

CITY OF HIGH POINT AGENDA ITEM



Title: Plan Amendment 16-03; AND Zoning Map Amendment 16-10
(550 WF, LLC Land LP)

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:

Plan Amendment 16-03

A request by 550 WF, LLC to change the Land Use Map classification for approximately 2 acres from the Low Density Residential and Moderate-Density Residential classifications to the Light Industrial classification. In addition, the Planning & Development Department is requesting to change the Land Use Map classification for approximately 6 acres from the Moderate-Density Residential classification to the Low-Density Residential classification. These requests are for the area lying along the north side of W. Fairfield Road, adjacent to Emerson Street and Holleman Street.

AND

Zoning Map Amendment 16-10

A request by 550 WF, LLC to rezone approximately 2 acres from the Residential Single Family 9 (RS-9) District to a Conditional Zoning Light Industrial (CZ-LI) District. The site is lying north of W. Fairfield Road and east of Emerson Street (*506 W. Fairfield Road and 559 Emerson Street*).

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. On May 24, 2016, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 16-03 and Zoning Map Amendment 16-10. Staff recommended **approval** of both requests.
- B. The Planning & Zoning Commission recommended **approval** of Plan Amendment 16-03 by a vote of 7-0.
- C. The Planning & Zoning Commission recommended **approval** of Zoning Map Amendment 16-10 by a vote of 7-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

550 WF, LLC

Plan Amendment 16-03 and Zoning Map Amendment 16-10

At its May 24, 2016 public hearing, the Planning and Zoning Commission reviewed the Plan Amendment and Zoning Map Amendment applications submitted by 550 WF, LLC. All members of the Commission were present except for Ms. Marie Stone. Ms. Heidi Galanti, Planning Administrator, presented the Plan Amendment and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment. Staff recommended approval of these requests as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request was the applicant's representative, Mr. Brian Hall, Samet Corporation, 309 Gallimore Dairy Road, Suite 102, Greensboro. Mr. Hall provided an overview of the proposal to expand the abutting hosiery manufacturing facility and presented a concept plan depicting the zoning site being used for parking. He stated that the current access points to the site will remain the same, one access drive to W. Fairfield Road and the private drive along the northern portion of the site (former Copeland Avenue) will still be used. The primary change in the traffic pattern will be the manner in which trucks exit the site. The new building expansion will have the truck loading bays facing W. Fairfield Road; thus, when they exit the site it will be via the W. Fairfield Road access drive.

Speaking in opposition of the request:

Attending the meeting from the adjacent residential neighborhood were Ms. Latrelle Batten, 607 Copeland Avenue and Mr. Thomas Lowe, 608 Copeland Avenue. The primary concern of the speakers was speeding by employees of the facility through their neighborhood and limiting truck access.

Mr. Hall responded by stating that some employees and trucks currently use the abutting public streets. However, the applicant believes the manner in which they are proposing their site expansion will reduce truck traffic in the neighborhood. The Commission requested options from Ms. Vickie Embry, City of High Point Transportation Engineer. She stated that the neighbors can petition to have the speed limit reduced in the neighborhood from 35 to 25 mph and they can petition to have signs posted that restricts the weight of trucks using these neighborhood streets.

Planning & Zoning Commission Action

The Planning & Zoning Commission recommended approval of Plan Amendment 16-03, as recommended by staff, by a vote of 7-0.

The Planning & Zoning Commission recommended approval of Zoning Map Amendment 16-10, 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 16-10 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) Subject to approval of Plan Amendment 16-03, the requested CZ-LI District will be consistent with the Land Use Plan;
- 2) The zoning site abuts a major thoroughfare and is surrounded on three sides by light industrial or heavy industrial zoning uses;
- 3) The request is similar to a previous rezoning that established a CU-LI District directly to the north of the site where Emerson Street separates the industrial and residential zoned properties; and
- 4) Conditions offered by the applicant pertaining to landscaping, fencing and vehicular access will assist in ensuring development will be compatible with abutting uses.

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

**STAFF REPORT
PLAN AMENDMENT CASE 16-03 AND ZONING MAP AMENDMENT 16-10
May 24, 2016**

Requests		
Applicant: 550 WF, LLC and City of High Point	Owner: 550 WF, LLC	
Plan Amendment Proposal: To change the future land use designation for approximately 9.25 acres.	From:	Low Density Residential and Moderate Density Residential
	To:	Light Industrial and Low Density Residential
Zoning Map Amendment Proposal: To rezone approximately 1.78 acres.	From:	RS-9 Residential Single Family-9 District
	To:	CZ-LI Conditional Zoning Light Industrial District

Site Information		
Location:	These requests are for the area lying along the north side of W. Fairfield Road, adjacent to Emerson Street and Holleman Street.	
Tax Parcel Numbers:	Plan Amendment	Zoning Request
	0179363, 0179364, 0179371, 0179372, 0179382, 0179387 thru 90 0179392 and 0218318	0179382 and 0179390
Site Acreage:	Plan Amendment	Zoning Request
	Approximately 9.25 acres	Approximately 1.78 acres
Current Land Use:	Plan Amendment	Zoning Request
	The amendment area has a mix of single-family homes, a church and a day care center.	Vacant single family dwellings
Physical Characteristics:	The site has a relatively flat terrain and developed with two vacant single family dwellings.	
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line are lie adjacent to the site along Emerson Street and along the northern boundary of the site in the private drive (abandoned Copeland Avenue right-of-way).	
General Drainage and Watershed:	The site has a relatively flat terrain and drains in a northerly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 6% or more of the site.	
Overlay District:	Randleman Lake GWA	

Adjacent Property Zoning and Current Land Use		
North:	CU-LI Conditional Zoning Light Industrial District	Truck parking for an industrial use
South:	HI Heavy Industrial District	Automotive manufacturing facility (Thomas Built Buses)
East:	LI Light Industrial District	Industrial use (hosiery manufacturing)
West:	RS-9 Residential Single Family-9 District	Single family dwellings

Adjacent Land Use Plan Designations	
North:	Low Density Residential and Light Industrial
South:	Heavy Industrial
East:	Light Industrial
West:	Light Industrial

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	<p>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.</p> <p>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.</p>
Proposed Designation:	<p>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.</p> <p>Light Industrial: Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses.</p>

Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	<p>Goal 2: Improve High Point’s older urban neighborhoods, while ensuring better future neighborhoods.</p> <p>Goal 6: Keep High Point’s economy strong and make it more diversified.</p> <p>Obj 6F: Prioritize measures to enhance the overall quality of life to retain and expand existing industries and to attract new ones.</p>
Land Use Plan Goals, Objectives & Policies:	<p>The following goals of the Land Use Plan are relevant to this request:</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods;</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>
Relevant Area Plan:	There are no area plans for this area.
Zoning History:	There are no recent zoning actions in this area; the last was in 1985 when the abutting 1.8-acre parcel to the north was rezoned to permit industrial uses.

LUPA History:	In the late 1970's this area was designated as Industrial. In 1983, it was designated as Low Density Residential. In 1992, it was designated as Office and in 2000 it was designated as Moderate Residential.
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Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	W. Fairfield Road	Major Thoroughfare	175 ft
	Emerson Street	Local Street	380 ft
Vehicular Access:	W Fairfield Road (public street) and Emerson Street (public street)		
Traffic Counts: <i>(Average Daily Trips)</i>	W. Fairfield Road	11,000 ADT (2013, NCDOT count)	
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
Not applicable to this zoning case.

Details of Proposal

1. General Overview:

The subject site is lying at the eastern edge of the Brookridge Forest subdivision. This relatively small 20-acre subdivision was recorded as a part of the unincorporated portion of Guilford County in 1947 and was annexed by the City of High Point in 1960 as part of a larger 12,500 acre annexation. This was a rural area when initially developed, but during the past 40 years the surrounding area has developed with various industrial uses and this subdivision is now the last enclave of residential uses in the area.

The applicant has submitted this Plan Amendment and Zoning Map Amendment application to facilitate the expansion of an abutting industrial use. Directly east of the site is an existing hosiery manufacturing facility. The property owner is proposing an approximately 30,000-square foot building expansion that will displace half of the parking on this abutting property. The industrial property owner, 550 WF LLC, has purchased these two abutting residential parcels and is requesting a plan amendment and rezoning to allow parking impacted by the building expansion to be established on the zoning site.

2. Summary of Land Use Plan Amendment Request:

The applicant has requested a Land Use Plan amendment for two parcels lying on the east side of Emerson Street from Low Density Residential and Moderate Density Residential to Light Industrial to accommodate the expansion of an adjacent manufacturing facility. After analyzing the land use patterns in this area, staff initiated an amendment to the applicant's request to also include parcels fronting on the north side of W. Fairfield Road and the west

side of Holleman Street. The Planning and Development Department is recommending the Moderate Density Residential classification on the north side of W. Fairfield Road be reclassified to a Low Density Residential land use classification. During the past 30 plus years, this area has had its land use designation changed numerous times from Industrial to Low Density Residential, to Office, to Moderate Density Residential. The area consists of a small stable pocket of single family residences with a church and day care center. Staff does not see this area changing in the future as it provides housing and the convenience of a day care center adjacent to jobs. This additional area consists of nine parcels totaling approximately 7 acres.

3. Summary of Zoning Request:

The applicant proposes to establish a Conditional Zoning Light Industrial (CZ-LI) District on these two parcels to facilitate a building expansion of the abutting industrial use. In conjunction with this request, the applicant has submitted a conditional zoning ordinance that requires a higher planting yard standard and fencing installed along the Emerson Street frontage of the site, and restricts the manner in which vehicular access may be permitted to Emerson 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 requested Plan Amendment and the requested Conditional Zoning District are appropriate for the proposed location and are consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans.

Staff Comments:

The proposed plan amendment subject area consists of 11 parcels totaling approximately 9 acres. The two parcels on the east side of Emerson Street are designated as Low Density Residential and Moderate Density Residential. The request to amend this area to Light Industrial to support a growing business is supported by the goals and objectives of the Community Growth Vision Statement that calls for retaining and expanding existing industries.

Staff recommends the remaining nine parcels along the north side of W. Fairfield Road and the west side of Holleman Street be redesignated as Low Density Residential. This request is supported by the Community Growth Vision statement and the Land Use Plan, which call for the protection of existing neighborhoods and the provision of housing close to jobs, shopping and services.

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;
	<p><i>Staff Comments:</i> Based on the following factors, staff suggests the requested CZ-LI District will be compatible with the surrounding character and land uses:</p> <ul style="list-style-type: none"> • The zoning site is fronting along a 4-lane major thoroughfare; • The zoning site is located at the outer edge of this residential subdivision, and it abuts industrial zoning and uses to the north, east & south; and • The zoning site and abutting CU-LI zoning to the north are separated from the residential uses in this subdivision by the Emerson Street right-of way.
<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.;
	<p><i>Staff Comments:</i></p> <ul style="list-style-type: none"> ❖ To mitigate any potential impacts to the adjacent residential uses, the applicant has offered a condition to restrict driveway access onto Emerson Street to the existing private drive lying at the northern boundary of the site. ❖ So as to screen or filter views of industrial activities, the applicant offers to provide a higher landscaping rate along the Emerson Street frontage of the site. Instead of the standard 8-foot wide street planting yard with 2 trees every 100 linear feet, the applicant offers to install a minimum 20-foot wide Type C Planting Yard along Emerson Street consisting of 5 trees and 17 shrubs every 100 linear feet. In addition, the applicant offers to install a minimum 5-foot high opaque fence behind the Type C planting yard to provide an extra layer of visual screening from Emerson Street.
<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;
	<p><i>Staff Comments:</i> The site is within the Randleman Lake General Watershed Area, and as such, development is required to meet watershed standards of the Development Ordinance.</p>
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<p><i>Staff Comments:</i> The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p>

Factor #5	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<i>Staff Comments:</i> The conditions offered by the applicant pertaining to landscaping and fencing along Emerson Street will assist in mitigating impacts to the adjacent residential 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:

During the past several decades the land area adjacent this residential subdivision has developed with various industrial uses to the point where it is now completely surrounded by industrial uses. Since the 1980's, the adopted Land Use Plan Map has supported industrial uses in this general area and protected the small enclave of residences from the impact of adjacent industrial uses.

Development Patterns:

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

Staff Comments:

The proposed CZ-LI District follows Emerson Street as its western boundary, which is consistent with the zoning pattern established in 1985.

Reasonableness/Public Interest:

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

In this case, staff suggests that the approval of the applicant's request may be considered reasonable and in the public interest because:

- 1) Subject to approval of Plan Amendment 16-03, the requested CZ-LI District will be consistent with the Land Use Plan;
- 2) The zoning site abuts a major thoroughfare and is surrounded on three sides by light industrial or heavy industrial zoning uses;
- 3) The request is similar to a previous rezoning that established a CU-LI District directly to the north of the site where Emerson Street separates the industrial and residential zoned properties; and
- 4) Conditions offered by the applicant pertaining to landscaping, fencing and vehicular access will assist in ensuring development will be compatible with abutting uses.

Recommendation

1. Plan Amendment 16-03:

Staff Recommends Approval:

Staff recommends approval of the request to change the future land use designation for approximately 9 acres to the Light Industrial and Low Density Residential land use classifications. The request meets the goals and objectives of the Community Growth Vision

Statement and the Land Use Plan which call for retaining and expanding existing industries, protecting existing neighborhoods, and providing housing close to jobs, shopping and services.

**2. Zoning Map Amendment 16-10:
Staff Recommends Approval**

The Planning & Development Department recommends approval of the request to rezone this 1.78-acre area to the CZ-LI District. As conditioned, the requested CZ-LI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

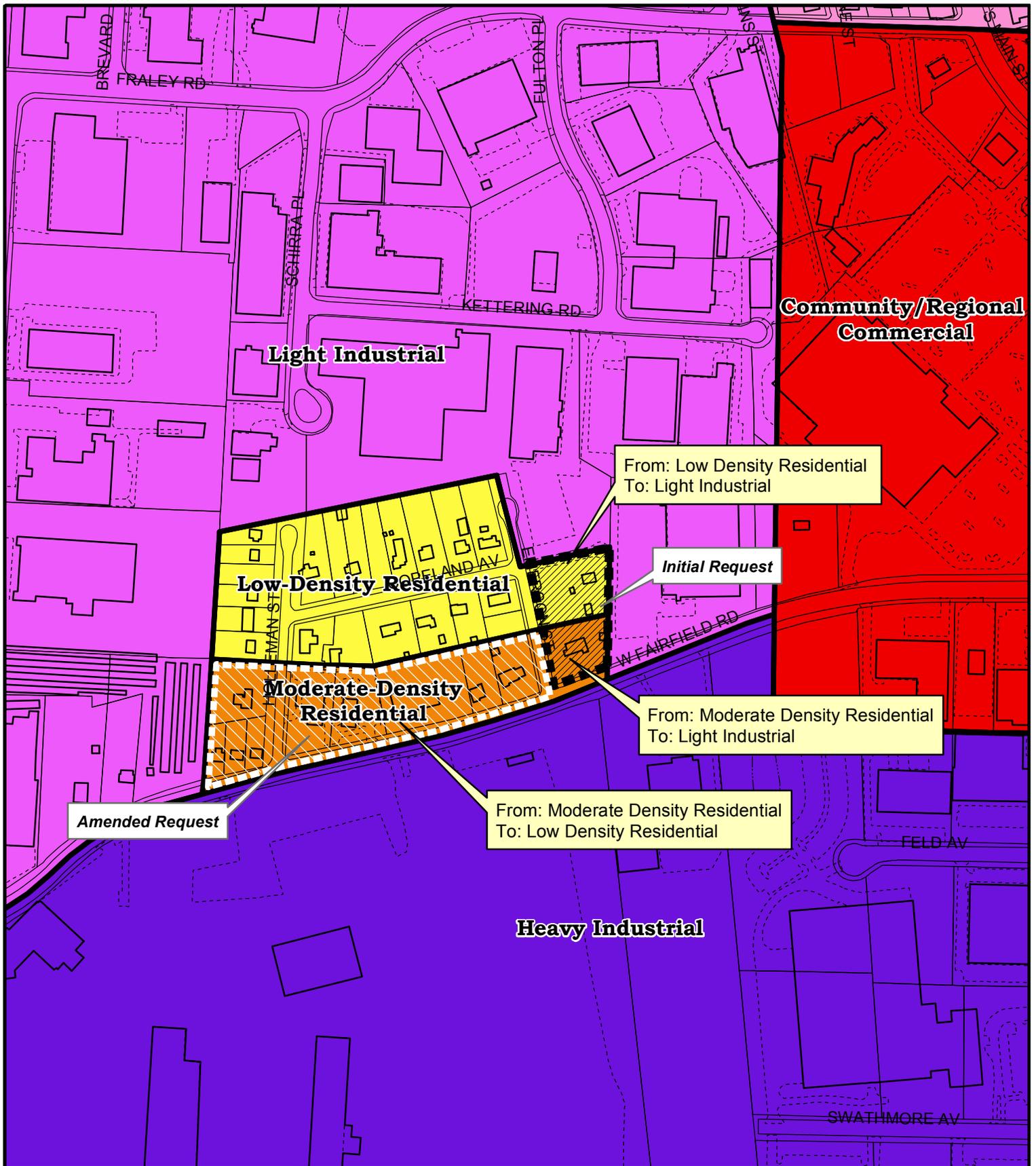
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



PLAN AMENDMENT PA16-03

Request - From: Low Density Residential and
Moderate Density Residential
To: Light Industrial and
Low Density Residential

Existing Land Use Plan —————
Subject Property Boundary - - - - -

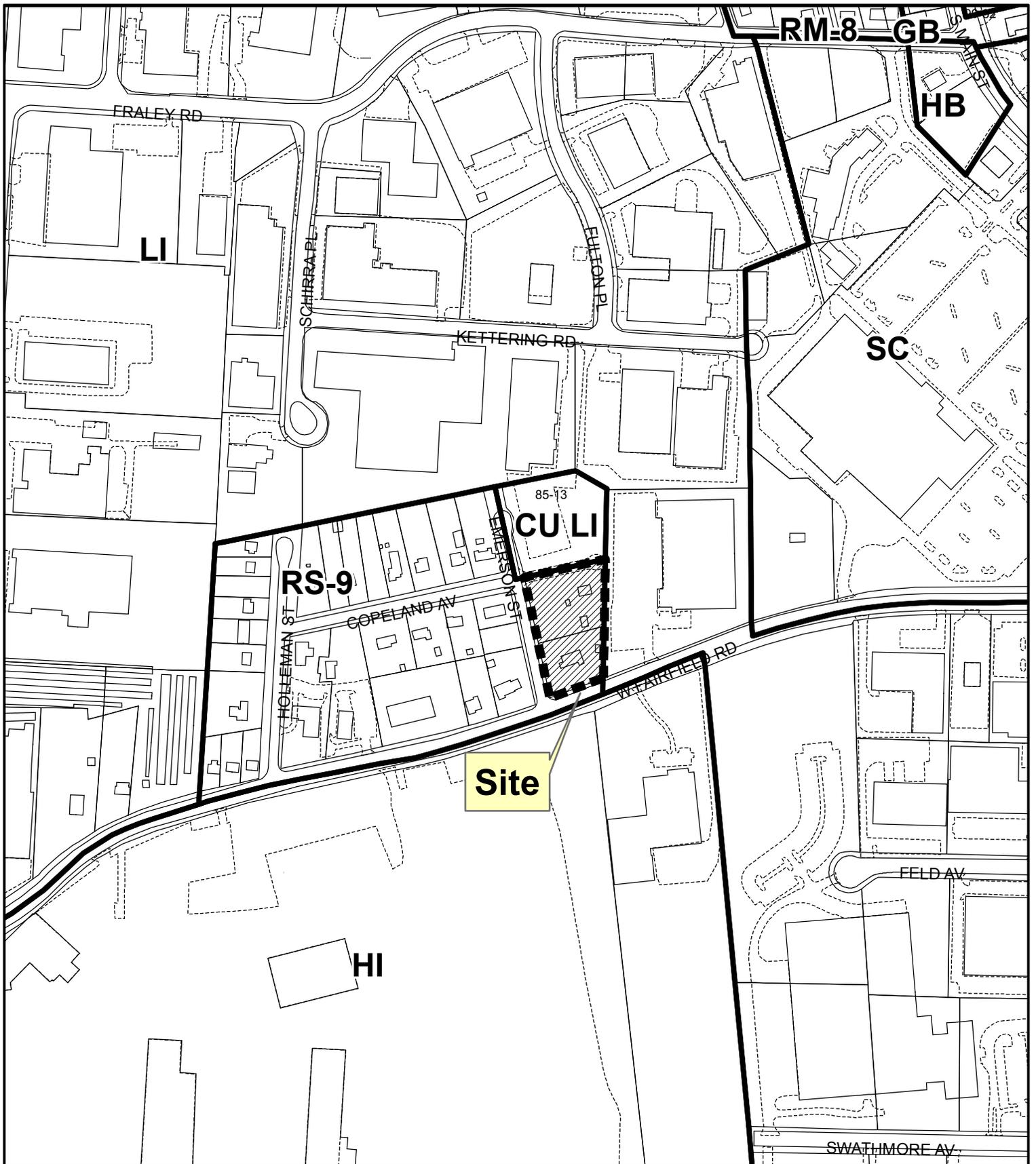
**Planning & Development
Department**

City of High Point

Date: May 24, 2016



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2016/pz/pa16-03.mxd



ZONING MAP AMENDMENT ZA16-10

**From: Residential Single Family-9
To: Conditional Zoning Light Industrial**

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

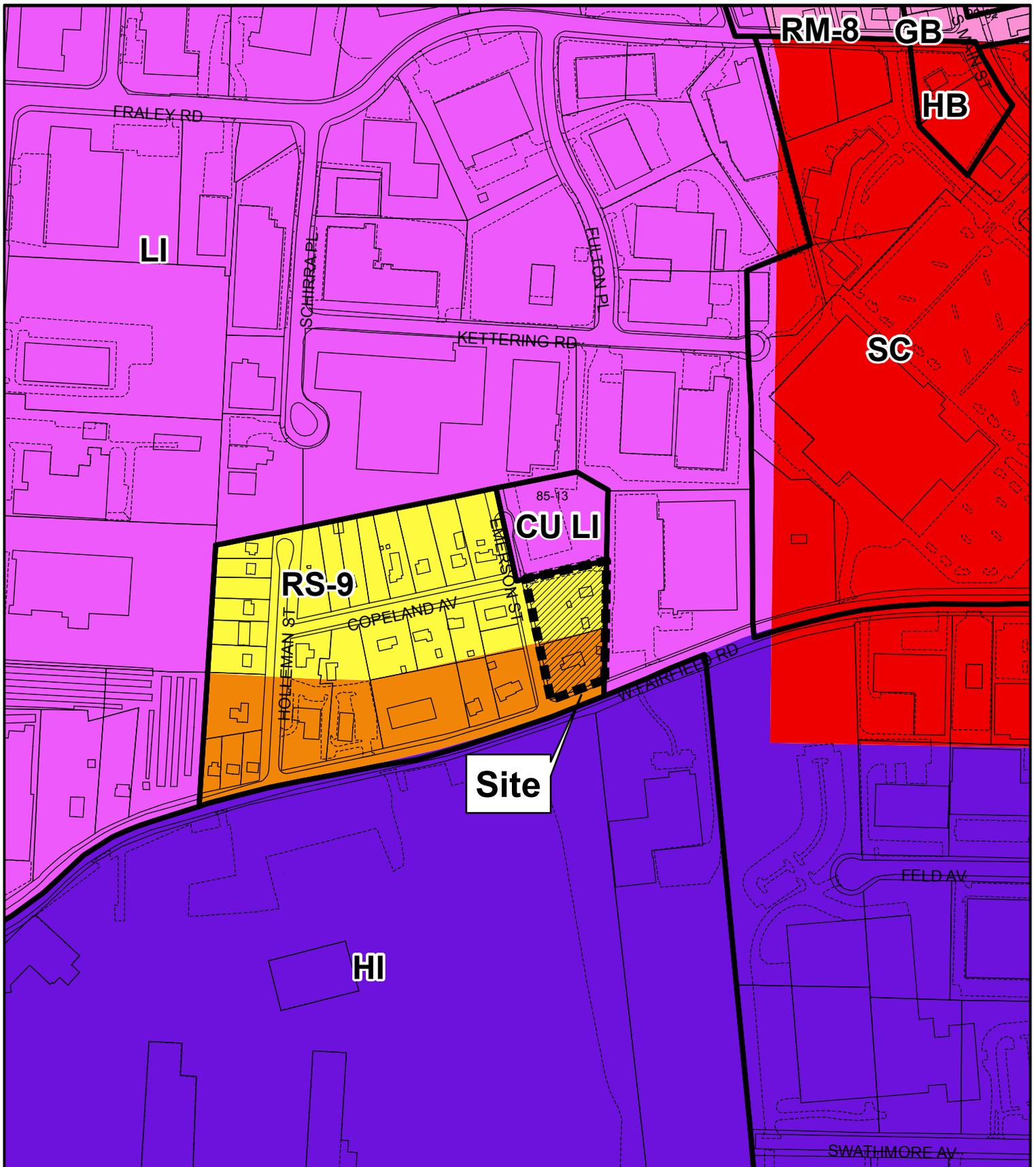
**Planning & Development
Department**

City of High Point

Date: May 24, 2016



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2016/pz/za16-10.mxd



ZONING MAP AMENDMENT ZA16-10

Land Use Plan

- | | |
|---|---|
|  Low-Density Residential |  Community/Regional Commercial |
|  Moderate-Density Residential |  Light Industrial |
| |  Heavy Industrial |

Planning & Development
Department

City of High Point

Date: May 24, 2016



Scale: 1"=400'

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2016/pz/za16-10.mxd



ZONING MAP AMENDMENT ZA16-10

Topography

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point

Date: May 24, 2016



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2016/pz/16-10topo.mxd

ZONING MAP AMENDMENT ZA16-10



DRAFT

Guilford County
Randolph County

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 May 24, 2016 and before the City Council of the City of High Point on June 20, 2016 regarding **Zoning Case 16-10** 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 May 15, 2016, for the Planning and Zoning Commission public hearing and on June 8, 2016 and June 15, 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 June 20, 2016.

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 Light Industrial (CZ-LI) District**. The property is approximately 1.78 acres and lying north of W. Fairfield Road and east of Emerson Street (506 W. Fairfield Road and 559 Emerson Street). The property is also known as Guilford County Tax Parcels 0179382 and 0179390.

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 Light Industrial (LI) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the LI District and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

- A. Landscaping, Buffers and Screening: A minimum 20-foot wide Type C planting yard and a minimum 5-foot high opaque fence shall be installed along the Emerson Street frontage of the zoning site. The opaque fence shall be installed within the interior of the site behind the planting yard.
- B. Transportation Conditions.
 - 1. Access: Access to Emerson Street shall be restricted to the existing private drive (abandoned Copeland Avenue) lying at the northern boundary of the zoning site.
 - 2. Other Transportation Conditions: The City of High Point Director of Transportation shall approve the exact location and design of all access points. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all 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 June, 2016.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

City of High Point

Zoning Case 16-10

Submitted by:
Samet Corporation
Brian Hall



Citizen Information Meeting Report
May 5, 2016
5:00-6:00 PM

Meeting Time and Place –

May 5, 2016
550 W. Fairfield Rd.
High Point, NC

Attending the Meeting –
Neighbors

Latrelle Batten
Truckers Williams
Terry McDowell
Thomas Wiley
Joann Wiley
Shirleen Williams
Gerald Williams
Tom Lowe

Presenters

Brian Hall – Samet Corporation
Jon Paul Wright – Slane Hosiery Mill

The handwritten sign in sheet is attached to this report and is labeled Attachment 1

Notification Letter

A letter was mailed on Tuesday April 26, 2016 to all 18 parties owning property within 300 ft of the proposed rezoning site as specified by the City of High Point Planning Department. The list of the property owners, provided by the Planning Department, to which all notices were mailed is labeled as Attachment 2 of this report. A copy of the notification letter sent on April 26, 2016 is labeled as Attachment 3 of this report.

Meeting Handouts

At the Community Information Meeting, each attendee was provided a handout by the Presenters. Each hand out contained a hard copy of the letter that was mailed to each property owner which includes a written description of the proposed development on the subject property. Also, each attendee was provided with a copy of the City's Conditional Use District Zoning Citizen Information Meetings Statement, as provided by the City of High Point's Planning Department. Displayed at the meeting was a conceptual site layout of the property being considered for rezoning.

Presentation

Brian Hall began the meeting by introducing himself as a representative of Samet Corporation. Brian asked that all questions be held until the end of the presentation. Brian walked through the written development proposal explaining the planned development as it relates to each one of the following topics:

- The Property's History, Previous Condition & Current Condition
 - Recent Ownership Change – legally worked through Bankruptcy proceedings
 - Current Zoning Condition – Residential
 - Dilapidation, Blight and Run-down nature of use of the previous owner.
 - Clean up, investment and improvement of current owner
 - The value enhancement associated with demolishing dilapidated structures and installing new, appealing landscaping buffering the proposed parking lot.
- Proposed Access
 - W. Fairfield and private section of Copeland Ave.
- Proposed Buffering
 - Type B buffering as offered by our team, described by the development ordinance
- Traffic
 - Slane HM does not expect to increase traffic counts with this expansion
 - Slane HM does not expect to apply for any new driveway permits
 - Slane HM does plan to utilize its existing access on W. Fairfield and the now "private drive" portion of Copeland Ave as the only access points for the property.

Brian Hall then made the following points

- The conceptual plans presented at the meeting are conceptual and still a work in progress.

Questions Raised by the Attendees with responses provided by Brian Hall and JP Wright where appropriate:

- How wide will the buffer along Emerson St be?
 - Brian Hall explained that a Type B buffer is specified by the City of High Point as being 30' wide. With a fence the buffer can reduce down to 20'.
- How will traffic be addressed?
 - Brian Hall explained that overall traffic counts will not be increased as this is simply a relocation of existing parking to accommodate the expansion. The traffic pattern, with the expansion will change. As traffic currently exits the facility on Copeland, because of the design of the expansion, traffic will likely use Copeland as an entrance. This will keep truck traffic on the Slane Hosiery side of Emerson and should limit all truck traffic leaving the site to utilize the W. Fairfield Entrance
- Traffic goes really fast on W. Fairfield. Is there any way to slow traffic on W. Fairfield down?
 - Brian Hall explained that we can jointly, as neighbors, petition the City of High Point to look at speed limits, traffic lights (specifically at the Emerson St / W. Fairfield intersection), flashing caution light or other possible improvements to reduce speed along W. Fairfield, but our project can't directly address speeds of motorists on W. Fairfield.

- We are concerned about safety of our neighborhood with increased traffic?
 - Brian Hall re-iterated that traffic counts will not increase, we are not requesting any new public driveways on any public right of ways and we expect to utilize the existing access points to the property on W. Fairfield and the now private portion of Copeland Ave, as the company is currently doing. The only thing that we expect to be different is the traffic pattern. Today/Currently, truck traffic and employee traffic exit onto Copeland Ave and there is limited control of which direction they go, once they leave the facility. With the expansion, planned in the location it is, truck traffic will need to enter the site from Copeland and leave the site directly onto W. Fairfield. Of all the options to maintain our existing two access points and not create new access points, we feel like this is the best and safest traffic flow to and from the site.
- Can't you just close Copeland Ave?
 - Brian Hall explained that Copeland Ave has been closed as a public road and now is jointly owned ½ by us and ½ by our neighbor to the north. We utilize the ½ we own as a private drive, but we do not have the ability to close it or fence it off, as we only own ½ of it.
- What would you guys recommend to maintain our two entrances for safety purposes, and provide an alternate way in/out, other than along W. Fairfield? Another Driveway along Emerson St? (Brian Hall)
 - Neighbors explained that traffic stacks/backs up at the intersection of Emerson and W. Fairfield and that a new curb cut along our frontage at Emerson would only compound that problem.
 - Brian Hall commented that the plan provided with access at W. Fairfield and the closed portion of Copeland Ave appears to be the least impactful of the options available for the company to maintain two access points for safety and operational purposes.
- Can't you just place another driveway out on W. Fairfield?
 - Brian Hall explained based on the location of our existing drive, the proximity of the intersection of Emerson St., site distance requirements, approximately 250' and the distance between curb cuts that the City of High Point likes to see, we don't have adequate frontage along W. Fairfield to safely and adequately add an additional driveway on W. Fairfield.

Attachment 2

550 WF LLC
3406 W WENDOVER AVE STE E
GREENSBORO NC 27407

550 WF LLC - James Hooper
3406 W WENDOVER AVE
GREENSBORO NC 27407

BATES, TITHA R
604 COPELAND AVE
HIGH POINT NC 27263

BATTEN, LATRELLE S
607 COPELAND AVE
HIGH POINT NC 27263

CLEMENTS GEORGE BUILDING INC
3031 S MAIN ST
HIGH POINT NC 27263

DOBBINS, ROSA MORRIS
602 W FAIRFIELD RD
HIGH POINT NC 27263

GARNER, EVA T
600 COPELAND AVE
HIGH POINT NC 27263

H F REALTY LLC
PO BOX 128
HICKORY NC 28603

HHG REAL PROPERTY LLC
1925 EASTCHESTER DR
HIGH POINT NC 27265

HILL, CALVIN R JR ; HILL, DEBRA R
613 HASTY HILL RD
THOMASVILLE NC 27360

IQBAL, JAWAID ; IQBAL, SHAHEEN
600W FAIRFIELD RD
HIGH POINT NC 27263

LOWE, THOMAS D
608 COPELAND AVE
HIGH POINT NC 27263

MCDOWELL, TERRY R ; MCDOWELL,
MARGIE M
602 COPELAND AVE
HIGH POINT NC 27263

MPC/FR PROPERTY LLC
551 W FAIRFIELD RD
HIGH POINT NC 27264

THOMAS BUILT BUSES INC
1408 COURTESY RD
HIGH POINT NC 27260

TURGEONZ LLC
612W FAIRFIELD RD
HIGH POINT NC 27263

WILLIAMS, TUCKER E
603 COPELAND AVE
HIGH POINT NC 27263



Building Structures.
Building Relationships.

April 28, 2016

Dear Neighbor,

The purpose of this letter is to notify you of a citizen information meeting being held concerning a request for rezoning the 1.82 +/- acre parcel at the NE corner of the intersection of W. Fairfield Road and Emerson Street (as shown on the enclosed maps). The meeting will be held at 550 W. Fairfield Drive on Wednesday May 4th at 5:00pm.

Samet Corporation has been hired as the design builder to construct an expansion to the existing facility located at 550 W. Fairfield road. In order to accommodate this expansion at 550 W. Fairfield, we are requesting to rezone the two parcels located at 559 Copeland Ave and 560 W. Fairfield from RS9 to CU-LI. This rezoning will allow us to replace a parking area that will be needed, as we expand the facility located at 550 W. Fairfield. When we expand the building at 550 W. Fairfield, we will expand the building into the current parking area of the facility. Our intention is to replace this lost parking area, with new parking area to be located on the two parcels subject to this rezoning. We intend to install a type "B" planting/buffer yard along the Emerson St. frontage to provide a medium density screen between this new parking area and the adjacent, neighboring properties.

At the citizen's information meeting, you will be able to meet with me, learn more about our plans and our approach to this project, as well as ask any questions concerning this important project. Samet Corporation has a 55 year history of developing and constructing top quality projects in the City of High Point. We will utilize our experience and best practices to complete this project in accordance with our core values of Service, Quality, Innovation, Trust and Safety – The Samet Way.

Enclosed is a required statement provided by the High Point Planning & Development Department, outlining the purpose of the citizen's information meeting and the zoning process.

Please feel free to reach out to me, if you are unable to attend and I'll be pleased to answer any questions you may have. My direct phone number 336-544-2643. I look forward to seeing you on Wednesday, May 4th at 5pm.

Thank you,

A handwritten signature in blue ink, appearing to read 'Brian Hall'.

Brian Hall, LEED AP BD+C
Preconstruction Project Manager II

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Greensboro, NC 27409

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