hope this will suffice your needs. If you have any questions or concerns, please feel to give us a call.

Thanks, Jeff

Jeff W. Moncus
Engineering Technician Advanced
NCDOT Division Nine District II Office

336 747 7900 office
336 816 3200 mobile
jwmoncus@ncdot.gov

375 Silas Creek Parkway
Winston-Salem, NC 27127

<image001.png>

*Email correspondence to and from this address is subject to the
North Carolina Public Records Law and may be disclosed to third parties.*

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

**Citizen Information
Meeting Report
Zoning Case ZA16-04**

Submitted by Judy Stalder

Citizen Information Meeting Report

The Citizen Information meeting for Zoning Case ZA16-04 was held at North Pointe Church at 5225 High Point Road, High Point NC 27265 on Tuesday, March 1 from 5:30 to 6:30 pm. There were 15 property owners and/or their representatives in attendance, as follows:

Robin Tester
Shawn Johnson
Monica Kennedy
Ron Martin
Sarah Martin
Kay Stewart
Wesley Stewart
Michael Hodge
Gary Hodge
Michael Reavis
Robert Johnson
Ruth Durham
Tim Moore
Margot Moore
Jim Bryan for Alfred Scott

Also in attendance were Dennis Bunker the owner of the subject property and owner representative, Judy Stalder. The sign in sheet is attached.

A notification letter dated February 22 was sent to the 20 property owners as supplied by the City of High Point Planning and Development Department. This mailing included the *City of High Point Conditional Use District Zoning Citizen Information Meetings* statement. A copy of the notification letter and list of addressees is attached.

At the meeting a 24" x 36" illustrative map (attached) was presented showing how the property might develop under the requested zoning. In addition, a map prepared by the City titled *DRAFT Zoning Map Amendment ZA* was available so that property owners could identify their property in relation to the subject property.

Dennis Bunker opened the meeting with a history of the property explaining the previous zoning case in 2007 and how he recently acquired the property. Judy Stalder presented the current zoning case and the illustrative map so that property owners could see how the property might develop. The following observations were made:

- 1) The zoning designation will remain the same—RS-7. The conditions of the zoning are being modified to reflect current development trends.
- 2) The map was presented as an illustration of how the property may develop and is not part of the zoning request.

- 3) The property will take its main access from Delray Avenue.
- 4) Zoning conditions require the realignment of Delray Avenue align with Cedarwood Trail on the south side of North Main Street.
- 5) The first public hearing will be with the Planning and Zoning Commission at 6:00 pm on Tuesday, March 22. The hearing is held in Council Chambers, on the third floor at 211 South Hamilton Street.

Questions from those attending:

- 1) Will this request mean that our property will be annexed by the City? *The subject property is already in the city limits of High Point, so we are not requesting annexation. Annexations to the City of High Point are primarily voluntary.*
- 2) The Forsyth County plan requires 40,000 square foot lots. How can this property develop with smaller lots? *Because this property is in the city limits, we are able to extend public water and sewer to the property and safely develop smaller lots. When a well and septic system are necessary, larger lots are required to accommodate.*
- 3) Will there be a buffer between our residence and the new homes? *Homes will meet the required setbacks according to the Land Development Ordinance. Because this is a single family residential use adjacent to a single family use, additional landscaping is not required.*
- 4) Will traffic be added on Monterey Circle? *The current zoning requires a connection to Monterey Circle. HPDOT will determine the necessary connections to existing streets later this week.*
- 5) Will traffic be added to Beechnut Street? *The current zoning requires a connection to Beechnut. HPDOT will determine the necessary connections to existing streets later this week.*
- 6) Will the change in Delray Avenue be on my property? *No. All improvements to Delray Avenue will be made on the subject property.*
- 7) Will these be Section 8 houses? *There are no plans for Section 8 housing.*
- 8) What will be the price range for the houses? *The cost of the houses will be determined by the builder and market. We encourage you to look at the price of new homes recently built in this area.*

The general consensus is that the neighbors do not want change in the area. They particularly do not want traffic through their neighborhood.

Submitted by Judy Stalder

THE STALDER GROUP LLC
665 North Main Street
High Point North Carolina 27262
336.688.2204
jstalder@northstate.net

February 22, 2016

Dear Neighbor,

This letter is to notify you of a Citizen Information Meeting concerning a request for rezoning of property at the corner of North Main Street and Delray Avenue. The meeting will be held on Tuesday, March 1 from 5:30 until 6:30 at North Pointe Church, 5225 High Point Road, High Point NC 27265. (Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings).

Dennis and Kathy Bunker, affiliates of Bunker Land Group, have acquired this property and intend to amend the current Conditional Use RS-7 zoning district. The zoning designation will remain the same-- Conditional RS-7. The amended zoning reconfigures the open space and allows for some changes to the road network and lot layout. A preliminary site plan for illustrative purposes will be presented at the Citizen Information Meeting.

At the meeting you will be able to learn more about our plans and ask any questions you may have. Dennis Bunker of Bunker Land Group and I will be available at this meeting.

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

Sincerely,

Judy Stalder
Development Consultant

Name Address Email

maps w/ lots Robin Ester 113 Delray Ave HP rster1382@gmail.com

334-989- Shawn Johnson 126 Delray Ave HP

→ 1337 Monica Kennedy 114 Delray Ave HP mylove.romeo1@gmail.com

* Ron & Sarah Martin 118 Delray Ave. HP

copy of K. Kay & Wesley Stewart 4021 Monterey Cir HP KStewart7@northstate.net

Mark McDonald Michael Hooge 123 Delray Ave HP ~~Koegen~~ 71@gmail.com
hagem71

* Robert Johnson 125 Delray Ave HP hagem71

Michael Reams 119 Delray Av Rev upshd@gmail.com

* Retha Durham 126 Delray Ave. HP

maps w/ lots Retha Durham 200 Delray Ave. HP rld1@northstate.net

Tim & Margie Moore 202 Beechnut Dr. HP hockyhp@yahoo.com

Tim Bryan / Alfredo Scott 108 Mowery Dr., HP jbryanlj@gmail.com

ALFRED LEE SCOTT REVOCABLE TRUST
108 MOWERY DR
HIGH POINT, NC 27265

AUMAN MOBILE HOME PARK LLC
3910 N MAIN ST
HIGH POINT, NC 27265

AUMAN RUBY P & BARBARA
3914 N MAIN ST
HIGH POINT, NC 27265

BARBER GLENNA ANN
4008 WELLINGHAM LN
HIGH POINT, NC 27265

BUNKER DENNIS N & KMBUNKER LLC
1140 DILWORTH CRESCENT ROW
CHARLOTTE, NC 28203

CHM&S LLC
PO Box 1889
JAMESTOWN, NC 27282

DEES MILDRED D
4024 MONTERAY CIR
HIGH POINT, NC 27265

DURHAM H E
200 DELRAY AVE
HIGH POINT, NC 27265

EQUITY TRUST COMPANY CUSTODIAN
1140 DILWORTH CRESCENT ROW
CHARLOTTE, NC 28203

HODGE MICHAEL D & HODGE JASON L
123 DELRAY AVE
HIGH POINT, NC 27265

JOHNSON ROBERT J
126 DELRAY AVE
HIGH POINT, NC 27265

KENNEDY MONICA MARIE
114 DELRAY AVE
HIGH POINT, NC 27265

KENNETH L WAGONER INC
4965 PINE MEADOW DR
KERNERSVILLE, NC 27284

LEDFORD CHARLES W & HENRY F
3832 N MAIN ST
HIGH POINT, NC 27265

MARTIN RONALD B & SARAH H
118 DELRAY AVE
HIGH POINT, NC 27265

MOORE TIMOTHY T & MARGOT B
202 BEECHNUT DR
HIGH POINT, NC 27265

MOOREFIELD DORIS J
4023 N MAIN ST
HIGH POINT, NC 27265

SPARKS WILLIAM THOMAS
116 DELRAY AVE
HIGH POINT, NC 27265

STEWART GEORGE W & D KAY
4021 MONTERAY CIR
HIGH POINT, NC 27265

STILLER CAROLYN S
4039 N MAIN ST
HIGH POINT, NC 27265