

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-26
350 South Land Holding, LLC

From: Lee Burnette, Planning & Development
Director

Meeting Date: January 17, 2017

Public Hearing: Yes

Advertising Date: January 4 & 11, 2017

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by 350 South Land Holding, LLC to amend a Planned Unit Development-Mixed (PDM) District. The zoning site is approximately 510 acres and generally lies south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road.

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommends *approval* of this request, as outlined in the attached staff report.
- B. On December 13, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-26. The Planning & Zoning Commission recommended *approval* of this request, by a vote of 9-0, as outlined in the staff report and as recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

350 South Land Holding, LLC

Zoning Map Amendment 16-26

At its December 13, 2016 public hearing, the Planning and Zoning Commission reviewed a request to amend a previously adopted Planned Unit Development-Mixed (PDM) District. The overall zoning site is approximately 510 acres; however, the requested amendment only pertains to a 24-acre portion of the zoning site abutting I-40. 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, on behalf of the applicant, was Mr. Tom Terrell; an attorney with Smith-Moore-Leatherwood Attorneys at Law, 300 N. Greene Street, Suite 1400, Greensboro. He emphasized that this amendment only impacts a 24-acre portion of the overall 510-acre zoning site and that this parcel was the only portion of the overall PDM District developed with existing industrial structures at the time of the initial zoning approval in 2013. The applicant has a client that wishes to rent the existing industrial buildings on this 24-acre parcel for a construction equipment rental use. Mr. Terrell concluded by noting this proposed use will only be allowed on this single parcel and is similar to existing industrial uses along Norcross Road.

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 9-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-26 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 reuse of this existing developed industrial site, off Norcross Road, will not negatively affect the value of abutting parcels; and
- 2) This proposed amendment will allow the reuse of an existing developed parcel that was part of the initial zoning approval. Any new building construction will be subject to previously adopted zoning conditions of the PDM District.

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

**STAFF REPORT
ZONING MAP AMENDMENT 16-26
December 13, 2016**

Request	
Applicant: 350 South Land Holdings, LLC.	Owner: 350 South Land Holding, LLC.
Zoning Proposal: To amend permitted uses and development standards for a 24-acre portion of the larger 510-acre PUD	From: PDM Planned Unit Development-Mixed District (CZ12-11) To: PDM Planned Unit Development-Mixed District (CZ16-26)

Site Information	
Location:	The larger overall zoning site consists of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road. However, the focus of the zoning amendment pertains to a 24-acre parcel lying at the western terminus of Norcross Road (8530 <i>Norcross Rd</i>).
Tax Parcel Numbers:	Guilford County Tax Parcels 0168770, 0168791, 0168792, 0168794, 0168949, 0170697, 0170699 thru 0170704, 0170710, 0170731, 0170794, 0170826, 0170831, 0170834, 0170990, 0171055, 0171067, 0171075, 0171077, 0171092 and 0170876 (26 Parcels).
Site Acreage:	<u>Total site area</u> - approximately 510 acres. <u>8530 Norcross Road portion of site</u> – approximately 24 acres
Current Land Use:	The parcel at 8530 Norcross Road is currently developed with two industrial buildings with a total area of 53,850 square feet.
Physical Characteristics:	The parcel at 8530 Norcross Road has a relatively flat to moderately sloping terrain, with only the eastern portion of the property being developed. An intermittent stream, running in an east to west direction, runs through the middle of the property.
Water and Sewer Proximity:	No City water or sanitary sewer lines are located in Norcross Road.
General Drainage and Watershed:	The site drains in a general westerly direction. Development of the site will be subject to the Oak Hollow Lake General Watershed Areas (GWA) requirements of the water supply watershed regulations. Engineered stormwater treatment measures are required for non-residential development with an impervious surface area greater than 24% of the site.
Overlay Districts:	Oak Hollow Lake GWA and Airport Overlay - Zone 2

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling (<i>across I-40</i>)
South:	PDM	Planned Unit Development-Mixed District	Undeveloped.
East:	LI	Light Industrial District (<i>Guilford County</i>)	Undeveloped parcel and RV Sales and storage facility.
West:	PDM	Planned Unit Development-Mixed District	Two single family dwellings.

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither in conflict with the Community Growth Vision Statement's goals and objectives, nor does it promote those goals and objectives.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research & development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	<u>Northwest Area Plan:</u> The site is located within the Business Center Area described in the Northwest Area Plan. The plan recommends that all new non-residential development in this area meet additional design guidelines in order to create high quality development that is visually attractive.
Zoning History:	The 510-acre PUD is within the northwestern portion of the City of High Point Planning Area and was annexed in May 2013 (Zoning Case 12-11). The northwestern portion of the City's Planning Area extends northward to I-40 and from Sandy Ridge Road westward to just past the Guilford/Forsyth County line. From 1998 to 2016, there have been several annexations and zonings, totaling over 870 acres in this area.

Transportation Information			
Adjacent Streets:	Name		Classification
	Norcross Road		Local Street
			Approx. Frontage
			60 ft.
Vehicular Access:	Access will be from an existing driveway from Norcross Road.		
Traffic Counts: (Average Daily Trips)	Norcross Road		None Available
Estimated Trip Generation:	This request will not significantly increase vehicular trips.		
Traffic Impact Analysis:	Required		TIA Comment
	<u>Yes</u>	<u>No</u> X	
			If a use or redevelopment of property at 8530 Norcross Road generates over 150 new trips in the peak hour, the property owner shall be required to submit a TIA for review and approval by the Transportation Department. The property owner shall be required to install any improvement noted in this TIA to mitigate impact of development. Said improvement shall be required to be installed prior to the use being established on this parcel.
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		
Comments:	None		

School District Comment
Not applicable to this zoning case, the site is within Airport Overlay - Zone 2, which prohibits any new residential development.

Planned Unit Development (PUD) Overview

A PUD is an optional form of land development designed to permit land uses that are planned for and controlled by a master plan called a PUD Master Plan. Specific development standards pertaining to density, size, location and arrangement of buildings, lot dimensions, and landscaping are set aside by the Ordinance. In their place, the general development standards for PUDs, found in Section 9-4-3(a)(3), and the site-specific development standards approved in the Conditional Zoning Ordinance and the accompanying PUD Master Plan govern the land uses permitted on the site and the manner in which they may develop.

This proposed amendment is to a PUD that was approved under the 1992 Development Ordinance. This PUD is subject to the approved PUD Master Plan, the conditional zoning ordinance and the 1992 Development Ordinance.

Details of Proposal

In 2013, City Council approved a request to annex and apply initial City zoning for approximately 510 acres in the northwestern portion of the City's Planning Area (CZ12-11). A Planned Unit Development-Mixed (PDM) District zoning was granted for the property to facilitate the development of a business/industrial park.

The zoning approval divided the 510 acres into two phases. Phase I permits Corporate Park (CP) District and Light Industrial (LI) District uses for that portion of the site lying to the south and east of Adkins Road. Phase II, lying north and west of Adkins Road, was limited primarily to Agricultural (AG) District uses. This phase will be evaluated at a future date for possible allowance of CP and LI District uses.

The property at 8530 Norcross Road is located at the northern limits of the zoning site, next to I-40, in Phase II of the proposed development. In the mid-1980s two industrial/warehouse buildings were constructed on this property and it was used as a wholesale building supply facility. At the time of annexation and rezoning in 2013, the site was vacant or in the process of being vacated by a former tenant. It was included, in Phase II of this PDM District it is currently limited to AG District uses.

The property owner has a client that wishes to rent the buildings at 8530 Norcross Road for rental and sales of construction equipment. This amendment proposes to remove this parcel from Phase II and add it to Phase I of the 350 South development in order to allow reuse of the existing buildings on this property with an industrial use. The applicant did not hold a Citizens Information Meeting, but their representative submitted a written statement stating the reasons in accordance with the Development Ordinance.

Staff Analysis

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 specific PUD Findings and Conditional Zoning Review Factors in its review and discussion of any PUD application.

Since this application only amends conditions pertaining to the use of property at 8530 Norcross Road, only this proposed use of this property is being addressed in the review factors.

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 proposed changes to this PDM District are appropriate for this location, because the site has existing development that previously included outdoor storage, and the rest of the developed properties on Norcross Road are similar in nature. In addition, the revised conditions are consistent with the recommendations in the Northwest Area Plan, because any future redevelopment will need to meet the building standards that were approved. Complying with these standards will also make the site consistent with the Restricted Industrial land use plan designation.

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><u>Staff Comments:</u></p> <ul style="list-style-type: none"> ❖ Adjacent uses along Norcross Road are industrial in nature, thus allowance of industrial uses on this parcel will be compatible with surrounding development. ❖ Due to the manner in which the intermittent stream runs through the property, only the previously improved eastern portion of the site is available to be used for an industrial use.
<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><u>Staff Comments:</u></p> <p>Any new construction will still be subject to the previously adopted zoning conditions; therefore, the amended PUD District still effectively mitigates adverse impacts.</p>
<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><u>Staff Comments:</u></p> <p>An intermittent stream runs in an east to west direction through the middle of the property off Norcross Road. A 50-foot stream buffer is required to be preserved along the top of bank of both sides of this stream.</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><u>Staff Comments:</u></p> <p>The requested amendment to the PUD District has no known added impact on municipal services.</p>
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<p><u>Staff Comments:</u></p> <p>Parcels abutting the Norcross Road site are heavily wooded, thus reuse of the existing industrial buildings will not adversely effect 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:

Since being annexed in 2013, there have been no significant changes in the area near Norcross Road.

Development Patterns:

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

Staff Comments:

Existing uses in the unincorporated portion of Guilford County, along Norcross Road, are industrial in nature. The reuse of the existing buildings on this site will be comparable with the development pattern that has been established there.

PUD FINDINGS

As an additional framework for review of planned unit development proposals, the City has established specific findings, in addition to those normally required for a conditional zoning district, that must be made for approval of a PUD. These findings help ensure that the proposed development will be constructed as a cohesive, unified project; that it will utilize an efficient, attractive, and environmentally sensitive design; and that it will generally be of a higher quality than otherwise required by the application of conventional the Development Ordinance zoning district regulations.

PUD Findings:

Applications for Planned Unit Development Districts shall be approved only if all of the following findings are made:

<u>Finding#1</u>	That application of planned unit development requirements to the property will produce a development of equal or higher quality than otherwise required by the strict application of conventional regulations of districts designated by the adopted Land Use Plan; <u>Staff Comments:</u> This amendment to the PDM District will allow reuse of existing industrial buildings on this one parcel. If the property is ever redeveloped or new building construction is proposed, all previously adopted architectural and development condition of the PDM District shall still apply.
<u>Finding#2</u>	That application of planned unit development requirements to the property will encourage innovative arrangement of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design; <u>Staff Comments:</u> This amendment request does not change the initial findings used for approving this PDM District.
<u>Finding#3</u>	That application of planned unit development requirements to the property will produce a development functioning as a cohesive, unified project and; <u>Staff Comments:</u> The initial zoning approval provides for unified cohesive development along with some common building design standards and an interconnected roadway network. This amendment request does not change these unifying design components of the PUD

<u>Finding#4</u>	That application of planned unit development requirements to the property will not substantially injure or damage the use, value, and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the adopted plans and policies of the City.
	<u>Staff Comments:</u> This amendment request does not change the initial findings used for approving this PDM District.

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 this request is reasonable and in the public interest because:

- 1) The reuse of this existing developed industrial site, off Norcross Road, will not negatively affect the value of abutting parcels; and
- 2) This proposed amendment will allow the reuse of an existing developed parcel that was part of the initial zoning approval. Any new building construction will be subject to previously adopted zoning conditions of the PDM District

Recommendation

Staff Recommends Approval

The Planning & Development Department recommends approval to:

1. Amend the PUD Master Plan to add Guilford County Tax Parcel 0170702 to Phase I;
2. Amend the permitted uses of this PDM District to allow Equipment Rental & Leasing (with outside storage) on Guilford County Tax Parcel 0170702;
3. Amend Development and Dimensional Requirements of the PUD (Part II Conditions A.) to exempt the parcel from the new development standards until such time it is redeveloped;
4. Amend the Transportation conditions (Part II 1.b) to allow reuse of Guilford County Tax Parcel 0170702;
5. Amend signage conditions to the parcel from the Common Signage Plan requirements of the PUD and subject it to the Corporate Park sign standards.

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.

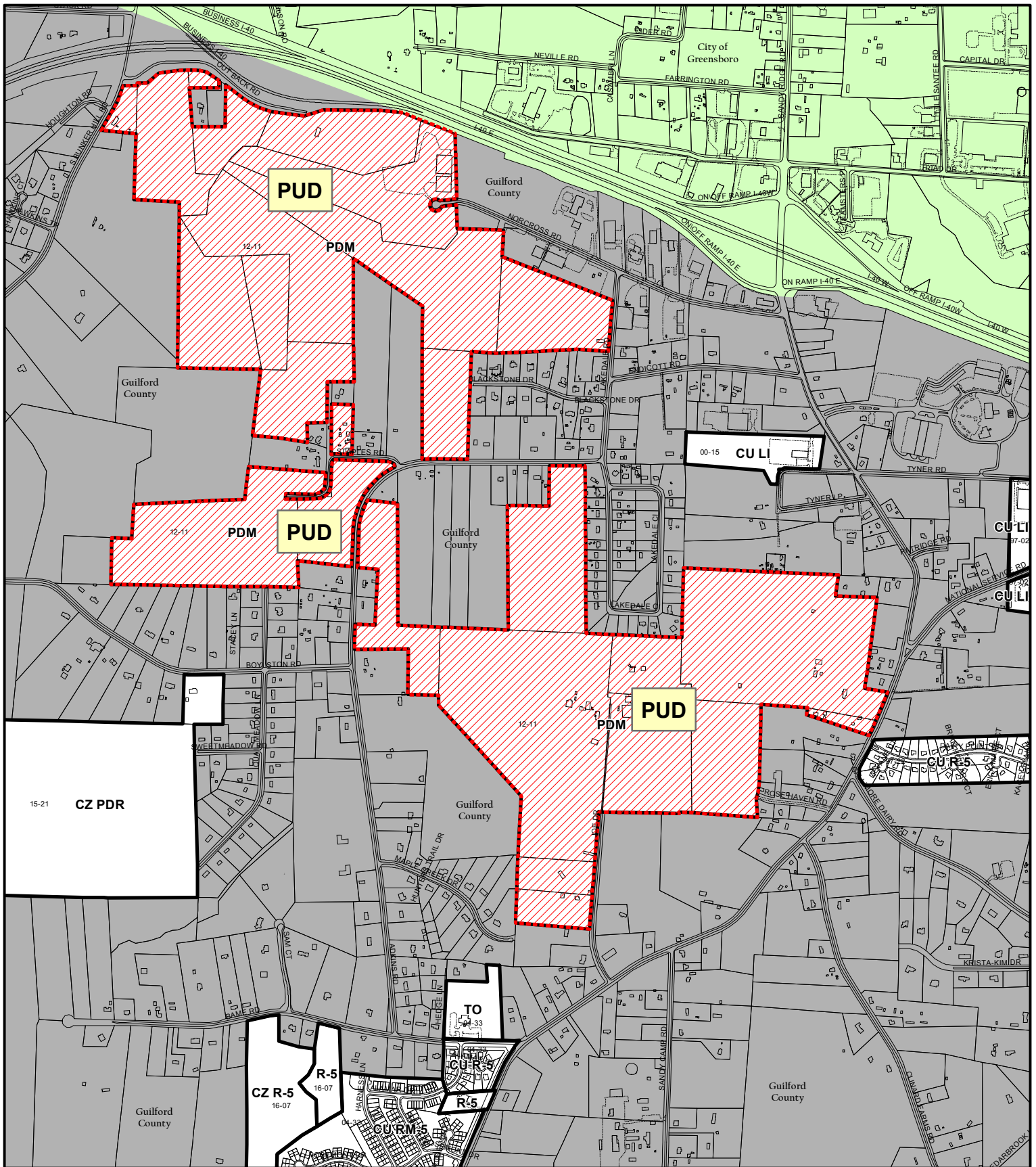
City Council:

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 G. Lee Burnette AICP, Director.



ZONING MAP AMENDMENT ZA-16-26

From: Planned Unit Development-Mixed
To: Planned Unit Development-Mixed

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

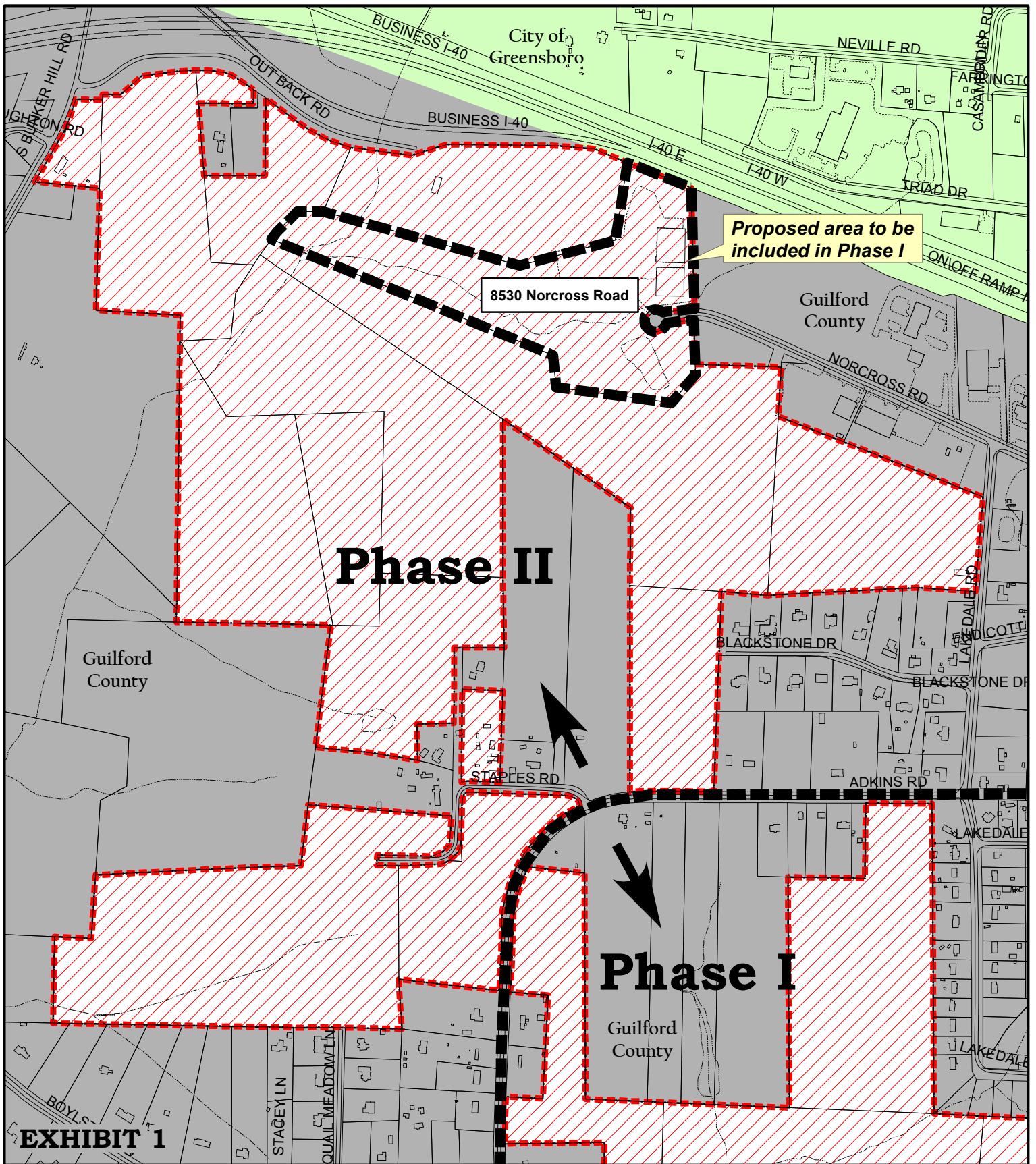
Planning & Development
Department

City of High Point

Date: December 13, 2016



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ZONING MAP AMENDMENT ZA-16-26

From: Planned Unit Development-Mixed
To: Planned Unit Development-Mixed

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

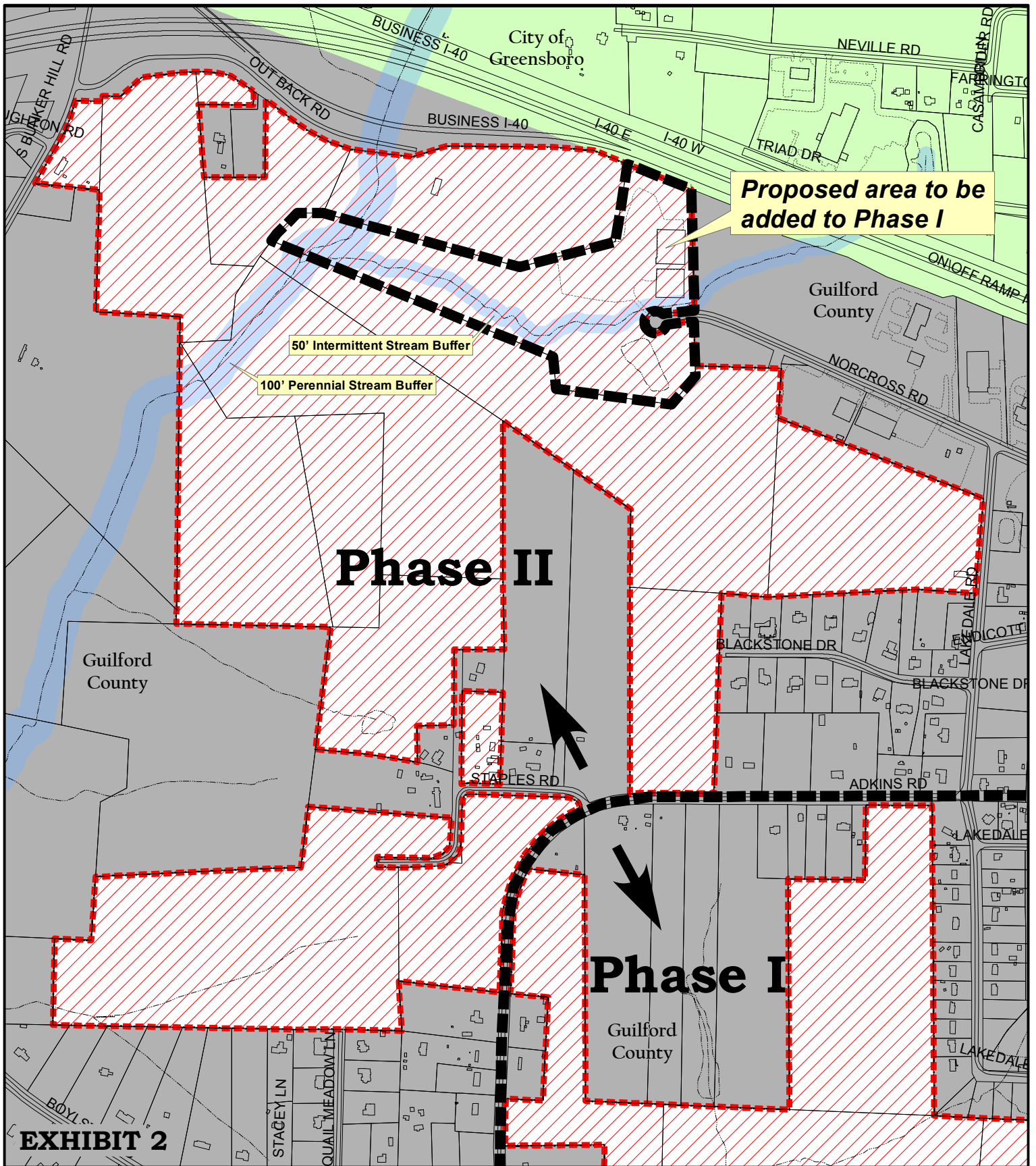
Planning & Development
Department

City of High Point

Date: December 13, 2016



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ZONING MAP AMENDMENT ZA-16-26

**From: Planned Unit Development-Mixed
To: Planned Unit Development-Mixed**

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

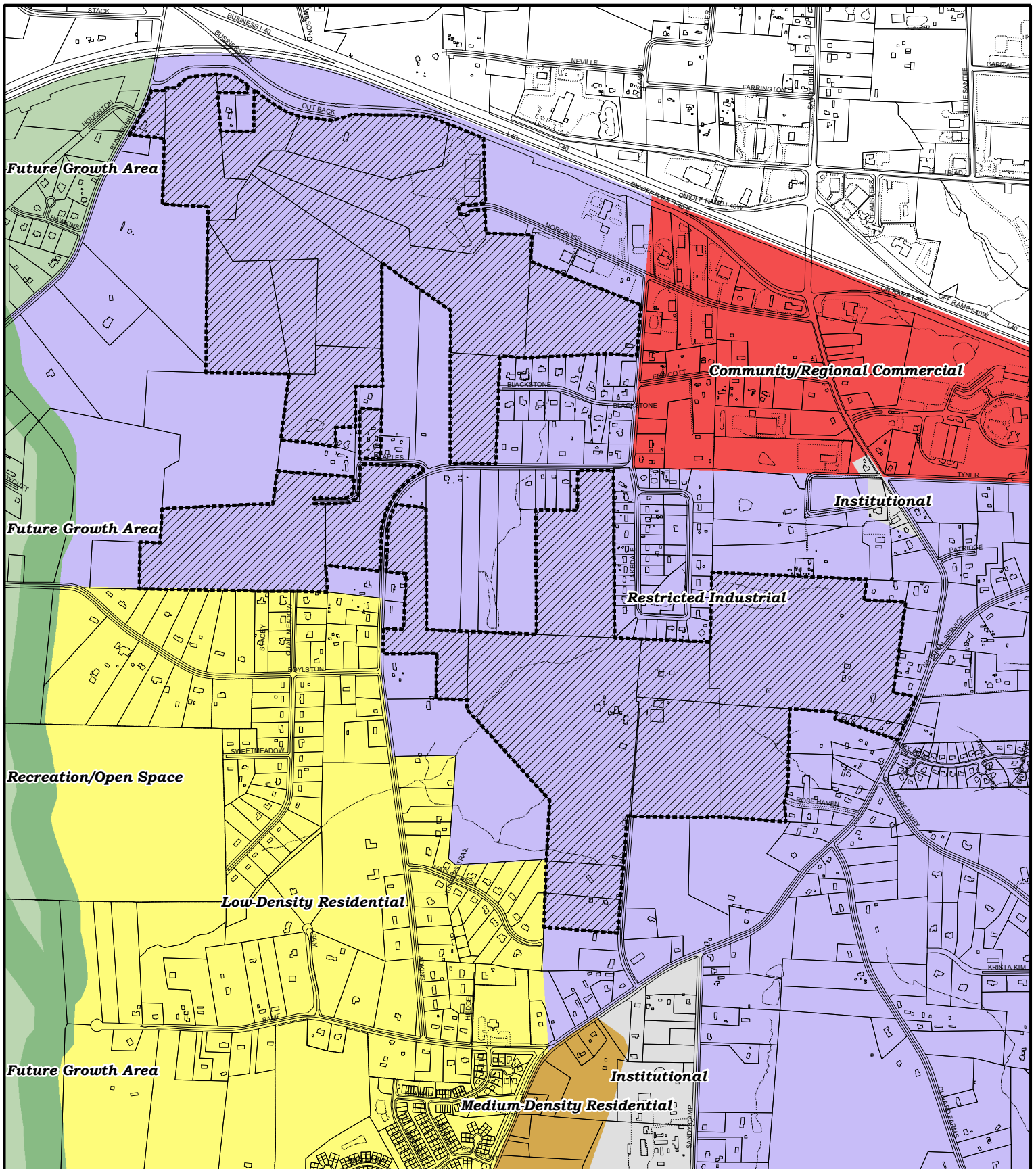
**Planning & Development
Department**

City of High Point

Date: December 13, 2016



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ZONING MAP AMENDMENT ZA16-26

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



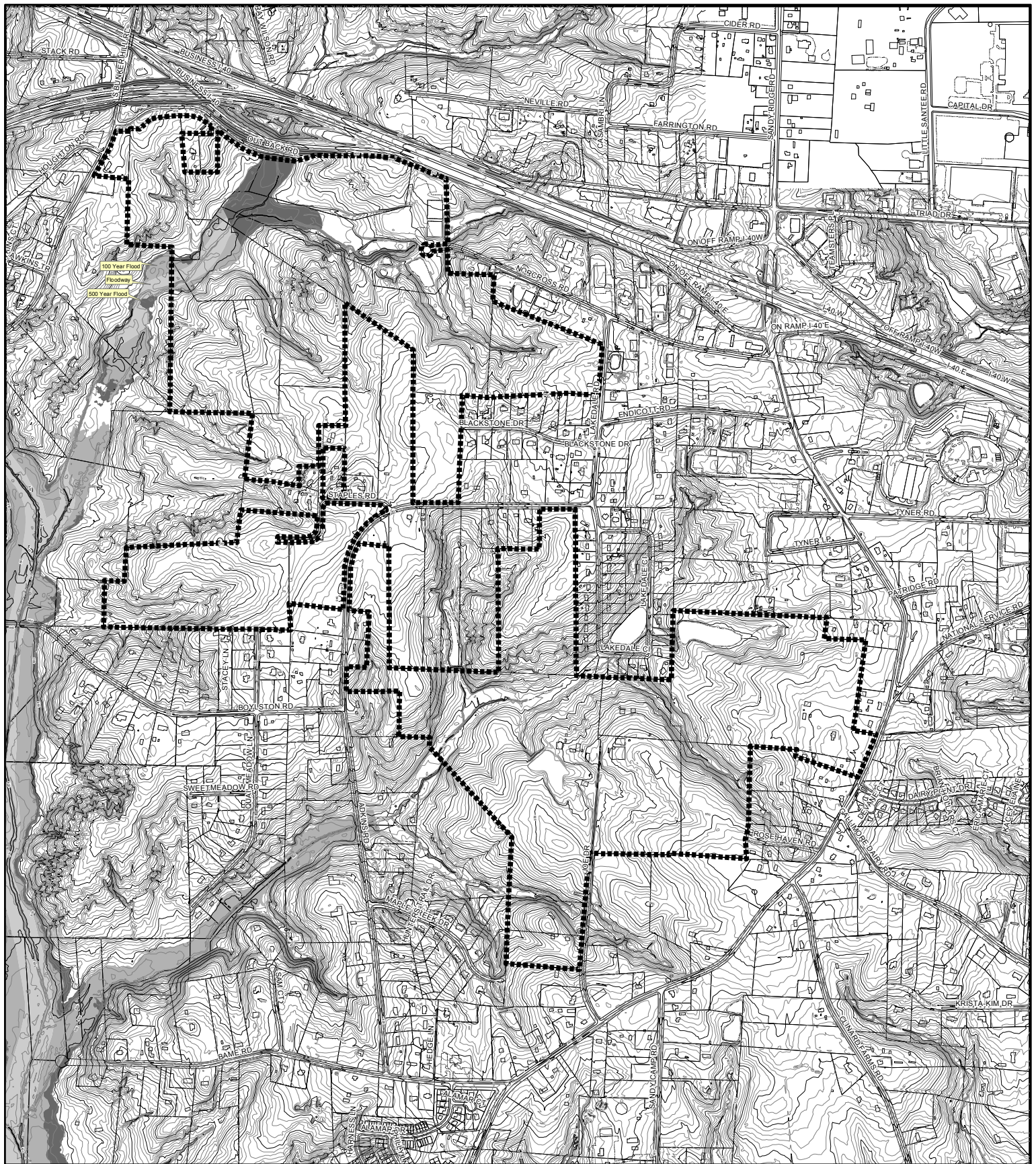
Planning & Development
Department

City of High Point

Date: December 13, 2016



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ZONING MAP AMENDMENT ZA-16-26

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: December 13, 2016



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, 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 May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on December 13, 2016 and before the City Council of the City of High Point on January 17, 2017 regarding **Zoning Map Amendment 16-26 (Amendment to Conditional Zoning Case 12-11)** 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 December 4, 2016, for the Planning and Zoning Commission public hearing and on January 4, 2017 and January 11, 2017, 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 xxxxxxxxxxxxxxxxxxxx.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Planned Unit Development – Mixed (PDM) District** The property is approximately 511.54 acres consisting of multiple parcels generally lying south of I-40, west of Sandy Ridge Road, north of Boylston Road and east of Bunker Hill Road. The property is also known as Guilford County Tax Parcels 0168770, 0168791, 0168792, 0168794, 0168949, 0170697, 0170699 thru 0170704, 0170710, 0170731, 0170794, 0170826, 0170831, 0170834, 0170990, 0171055, 0171067, 0171075, 0171077, 0171092 and 0170876 (26 Parcels), including the northern 1,190 feet of the former Joe Drive right-of-way abandoned by NCDOT and Guilford County in September 2013 as recorded in Book 7750 Page 112 in the Office of the Register of Deeds of Guilford County, North Carolina.

SECTION 2

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

Part I. USES:

- a. Uses permitted by this Conditional Zoning Ordinance are permitted as allowed by Table 4-7-1 of the Development Ordinance. All uses shall be subject to development

- standards, Special Use Permit public hearing approval or additional standards as noted in Table 4-7-1. Except as provided for by this Planned Unit Development-Mixed (PDM) District, development shall be subject to all of the applicable standards, procedures, and regulation of the City of High Point Development Ordinance (including watershed regulation and airport overlay standards).
- b. Any existing use(s) on the date of adoption of this ordinance which do not conform with the new zoning district, shall be considered a legal nonconforming use and subject to requirements of Section 9-4-17(b) (Nonconforming Situations - Nonconforming Use of Land).
 - c. The following land uses shall be permitted subject to the development and dimensional requirements of the Development Ordinance, the approved Master Plan, and the specific conditions listed in this ordinance.
 - 1. Agricultural Uses
 - a. Agricultural Production (crops)
 - b. Agricultural Production (livestock)
 - c. Animal Services (livestock)
 - d. Fish Hatcheries
 - e. Forestry
 - f. Horticultural Specialties
 - g. Veterinary Services (livestock)
 - 2. Accessory Uses and Structures (*See Section 9-4-13 of Development Ordinance for additional requirements for accessory structures*)
 - a. Accessory Uses and Structures (customary)
 - b. Bulky Item Outdoor Display (*Phase I only*)
 - c. Communication Towers (exceeding height limits of zoning district)
 - d. Communication Towers (not exceeding height limits of zoning district)
 - e. Livestock (as accessory to residential uses)
 - f. Satellite Dishes/TV and Radio Antennae (Accessory)
 - g. Swimming Pools
 - 3. Recreational Uses
 - a. Athletic Fields (*Phase I only*)
 - b. Clubs or Lodges (*Phase I only*)
 - c. Physical Fitness Centers (*Phase I only*)
 - d. Public Parks (*Phase I only*)
 - e. Public Recreation Facilities (*Phase I only*)
 - f. Sports & Recreation Clubs, Indoor (*Phase I only*)
 - g. Swim and Tennis Clubs (*Phase I only*)
 - 4. Educational & Institutional Uses
 - i. Ambulance Services (*Phase I only*)
 - ii. Auditoriums, Coliseums, or Stadiums (capacity < 100) (*Phase I only*)

- iii. Auditoriums, Coliseums, or Stadiums (capacity > 100) *(Phase I only)*
- iv. Day Care Centers, Adult (29 or less) *(Phase I only)*
- v. Day Care Centers, Adult (30 or more) *(Phase I only)*
- vi. Day Care Centers, Child (29 or less) *(Phase I only)*
- vii. Day Care Centers, Child (30 or more) *(Phase I only)*
- viii. Fire Stations *(Phase I only)*
- ix. Government Offices *(Phase I only)*
- x. Libraries *(Phase I only)*
- xi. Museums or Art Galleries *(Phase I only)*
- xii. Police Stations, Neighborhood *(Phase I only)*
- xiii. Post Offices *(Phase I only)*

5. Business, Professional & Personal Services

- a. Accounting, Auditing, or Bookkeeping *(Phase I only)*
- b. Administrative or Management Services *(Phase I only)*
- c. Advertising Agencies or Representatives *(Phase I only)*
- d. Advertising Services, Outdoor *(Phase I only)*
- e. Automobile Rental or Leasing *(Phase I only)*
- f. Automobile Repair Services, Minor *(Phase I only)*
- g. Automobile Parking (commercial) *(Phase I only)*
- h. Banks, Savings & Loans, or Credit Unions *(Phase I only)*
- i. Barber Shops *(Phase I only)*
- j. Beauty Shops *(Phase I only)*
- k. Building Maintenance Services *(Phase I only)*
- l. Business Incubators *(Phase I only)*
- m. Computer Maintenance and Repairs *(Phase I only)*
- n. Computer Rental and Leasing *(Phase I only)*
- o. Computer Services *(Phase I only)*
- p. Economic, Socio., or Educational Research *(Phase I only)*
- q. Employment Agencies, Personnel Agencies *(Phase I only)*
- r. Engineering, Architect, or Survey Services *(Phase I only)*
- s. Equipment Rental & Leasing (no outside storage) *(Phase I only)*
- t. Equipment Rental & Leasing (with outside storage) *(Phase I, only on Tax Parcel 0170702)***
- u. Equipment Repairs, Light *(Phase I only)*
- v. Finance or Loan Offices *(Phase I only)*
- w. Funeral Homes or Crematoriums *(Phase I only)*
- x. Furniture Repair Shops *(Phase I only)*
- y. Hotels or Motels *(Phase I only)*
- z. Insurance Agencies (no on-site claims inspections) *(Phase I only)*
- aa. Insurance Agencies (carriers/on-site claims) *(Phase I only)*
- bb. Landscape and Horticultural Services *(Phase I only)*
- cc. Laundry or Dry Cleaning Plants *(Phase I only)*
- dd. Laundry or Dry Cleaning Substations *(Phase I only)*
- ee. Law Offices *(Phase I only)*

- ff. Medical, Dental or Related Offices (*Phase I only*)
 - gg. Medical or Dental Laboratories (*Phase I only*)
 - hh. Medical Equipment Rental and Leasing (*Phase I only*)
 - ii. Motion Picture Productions (*Phase I only*)
 - jj. Noncommercial Research Organizations (*Phase I only*)
 - kk. Office Uses Not Otherwise Classified (*Phase I only*)
 - ll. Pest or Termite Control Services (*Phase I only*)
 - mm. Photocopying and Duplicating Services (*Phase I only*)
 - nn. Photofinishing Laboratories (*Phase I only*)
 - oo. Photography, Commercial (*Phase I only*)
 - pp. Photography Studios (*Phase I only*)
 - qq. Real Estate Offices (*Phase I only*)
 - rr. Refrigerator or Large Appliance Repairs (*Phase I only*)
 - ss. Rehabilitation or Counseling Services (*Phase I only*)
 - tt. Research, Development or Testing Services (*Phase I only*)
 - uu. Shoe Repair or Shoeshine Shops (*Phase I only*)
 - vv. Stock, Security or Commodity Brokers (*Phase I only*)
 - ww. Tanning Salons (*Phase I only*)
 - xx. Television, Radio, or Electronic Repairs (*Phase I only*)
 - yy. Travel Agencies (*Phase I only*)
 - zz. Truck & Utility Trailer Rental and Leasing, Light (*Phase II only*)
 - aaa. Truck & Utility Trailer Rental and Leasing, Heavy (*Phase II only*)
 - bbb. Veterinary Service (Other) (*Phase I only*)
 - ccc. Vocational, Business or Secretarial Schools (*Phase I only*)
 - ddd. Watch or Jewelry Repair Shops (*Phase I only*)
 - eee. Wireless Communication Business (*Phase I only*)
6. Retail Trade Uses
- a. Bars (*Phase I only*)
 - b. Bars (capacity > 100 persons) (*Phase I only*)
 - c. Caterers (*Phase I only*)
 - d. Computer Sales (*Phase I only*)
 - e. Garden Centers or Retail Nurseries (*Phase I only*)
 - f. Newsstands (*Phase I only*)
 - g. Office Machine Sales (*Phase I only*)
 - h. Restaurants (no drive-thru) & Banquet Hall (*Phase I only*)
 - i. Restaurants (serving mixed alcoholic beverage) (*Phase I only*)
7. Wholesale Trade Uses
- a. Agricultural Products, Other
 - b. Apparel, Piece Goods and Notions (*Phase I only*)
 - c. Beer/Wine/Distilled Alcoholic Beverages (*Phase I only*)
 - d. Books, Periodicals and Newspapers (*Phase I only*)
 - e. Drugs and Sundries (*Phase I only*)
 - f. Durable Goods, Other (*Phase I only*)

- g. Electrical Goods (*Phase I only*)
 - h. Farm Supplies, Other
 - i. Flowers, Nursery Stock & Florists Supplies
 - j. Forest Products (*Phase I only*)
 - k. Furniture and Home Furnishings (*Phase I only*)
 - l. Groceries and Related Products (*Phase I only*)
 - m. Hardware (*Phase I only*)
 - n. Jewelry, Watches, Precious Stones & Metals (*Phase I only*)
 - o. Lumber and Millwork (*Phase I only*)
 - p. Lumber and Other Construction Materials (*Phase I only*)
 - q. Machinery, Equipment, and Supplies (*Phase I only*)
 - r. Metals (*Phase I only*)
 - s. Motor Vehicle Parts and Supplies (*Phase I only*)
 - t. Motor Vehicle Tires and Tubes (*Phase I only*)
 - u. Nondurable Goods (*Phase I only*)
 - v. Paints and Varnishes (*Phase I only*)
 - w. Paper and Paper Products (*Phase I only*)
 - x. Plastics Materials (*Phase I only*)
 - y. Plumbing and Heating Equipment (*Phase I only*)
 - z. Professional & Comm. Equipment & Supplies (*Phase I only*)
 - aa. Sporting & Recreational Goods & Supplies (*Phase I only*)
 - bb. Tobacco and Tobacco Products (*Phase I only*)
 - cc. Toys and Hobby Goods and Supplies (*Phase I only*)
 - dd. Wallpaper and Paint Brushes (*Phase I only*)
8. Transportation, Warehousing and Utilities Uses
- a. Bulk Mail and Packaging (*Phase I only*)
 - b. Bus Terminals (*Phase I only*)
 - c. Communication or Broadcasting Facilities (*Phase I only*)
 - d. Communication Towers (exceeding height limits of zoning district)
 - e. Communication Towers (not exceeding height limits of zoning district)
 - f. Courier Services, Central Facility (*Phase I only*)
 - g. Courier Service Substations (*Phase I only*)
 - h. Demolition Debris Landfills, Minor (*Phase I only*)
 - i. Heliports (*Phase I only*)
 - j. Moving and Storage Services (*Phase I only*)
 - k. Utility Company Offices (*Phase I only*)
 - l. Utility Lines and Related Appurtenances
 - Distribution Poles, Transmission Poles & Towers
 - Other
 - m. Utility Service Facilities
 - n. Warehouses (general storage/enclosed) and Distribution Centers(*Phase I only*)
9. Manufacturing and Industrial Uses
- a. Apparel and Finished Fabric Products (*Phase I only*)
 - b. Arms and Weapons (*Phase I only*)

- c. Audio, Video and Communications Equipment (*Phase I only*)
- d. Bakery Products (*Phase I only*)
- e. Beverage Products (nonalcoholic) (*Phase I only*)
- f. Bicycle Assembly (*Phase I only*)
- g. Bicycle Parts and Accessories (*Phase I only*)
- h. Brooms and Brushes (*Phase I only*)
- i. Burial Caskets (*Phase I only*)
- j. Coffee (*Phase I only*)
- k. Computer and Office Equipment (*Phase I only*)
- l. Contractors (no outside storage) (*Phase I only*)
- m. Costume Jewelry and Notions (*Phase I only*)
- n. Dairy Products (*Phase I only*)
- o. Drugs (*Phase I only*)
- p. Electrical Industrial Apparatus, Assembly (*Phase I only*)
- q. Electrical Industrial Apparatus, Manufac. (*Phase I only*)
- r. Electrical Components (*Phase I only*)
- s. Electrical Equipment (*Phase I only*)
- t. Fabricated Valve and Wire Products (*Phase I only*)
- u. Fats and Oils, Plant ((*Phase I only*)
- v. Food and Related Products, Miscellaneous (*Phase I only*)
- w. Furniture Framing (*Phase I only*)
- x. Furniture and Fixtures Assembly (*Phase I only*)
- y. Furniture and Fixtures (*Phase I only*)
- z. Glass Products from Purchased Glass (*Phase I only*)
- aa. Grain Mill Products (*Phase I only*)
- bb. Heating Equipment and Plumbing Fixtures (*Phase I only*)
- cc. Household Appliances (*Phase I only*)
- dd. Ice (*Phase I only*)
- ee. Industrial and Commercial Machinery (*Phase I only*)
- ff. Jewelry and Silverware (no plating) (*Phase I only*)
- gg. Leather and Leather Products (no tanning) (*Phase I only*)
- hh. Lighting and Wiring Equipment (*Phase I only*)
- ii. Manufactured Housing and Wood Buildings (*Phase I only*)
- jj. Measurement, Analysis & Control Instruments(*Phase I only*)
- kk. Medical, Dental and Surgical Equipment (*Phase I only*)
- ll. Metal Fasteners (screws, bolts, etc.) (*Phase I only*)
- mm. Metal Processing (*Phase I only*)
- nn. Millwork, Plywood and Veneer (*Phase I only*)
- oo. Musical Instruments (*Phase I only*)
- pp. Paperboard Containers and Boxes (*Phase I only*)
- qq. Pens and Art Supplies (*Phase I only*)
- rr. Pharmaceutical Preparations (*Phase I only*)
- ss. Photographic Equipment (*Phase I only*)
- tt. Photographic Supplies (*Phase I only*)
- uu. Pottery and Related Products (*Phase I only*)

- vv. Preserved Fruits & Vegetables (no can mfg.) (*Phase I only*)
- ww. Printing and Publishing (*Phase I only*)
- xx. Rubber and Plastics, Miscellaneous (*Phase I only*)
- yy. Signs (*Phase I only*)
- zz. Soaps and Cosmetics (*Phase I only*)
- aaa. Sporting Goods and Toys (*Phase I only*)
- bbb. Sugar and Confectionery Products (*Phase I only*)
- ccc. Textile Products (no dyeing & finishing) (*Phase I only*)
- ddd. Textile Products (with dyeing & finishing) (*Phase I only*)
- eee. Wood Containers (*Phase I only*)

10. Other Uses

- a. Automotive Parking (subj. to Sec. 9-5-6)
- b. High Mast Outdoor Lighting > 50' in ht.
- c. Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)
- d. Storage Containers, Portable (accessory use)
- e. Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))
 - Arts and Crafts Shows
 - Carnivals and Fairs
 - Christmas Tree Sales
 - Concerts, Stage Shows
 - Conventions, Trade Shows
 - Outdoor Religious Events
 - Turkey Shoots

Part II. CONDITIONS:

A. Tax Parcel 0170702:

Allowable land uses on tax parcel 0170702 may be continued or established utilizing the existing buildings and site improvements. Such uses are not subject to the development and dimensional requirements in Part II Conditions, Section B and C below, until such time as the parcel is proposed for redevelopment by new construction that alters any existing building footprint, expands the total existing building area, or replace existing buildings.

B. Development and Dimensional Requirements:

1) Building Standards

- a. Facades: The façade(s) of principal buildings, or any addition or alteration to a principal building, shall comply with the following standards:
 - i. Front Façade: Facades fronting or facing a street, or meeting the definition of a front facade, shall incorporate some combination of arcades, arches,

blind arches, awnings, columns, medallions, windows, false windows, cornice or decorative roofline trim, decorative entry areas or other architectural features so as to create visual interest and facade relief. Such features shall be incorporated in the total linear distance of the facade, and these features shall be interspersed throughout the length of the facade so as to best achieve a facade design that has visual interest and a high quality of appearance. Decorative painting of the facade or foundation landscaping may be incorporated into facade design to meet this requirement but shall not be deemed sufficient when used alone to fulfill the entirety of this requirement. Facades shall be constructed of material as provided in section (b) below (Building Materials). Buildings located on a corner lot that face two or more streets shall construct all facades that face those streets to the above standards.

- ii. Interior side walls: The first 20 percent, up to a total of 60 feet, of any interior side wall (wall not facing a street) shall have the same facade treatment (including architectural features) and building material as the front facade,
 - iii. Windows: Windows that are flush to the facade may be used but shall not be counted toward the requirements of this section unless accompanied by further architectural embellishments that enhance the facade appearance, including, but not limited to, facades with recessed windows and visually prominent sills, lintels or other such forms of framing and trim.
- b. Building Materials.
- i. The front facade shall not consist of or have the appearance of metal siding, plain concrete block, or vinyl siding. Materials such as brick, stone, textured concrete block or materials of a similar nature shall be used in front facades,
 - ii. The use of high intensity colors, metallic colors, black or fluorescent colors on any facade is prohibited. All facade colors shall be of low reflectance, subtle, neutral, or earth tone colors. Building trim and accent areas may feature brighter colors or black; however, neon tubing shall not be an acceptable feature for building trim or accent elements. Roof colors shall be low reflectance and non-metallic. This provision includes all building facades, both treated and untreated.
- c. Loading docks.
- i. Loading docks shall not be located on the front facade, or corner side facade of a building, except as provided below.
 - ii. Loading docks located on the side facade of any building shall be located to the rear of the front wall of the building a length equal to 20 percent of

the length of the side wall, although this length shall not be required to exceed 60 feet; except as provided in section c. 5 below.

- iii. A loading dock may be located on a corner side facade of a building provided that the facade does not front a major or minor thoroughfare. Such a loading dock shall be located on the facade that fronts the street of lower classification where applicable. The portion of such a corner facade that is occupied by loading docks shall not be required to provide architectural features as required in section a.1 (Facade Treatment), although shall meet the building material standards of section b (Building Materials).
- iv. All loading docks shall be screened from view from any street at a height of six (6) feet above ground level, as seen from the centerline of any adjacent street. Existing or newly planted vegetation, opaque or solid fencing, masonry walls, earthen berms or mounds, other structures or any combination thereof may be used to achieve an effective screen. Plantings used as screening material shall be of such variety and size as to obscure at least 50 percent of the desired view at the time of planting, as determined by the Enforcement Officer. The design and content of required screening shall be included with required landscaping plans for review and approval by the Enforcement Officer.
- v. A loading dock may be located within the front 20 percent of a sidewall only if a wing-wall or other architectural or building feature is provided that filters the views of the loading dock. Such a wall or other building feature shall provide visual interest and maintain the visual quality and character of the front facade. While such a wall or other building feature shall not be required to entirely screen the applicable loading dock, it shall screen at least 50 percent of the view of the loading dock as seen from the street, as well as provide architectural elements that attempt to draw the viewers attention to the wall or other building feature instead of the visible portions of the loading dock.

2) Site Layout

a. Greenway/Pedestrian Circulation Plan

- i. A Pedestrian Circulation Plan for the Planned Unit Development shall be submitted and approved prior to preliminary subdivision approval, group development plan approval or site plan approval.
- ii. Sidewalks and marked pedestrian crossings in parking areas shall be provided so as to connect all principal buildings except as approved for modification by the Technical Review Committee. Any such crossing in a parking area shall be exclusive of a parking space. Sidewalks should also link greenway trails, pedestrian amenities and any potential future transit locations.

- iii. It is the intent of this conditional zoning ordinance that open space shall be provided to the extent feasible and reasonable. Each site plan shall depict how open space has been preserved, where feasible. The open space shall be connected where possible, with greenways, greenway trails or other paths. At a minimum, greenways as shown on the 2012 version of the High Point Greenway Plan shall be dedicated.
- b. Screening of equipment (ground or roof mounted) and outdoor storage or use:
 - i. Decorative screening and/or landscaping shall be installed to obscure from view, at a height of six (6) feet above ground level as seen from the centerline of any adjacent street, all trash rooms, trash-holding receptacles, roof mounted equipment or appurtenances, and loading or service areas not addressed in section c. (Loading Docks), mechanical or electrical equipment, or other unsightly building appurtenances. Dumpsters shall be screened in accordance with section 9-5-1(d) (Screening) of the Development Ordinance.
 - c. Outdoor storage (i) shall not cover an area greater than 25% of ground floor of principal building(s); (ii) shall be located between the building and rear property line; and (iii) shall be fully screened from ground level view from adjacent properties and public and private streets.
 - d. Outside manufacturing, processing, or assembly shall not be permitted.
 - e. Building Coverage: Complying with any of the following criteria shall result in an increase in 5% of maximum building coverage per tract for each criterion met.
 - i. The property owner supplies additional plantings by providing canopy and understory trees at double the rate listed in Development Ordinance (Table 5-11-2 Planting Yard Rate Chart) in all required planting yards. While any existing trees that are retained in the planting yards may still reduce the number of trees provided by the developer to meet the initial planting rate, the secondary or additional tree count shall be calculated regardless of existing trees retained in such yards. The species of these trees shall be selected from the preferred species list as provided in the Appendix of the Development Ordinance (Recommended Plant Materials List) or as approved by the Planning and Development Department. Any of the trees provided under this provision that cannot be planted in the peripheral or street yards due to space restrictions may be planted elsewhere on the site. Upon approval from the City of High Point such trees may be donated to the city if it is determined that planting them on the property will not further improve the landscaping of the site.
 - ii. Parking is not located between the front building line of a principal building and the street.

- iii. The building design of the principal building qualifies for Leadership in Energy & Environmental Design (LEED) certification as administered by the U.S. Green Building Council.
- iv. At least 50 percent of the provided parking within a parking structure is located under the principal building or similar structure, or underground.

f. Dimensional Standards – Phase I.

i. Lots standards

Minimum lot size	30,000 sq. ft
Minimum Lot width	150 feet
Minimum street frontage	100 feet

ii. Setbacks:

Sandy Ridge Road	50 feet from property line or 95 feet from the centerline of the right of way, whichever is greater.
All other streets	15 feet
Adjacent to Non-Residential Zoning	20 feet (may be reduced to 10 ft. subject to meeting setback reduction condition)
Adjacent to Residential Zoning	50 feet
<u>Setback Reduction:</u> The minimum interior setback adjacent to non-residential zoning may be reduced to 10 feet, provided that either one of the interior side lot lines or the street yard is planted as at least a C yard.	
Maximum building coverage	50% (may be increased to subject to meeting building coverage condition)

g. Dimensional Standards – Phase II

Permitted Agricultural (AG) Districts land uses, and their customary accessory uses, shall be subject to development and dimensional requirements of the AG District and requirements of the Development Ordinance.

C. Landscaping, Buffers, Screening and Lighting.

1). Planting Yard Width and Rate:

Landscaping (along Sandy Ridge Road frontage of the zoning site)

- a. Foundation plantings shall be included in landscape designs along building facades facing Sandy Ridge Road.
- b. Developments along the Sandy Ridge Road frontage of the zoning site shall install, at minimum, a Type C planting yard.

- 2). Prior to the development of the portion of Phase 1 that lies north and west of Sandy Ridge Road, west of Joe Drive, and that adjoins the Maple Creek subdivision, and beside Guilford County Tax Parcels 17-95-7080-0-1127-00-013 and 17-95-7080-0-1127-00-036, 17-95-7080-0-1127-00-008 and 17-95-7080-0-1127-00-042 and 17-95-7080-0-1127-00-005, and 17-95-7080-0-1127-00-004 and 17-95-7080-0-1127-00-034, the developer shall plant a solid row of evergreens within the required Type A fifty (50) foot planting yard. The evergreens shall be of a type that, at maturity, shall be expected to grow at least twenty-five (25) feet in height. Where the buffer and offered plantings encroach upon a protected stream buffers, existing vegetation which is required by law to be protected shall remain (See Exhibit B).
- 3). Parking lot lighting or other external lighting within the portion of Phase 1 that lies adjacent to these properties shall be of a “cut-off” style that is designed not to allow lighting to stray onto adjoining residential properties. This condition shall not apply when parcel(s) listed are no longer zoned or used for residential proposes.

D. Transportation Conditions.

1. General

- a. These conditions apply to the property in the rezoning that lies between Sandy Ridge Road and Adkins Road referred to as Phase 1., **except for C.1.b below.** Any development on Phase 2 will require an updated Traffic Impact Analysis and additional transportation related conditions must be added to the zoning ordinance for the property.
- b. **If a use upon Guilford County Tax Parcel 0170702 (8530 Norcross Rd) generates over 150 new trips in the peak hour, the property owner shall be required to submit a Traffic Impact Analysis (TIA) for review and approval by the Transportation Department. The property owner shall be required to install any improvements noted in this TIA to mitigate traffic impact generated by such use. Said improvements shall be required to be install prior to the use being established on this parcel.**

2. Access

- a. Access to Joe Drive will be allowed per the City of High Point Driveway Ordinance.
- b. Access to Sandy Ridge Road will be allowed through the existing tax parcel 0170831 addressed as 2519 Sandy Ridge Road. To maximize intersection spacing from Dairy Point Drive and Gallimore Dairy Road, this access will be located along the northern property line of this parcel.
- c. No access shall be allowed to Adkins Road with Phase 1 development. Future access to Adkins Road shall be predicated upon the completion of an expanded traffic impact analysis that includes the internal and external roadway network serving the entire 350 South area.

3. Right-of-way

The Developer shall dedicate right-of-way seventy (70) ft as measured from the centerline along Sandy Ridge Road, and thirty (30) ft as measured from the centerline along Joe Drive.

4. Roadway and Intersection Improvements
 - a. Sandy Ridge Road @ Joe Drive: The Developer shall construct a northbound left and a southbound right turn lane at this intersection.
 - b. Sandy Ridge Road @ Clinard Farms Road: The Developer shall install a northbound right turn lane and a southbound left turn lane at this intersection.
 - c. Sandy Ridge Road @ Gallimore Dairy Road: The Developer shall install a northbound right turn lane at this intersection, and shall improve the southbound left turn lane to provide for a minimum of 300 ft of storage and appropriate bay taper. The Developer shall be responsible for the design and construction of a new traffic signal at this intersection, when warranted. As part of the signal installation, the Developer will be responsible for connecting the signal to the City of High Point Signal System.
 - d. Sandy Ridge Road @ Site Access Point: The Developer shall install a southbound right turn lane at this intersection, and a northbound left turn lane with a minimum of 300 ft of storage and appropriate bay taper. The Developer shall be responsible for the design and construction of a new traffic signal at this intersection, when warranted. As part of the signal installation, the Developer will be responsible for connecting the signal to the City of High Point Signal System.
 - e. All roadway and intersection improvements (excluding traffic signals) must be completed prior to the issuance of Certificate of Occupancy for any building in Phase 1.
 5. The North Carolina Department of Transportation and the City of High Point Transportation Director shall approve all improvements and construction thereof.
- E. Signs:
1. The location of signage on the rezoning site shall conform to the approved common signage plan. All other signage issues shall be subject to the requirements of the Development Ordinance.
 2. Common signage plan for the Planned Unit Development shall be submitted and approved prior to preliminary subdivision approval, group development plan approval or site plan approval.
 3. Specifications of size, type, height, setback, location, design, illumination, and number of signs shall be included in a Common Sign Plan element in accordance with Section 9-4-3(a)(3)g. of the Development Ordinance.
 4. **Tax parcel 0170702 is subject to Corporate Park (CP) District sign standards until compliance with Part II Condition Section B and C is required as noted in Section A. above**

- F. The rezoning site is subject to Section 9-4-3(a)(3) & (5) (*Planned Unit Development Requirements - Development Standards*) of the Development Ordinance as it pertains to dimensional standards, access, commercial areas, alleys, local street design, boundary treatment, signs, parking, environmental sensitive areas, open space and common recreational facilities, phased development, and owners' associations.

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 January, 2017.

Lisa B. Vierling, City Clerk

Amendment to PDM District Conditional Zoning Case 12-11 Supplemental Information	
Initial Zoning Application Conditional Zoning Case 12-11	Adopted May 6, 2013 and became effective on May 19, 2013. (Ordinance # 6992/13-24)
Amendment to CZ-12-11	Adopted November 8, 2013 (Ordinance # 7015 / 13-47) This amendment added the abandoned Joe Drive ROW to this PUD

Citizens' Communication Report

**350 South Land Holdings, Inc.
ZA 16-26**

**Submitted by
Thomas E. Terrell, Jr.**

1. No Meeting Considered Necessary

The subject property abuts Interstate 40. It has no residential neighbors within a reasonable distance. The historic use of the property is industrial. There would be no intermingling of traffic from residential areas except at the intersection of Sandy Ridge and I-40, which is being reconfigured to accommodate such traffic. Consequently, experience suggests that a letter, rather than a meeting that no one likely would attend, would suffice to fully inform citizens of the proposed change.

2. Letter

A letter was sent to all neighbors surrounding the 511 acre site. The letter included (a) a color map showing the site, and (b) a copy of the official citizens' information statement. The letter with attachments is attached as Exhibit A.

The letter provided ample direct, personal contact information for any person to use if they had questions. The applicant or its representatives stand ready to meet with anybody, personally, if requested or even suggested. To date, no contacts from neighbors have been received. This report will be updated as necessary.

3. Recipients

The list of recipients, prepared by the City of High Point Planning Department, is attached as Exhibit B.

EXHIBIT A

November 23, 2016

350 SOUTH LAND HOLDING LLC
4716 HILLTOP ROAD
GREENSBORO, NC 27407

Dear Neighbor,

In 2013, the City of High Point rezoned 511 acres that are shown on the enclosed map. You will soon receive a notification from the City of High Point that 350 South Land Holdings requests a small amendment to this rezoning. Because there are no neighbors living nearby, I am only sending a letter of notification rather than setting a time and place for a neighborhood meeting.

When the original rezoning occurred only land in Phase 1 was allowed to develop with commercial or industrial uses. Phase 2 was reserved primarily for residential and agricultural use.

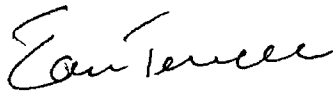
However, two small buildings in Phase 2 have historically been used for light industrial purposes. You will see these two buildings circled in blue near the top of the enclosed map. They lie adjacent to I-40 in the cul-de-sac of Norcross Road.

350 South's proposal would allow this parcel to be developed as a Phase 1 tract. The entire parcel is outlined in black dashed lines, but the narrowness of that tract and the stream that runs through the middle of it likely make the remainder of that tract undevelopable.

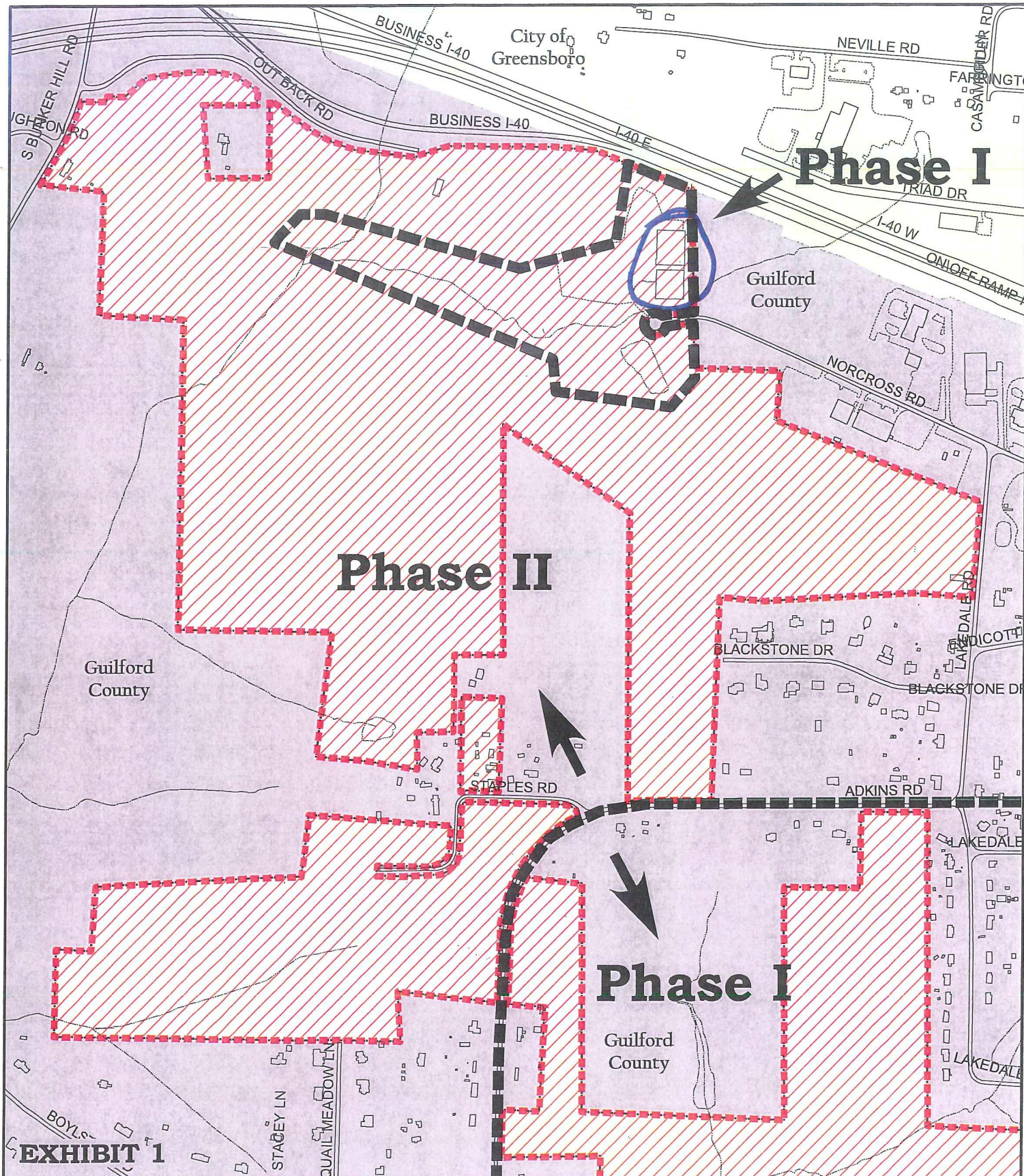
Also enclosed is a sheet that explains how zoning decisions are heard by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission will hear the matter at 6:00 pm on Tuesday, December 13, in High Point City Hall.

If you have any questions, please call me either at my direct office line (336) 378-5412 or on my cell (336) 847-2000. Or call John Purdie at (336) 207-2175.

Sincerely,



Thomas E. Terrell, Jr.



ZONING MAP AMENDMENT ZA-16-26

From: Planned Unit Development-Mixed
To: Planned Unit Development-Mixed

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

Planning & Development
Department

City of High Point

Date:



Scale: 1"=700'
G:/Planning/Secure/ba-pz
/2016/pz/za16-26exh1.mxd



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

Anyone planning to file a zoning application for a Conditional Zoning 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 zoning district or an application to amend a previously approved conditional zoning district. Conditional 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 Planning & Development Department, the

Administration
336.883.3328

Planning Services
336.883.3328

Development Services
336.883.3328

Inspection Services
336.883.3151

City of High Point, P.O. 230, 211 South Hamilton Street, High Point, NC 27261 USA
Fax: 336.883.3056 www.highpointnc.gov/plan Permit Fax: 336.883.8518 TDD 336.883.8517

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 zoning 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 zoning 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.highpointnc.gov/plan/
www.buildhighpoint.com

EXHIBIT B

350 SOUTH LAND HOLDING LLC
2022 SHIMER DR
JAMESTOWN NC 27282

350 SOUTH LAND HOLDING LLC
4716 HILLTOP ROAD
GREENSBORO NC 27407

A&B PARTNERS
PO BOX 789
COLFAX NC 27235

ABSHER, ARNOLD ALLEN ; ABSHER,
PATIENCE GALE
8501 BLACKSTONE RD
COLFAX NC 27235

ATKINS, JOSEPH SAMUEL
707 LAKEDALE RD
COLFAX NC 27235

BAER, RONALD J ; PIERCE, JAYE M
702 STACEY LN
COLFAX NC 27235

BAME, MARK ALLEN
113 LITTLE STREAM LANE
WINSTON-SALEM NC 27101

BARHAM, ADRIAN WILL ; BARHAM, WENDY
N
702 LAKEDALE RD
COLFAX NC 27235

BEAGLE, ROY L ; BEAGLE, YVETTE L
3300 DAIRY POINT DR
HIGH POINT NC 27265

BLACKWOOD, HUBERT W ; BLACKWOOD,
LENI
3046 LAUREL SPRINGS DR
GREENSBORO NC 27410

BLACKWOOD, THOMAS W
8727 OUT BACK RD
COLFAX NC 27235

BLANKENSHIP, BENJAMIN LEE ;
BLANKENSHIP, FRANCES ANNE
8826 BOYLSTON RD
COLFAX NC 27235

BOOHER, GARY S ; BOOHER, WILMA J
2401 SANDY RIDGE RD
HIGH POINT NC 27265

BULL, PAUL MARTIN ; BULL, PAULETTE R
2521 SANDY RIDGE RD
COLFAX NC 27235

BYUNGURA, FIDELE ; BYUNGURA,
VERONIQUE M
930 MAPLE CREEK DR
COLFAX NC 27235

CARTER, TIMOTHY C ; CARTER, MARIE N
746 QUAILMEADOW LN
COLFAX NC 27235

CASAS, LUIS M ; CASAS, PATRICIA L
4915 DEVANE CT
HIGH POINT NC 27265

CHARLES W IRVIN JR REVOCABLE TRUST
OF 2012 ; IRVIN, JOHN L ; EGERTON, DORIS
I
2102 W MARKET ST
GREENSBORO NC 27403

CIENER, DAVID B
547 S BUNKER HILL RD
COLFAX NC 27235

COOK, LEMUEL CLAY SR ; COOK, VIRGINIA
H
711 LAKEDALE RD
COLFAX NC 27235

CREED, MARSHALL A ; ROBBINS, MORGAN
G
8708 BOYLSTON RD
COLFAX NC 27235

CRUMP, JERRY W ; CRUMP, SHELBY L
8414 ADKINS RD
COLFAX NC 27235

DILLARD, WENDELL D ; DILLARD, ANITA T
8822 BOYLSTON RD
COLFAX NC 27235

DILLON, JEANETTE R ; DILLON, WILLIAM
VERNON
8059 NATIONAL SERVICE RD
COLFAX NC 27235

DIPIAZZA, ANNE P
717 LAKEDALE RD
COLFAX NC 27235

DIPIAZZA, JOSEPH A ; DIPIAZZA, ANNE P
904 MONTROSE DRIVE
GREENSBORO NC 27410

DOGGETT, JUDY M ; DOGGETT, TRUMAN B
2218 SCALESVILLE RD
SUMMERFIELD NC 27358

EDWARDS, JANE J ; EDWARDS,
LAWRENCE O JR
1312 KENSINGTON DR
HIGH POINT NC 27262

EFINCIA CONSTRUCTION LLC
6309 MARY LEE WAY
HIGH POINT NC 27265

EFIRD, DONALD B ; EFIRD, CAROL B
8831 NEVILLE RD
COLFAX NC 27235

ENERGYUNITED ELECTRIC MEMBERSHIP
CORP
PO BOX 1831
STATESVILLE NC 28687

FAENZA, ANDREW T ; FAENZA, RENEE H
745 QUAILMEADOW LN
COLFAX NC 27235

FARRELL, SEAN F
8512 BLACKSTONE DR
COLFAX NC 27235

FARRINGTON, JESSE ; FARRINGTON,
MARY T
8538 ADKINS RD
COLFAX NC 27235

FARRINGTON, LYNN S
8334 TYNER LOOP
COLFAX NC 27235

FITZ-GERALD, ALEXANDRA J/T R/S ;
HAYES, NICHOLAS J/T R/S
722 LAKEDALE RD
COLFAX NC 27235

FLOOD, ALMA C ; FLOOD, CORNELIOUS
934 MAPLE CREEK DR
COLFAX NC 27235

FRAZIER, JULIUS CONRAD
747 JOE DR
HIGH POINT NC 27265

FRAZIER, KEITH
2317 SANDY RIDGE RD
HIGH POINT NC 27265

FRAZIER, TERRY W
747 JOE DR
HIGH POINT NC 27265

GATHEWRIGHT, JESSE L ; GATHEWRIGHT,
LISA
8510 BLACKSTONE DR
COLFAX NC 27235

GIES, DONALD L JR ; GIES, LYNDA G
8508 BLACKSTONE DR
COLFAX NC 27235

GRACE UNDERHILL LIVING TRUST ;
UNDERHILL, GRACE N B TR
2007 RANKIN MILL RD
GREENSBORO NC 27405

GRAVES, CORY ARTHUR
747 QUAILMEADOW LN
COLFAX NC 27235

GRAY, JESSE A L/T ; GRAY, PHYLLIS L L/T ;
350 SOUTH LAND HOLDING LLC
8706 STAPLES RD
COLFAX NC 27235

GRAY, PHILIP H ; GRAY, PEGGY ANN
8528 ADKINS RD
COLFAX NC 27235

GRAY, STANLEY D ; GRAY, DONA R
549 ARBOR HILL RD APT 60-C
KERNERSVILLE NC 27284

HANNON, BRYAN P ; HANNON, BONNIE L
8514 BLACKSTONE DR
COLFAX NC 27235

HAYDEN, CINDY G ; HAYDEN, JEFFREY L
705 LAKEDALE RD
COLFAX NC 27235

HAYDEN, LLOYD ; HAYDEN, CAROL
8413 ADKINS RD
COLFAX NC 27235

HAYNES, HARRY L ; HAYNES, MARY H
708 LAKEDALE RD
COLFAX NC 27235

HEDGECOCK, JOHN H ; HEDGECOCK, LOIS I
8545 ADKINS RD
COLFAX NC 27235

HENDRIX, BRADLEY C
610 LAKEDALE RD
COLFAX NC 27235

HENDRIX, GARY C ; HENDRIX, HELEN M
612 LAKEDALE RD
COLFAX NC 27235

HENRY, KEVIN ROBERT ; TOLOZA, ERIN
MARGARET
932 MAPLE CREEK DR
COLFAX NC 27235

HESS, JENNIFER
128 BENJAMIN DR
EDEN NC 27288

HILL, EUGENE R ; HILL, LINDA K
8818 BOYLSTON RD
COLFAX NC 27235

HILL, LINDA ; SANDS, PAUL
4506 WALPOLF RD
HIGH POINT NC 27265

HOFFNER, TIMOTHY C ; COX, LINDA GRAY
11670 SHINN RD
MT. ULLA NC 28125

HOLT LIVING TRUST ; HOLT, STEVEN A
TRUSTEE ; HOLT, CHERYL D HOLT
TRUSTEE
8424 ADKINS RD
COLFAX NC 27235

HOLYOAK, HOWARD JOSEPH
748 JOE DR
HIGH POINT NC 27265

IDOL, TONY G ; IDOL, KATHERINE P ; IDOL,
RICKY S ; IDOL, PATRICIA L
680 PICKETTS LAKE DR
ACWORTH GA 30101

INMAN, ROSEMARY V ; INMAN, THOMAS R
III
8505 BLACKSTONE DR
COLFAX NC 27235

J AND G LAND HOLDING LLC ; 350 SOUTH
LAND HOLDING LLC
109 WESTHAVEN CIRCLE
WINSTON SALEM NC 27104

JACKSON, THOMAS C ; JACKSON, BRENDA
L
8814 BOYLSTON RD
COLFAX NC 27235

JAMES, CAROL BRAME
PO BOX 74
KERNERSVILLE NC 27285

JOE W FRAZIER JR & JOANN W FRAZIER
REVOCABLE LIVING TRUST ; FRAZIER, JOE
W JR TRUSTEE ; FRAZIER, JOANN W
TRUSTEE
2313 SANDY RIDGE RD
COLFAX NC 27235

JOHNSON, HENRY C ; JOHNSON,
GERALDINE ; CRUMP, SHELBY LONG
8718 STAPLES RD
COLFAX NC 27235

JOHNSON, JEREMIAH DAVID ; JOHNSON,
ANNIE B
8710 STAPLES RD
COLFAX NC 27235

JONES, BRANDI R
716 LAKEDALE RD
COLFAX NC 27235

JONES, KENNETH R ; JONES, LINDA P
8337 LAKE DALE CIRCLE
COLFAX NC 27235

JONES, SCOTT WILLIAM ; JONES, JULIE J
8326 LAKEDALE CIR
COLFAX NC 27235

JOU, SHIN SHAN ; JOU, JEANETTE BIK
3305 DAIRY POINT DR
HIGH POINT NC 27265

KIEHL, JOSEPH WAYNE
712 LAKEDALE RD
COLFAX NC 27235

KIVETT, VIRGINIA E HEIRS
8810 BOYLSTON RD
COLFAX NC 27235

KORKOWSKI, JAMES A
714 LAKEDALE RD
COLFAX NC 27235

KWK LAND CORP
1416 OLD THOMASVILLE RD
WINTON-SALEM NC 22107

LAMP, CHARLENE S
8503 BLACKSTONE DR
COLFAX NC 27235

LARA, JOSE MANUEL VACA ; CONTRERAS,
BLANCA
902 REDLAND DR
MCLEANSVILLE NC 27301

LOGGINS, JERALENE H ESTATE
1120 WHISPERING PINES DR
KERNERSVILLE NC 27284

LONG, CLARENCE S JR
2613 SANDY RIDGE RD
COLFAX NC 27235

LTR INDUSTRIAL PARK ASSOC
4302 JOSEPH HOSKINS RD
SUMMERFIELD NC 27358

MASTERS, RICHARD K ; MASTERS, CAROL J
515 LAKEDALE RD
COLFAX NC 27235

MCINTYRE, DONALD L ; MCINTYRE, LYNNE
C
636 BROWNING PLACE
WINSTON-SALEM NC 27103

MCLAUCHLIN, H CHARLES JR ;
MCLAUCHLIN, SUSAN L
8329 LAKEDALE CIR
COLFAX NC 27235

MOODY, RICKY THOMAS ; MOODY,
RACHELLE R
2503 SANDY RIDGE RD
HIGH POINT NC 27265

MOOREFIELD, JAMES W ; MOOREFIELD,
ELAINE H
8834 BOYLSTON RD
COLFAX NC 27235

NC DEPT OF TRANSPORTATION
PO BOX 14996
GREENSBORO NC 27415

NORCROSS BUSINESS CENTER LLC
PO BOX 35169
GREENSBORO NC 27425

NUCKLES, CLYDE W ; NUCKLES, CAROL A
8303 LAKEDALE CIRCLE
COLFAX NC 27235

NUCKLES, DORIS W
8324 TYNER LOOP
COLFAX NC 27235

OLINICK, JOHN B ; OLINICK, JANE C
8345 LAKEDALE CIR
COLFAX NC 27235

OUT-OF-DOORS MART INC
PO BOX 799
KERNERSVILLE NC 27285

PARKER, HOWARD F JR ; PARKER, ALINE H
808 KENREED DR
THOMASVILLE NC 27360

PEGRAM, JO ANNE
710 LAKEDALE RD
COLFAX NC 27235

PENLEY, KELLY ; PENLEY, MATTHEW
928 MAPLE CREEK DR
COLFAX NC 27235

PENNY, BRADLEY C ; PENNY, ANGELA
RENEE
8402 ROSE HAVEN RD
HIGH POINT NC 27265

POPP, ALEXANDER J ; POPP, DEANEE S
8321 LAKEDALE CIR
COLFAX NC 27235

PRICE, BOYD EUGENE ; PRICE, NANCY B
704 LAKEDALE RD
COLFAX NC 27235

PRIME PROPERTIES LLC
5841 BEAVER HILL LANE
OAK RIDGE NC 27310

QUICK, JAMES ANTHONY
713 LAKEDALE RD
COLFAX NC 27235

RAIFORD, SUSAN M
8417 ADKINS RD
COLFAX NC 27235

RANDOLPH FAMILY TRUST
3672 BARBARY DR
TALLAHASSEE FL 32309

RANSONE, LARRY R ; RANSONE, PATRICIA
G
P O BOX 789
COLFAX NC 27235

RBG PROPERTIES LLC
8511 NORCROSS RD
COLFAX NC 27235

ROBINSON, DENNIS WADE ; ROBINSON
TERESA M ; PAULETTE D BULL
PO BOX 207
COLFAX NC 27235

ROBINSON, JASON LEE ; ROBINSON,
MELISSA BREWER
2601 SANDY RIDGE RD
COLFAX NC 27235

ROGERS, RICHARD R ; ROGERS, VERA G
8527 ADKINS RD
COLFAX NC 27235

SANDY RIDGE COMMUNITY DEVELOPMENT
ASSOC INC
4704 SANDY CAMP RD
HIGH POINT NC 27265

SANDY RIDGE METHODIST CHURCH
2223 SANDY RIDGE ROAD
HIGH POINT NC 27265

SERVANTS HEART INC
6605 ASHTON PARK DR
OAK RIDGE NC 27310

SHAW, ANN K
8331 LAKEDALE CIR
COLFAX NC 27235

SHIELDS, ANNE
2505 SANDY RIDGE RD
HIGH POINT NC 27265

SHIELDS, JAMES DONNIE
PO BOX 635
COLFAX NC 27235

SHUE, KEENAN S ; SHUE, SHARON H
8513 BLACKSTONE RD
COLFAX NC 27235

SMITH GROVE BAPTIST CHURCH
P O BOX 57
COLFAX NC 27235

SMITH, HENRY CLAY ; SMITH, ALOAH JEAN
709 LAKEDALE RD
COLFAX NC 27235

SMITH, SONYA SACAJAWEA
715 LAKEDALE RD
COLFAX NC 27235

SNIDER, ROBERT ; SNIDER, ALISON T
381 RUNNING SPRINGS LANE
KERNERSVILLE NC 27284

SOLOMON, AMANDA
8536 ADKINS RD
COLFAX NC 27235

TAYLOR, CHRISTOPHER S ; TAYLOR,
STACY W
8506 BLACKSTONE DR
COLFAX NC 27235

TEDDER, FRANCES H ; TEDDER, GLENN C
520 S BUNKER HILL RD
COLFAX NC 27235

TEDDER, MAXINE H
500 S BUNKER HILL RD
COLFAX NC 27235

TUCKER, LONNIE L ; TUCKER, CELESTE W
8534 ADKINS RD
COLFAX NC 27235

TURTLETOPIA LLC
812 WESTBOURNE GROVE CT
COLFAX NC 27235

UNDERWOOD, CHRISTOPHER B ;
UNDERWOOD, HEATHER L
8339 LAKEDALE CIR
COLFAX NC 27235

VALLEY DALE ACRES LAKE ASSOCIATION
8337 LAKEDALE CIRCLE
COLFAX NC 27235

VARAS, ENRIQUE ; VARAS, GLORIA
8407 ROSE HAVEN RD
HIGH POINT NC 27265

WADE, JASON W
8415 ADKINS RD
COLFAX NC 27235

WAGNER, LOUIS E ; WAGNER, VIRGINIA P
3302 EDWARDS CT
GREENVILLE NC 27858

WARNER, JOEL T ; WARNER, REBECCA H
929 MAPLE CREEK DR
COLFAX NC 27235

WELBORN, R J
8607 ADKINS RD
COLFAX NC 27235

WELLS, KATHLEEN W ; WELLS, PATSY LEE
W PERRY ; DUNHAM, CATHY W
411 S BUNKER HILL RD
COLFAX NC 27235

WESTMORELAND, DENNIS P
8406 ADKINS RD
COLFAX NC 27235

WESTMORELAND, DOLLY L L/T ;
WESTMORELAND, DENNIS P T/C ;
MATTHEWS, EDITH W T/C
520 LAKEDALE RD
COLFAX NC 27235

WHIGHAM, ANTHONY D ; WHIGHAM,
VIRGINIA A
3301 DAIRY POINT DR
HIGH POINT NC 27265

WILLIAMS, MILTON LENWOOD JR ;
WILLIAMS, ANGELA L
8516 BLACKSTONE DR
COLFAX EM NC 27235

WILSON, CAROL SMOAK
706 LAKEDALE RD
COLFAX NC 27235

WOMBLE, ASHLEY TAYLOR ; WOMBLE,
JAMES BRENT
744 QUAILMEADOW LANE
COLFAX NC 27235

YARBRAV, BRYAN PAUL ; YARBRAV,
MARCIE
8504 BLACKSTONE DR
COLFAX NC 27235