

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 16-29
(Shugart Homes)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 20, 2017

Public Hearing: Yes

Advertising Date: February 8 & 15, 2017

Advertised By: Planning & Development

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

PURPOSE:

A request by Shugart Homes to rezone approximately 13.6 acres from the Residential Single Family-3 (R-3) District to the Residential Single Family-5 (R-5) District. The site is lying along the north side of Old Mill Road, approximately 1,750 feet east of Skeet Club Road (*131 Old Mill 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 recommended ***approval*** of this request, as outlined in the attached staff report.
- B. On January 24, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-29. The Planning & Zoning Commission recommended ***approval*** of this request, by a vote of 8-0, as outlined in the staff report and recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Shugart Homes

Zoning Map Amendment 16-29

At its January 24, 2017 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 13.6 acres from the Residential Single Family-3 (R-3) District to the Residential Single Family-5 (R-5) District. All members of the Commission were present, except for Mr. Keith McInnis. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request was the applicant's representative, Mr. Greg Garrett, 221 Jonestown Road, Winston-Salem, N.C. Mr. Garrett provided an overview of Shugart Homes' proposal to develop a 44-unit twin-home subdivision. He outlined their proposal to market units primarily toward retirees with units ranging in size from 1,450 to 2,100 square feet with a two-car garage.

Speaking in opposition of the request:

Speaking in opposition to this request was Mr. Steve Woelk, 134 Buena Vista Avenue, High Point, N.C. Mr. Woelk stated that the zoning site is located to the rear of his property and he expressed concern with Shugart Homes' intent to clear cut the property for the new development. He said the Type C planting yard, that would be required if the zoning map amendment is approved, is insufficient in shielding the zoning site from adjacent developments. Mr. Woelk requested the Commission require the applicant to leave as many trees as possible next to existing single family homes.

Mr. Burnette reminded the Commission this is not a Conditional Zoning request; thus development conditions cannot be added. The Commission must determine if the request, along with requirements of the Development Ordinance, are sufficient to insure compatibility with surrounding uses.

Planning & Zoning Commission Action

The Planning & Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 8-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-29 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) Development standards of the requested R-5 District will ensure development densities will be consistent with the adopted Low Density Residential Land Use Map classification that has been established for this area.
- 2) If developed as a twin home subdivision with 44 dwelling units, as suggested by the applicant, a density of 3.2 units per acre would be achieved, which is a lower development density than the existing adjacent town home developments. Therefore, allowable uses of the requested R-5 District will produce development types and development densities that will be compatible with existing residential uses that have been established in this area.
- 3) Development standards of the R-5 District will ensure development of the property addresses Goal #5 and Objective 8 of the Land Use Plan, which seeks to promote an urban growth pattern that occurs in an orderly fashion and encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.

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

**STAFF REPORT
ZONING MAP AMENDMENT 16-29
January 24, 2016**

Request	
Applicant: Shugart Homes	Owner: Ronald Lee White, Trustee of the Velma White Johnson Revocable Trust
Zoning Proposal: To rezone approximately 13.6 acres	From: R-3 Residential Single Family-3 District
	To: R-5 Residential Single Family-5 District

Site Information	
Location:	The site is lying along the north side of Old Mill Road, approximately 1,750 feet east of Skeet Club Road (<i>131 Old Mill Road and 160 Buena Vista Avenue</i>).
Tax Parcel Numbers:	Guilford County Tax Parcels 0198630 and 0198683
Site Acreage:	Approximately 13.6 acres
Current Land Use:	A single family dwelling fronts along Old Mill Road and an undeveloped parcel is fronting along Buena Vista Avenue.
Physical Characteristics:	The site is heavily wooded with a moderately sloping terrain. An intermittent stream runs through the northern portion of the property.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City Sewer line lies adjacent to the site along Old Mill Road. Additionally, a 6-inch City water line and an 8-inch City sewer line lies adjacent to the site along Buena Vista Avenue.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	Oak Hollow Lake Watershed Critical Area (WCA) Tier 4

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family-3 District	Single family dwellings and an undeveloped parcel
South:	R-3	Residential Single Family-3 District	Single family dwelling
East:	R-3 RM-5	Residential Single Family-3 District Residential Multifamily-5 District	Single family dwelling and a townhome development
West:	R-3	Residential Single Family-3 District	Undeveloped parcels

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither in conflict, nor does it promote, the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. 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.
Land Use Plan Goals, Objectives & Policies:	<p>The following goal and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations; and</p>
Relevant Area Plan:	Not applicable
Zoning History:	There has been no recent zoning activity in this area.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Old Mill Road		Minor Thoroughfare	615 feet
	Buena Vista Avenue		Local Street	79 feet
Vehicular Access:	Access to the site is proposed to be from Old Mill Road			
Traffic Counts: (Average Daily Trips)	Old Mill Road		1,000 ADT High Point DOT 2016 - 24-hour traffic count	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis:	Required		TIA 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.			
Comments:	None			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: (Fall 2016)	Maximum Design Capacity:	Mobile Classrooms:	Projected Additional Students:
Shadybrook Elementary School	424	535	10	12 - 14
Ferndale Middle School	659	1,213	0	6 - 7
High Point Central High School	1,474	1,392	0	6 - 7
School District Remarks:	High Point Central High School is over capacity at this time.			

Details of Proposal

The applicant is requesting to rezone approximately 13.6 acres from its current R-3 District to the R-5 District. The R-3 and R-5 Districts are similar in that they are both principally intended for the development of single family detached dwellings served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed in both of these residential zoning districts.

Although similar, there are two distinguishable differences between the R-3 and R-5 Districts. The first being the allowable development density. The R-3 District permits development up to three dwelling units per acre while the R-5 District allows smaller lot sizes that permits development up to five dwelling units per acre. The second is that the R-5 District allows single family attached dwelling development provided it occurs on a tract of land five acres and larger. In addition, the ordinance standards require that the maximum number of dwelling units that can be attached is two (i.e. twin homes). The purpose of that standard is to insure the bulk of twin home buildings are compatible with surrounding single family detached homes.

The applicant is considering the development of an approximate 44-unit twin home subdivision on the zoning site and has requested rezoning to the R-5 District.

Staff Analysis

The surrounding zoning and development pattern consists of a mixture of single family and multifamily zoning districts (R-3, R-5 and RM-5 Districts), with single family and townhome residential subdivisions. The R-5 District is consistent with the Low-Density Residential designation applied to the area by the City's adopted Land Use Plan.

As to the allowance of attached single family dwellings, as permitted by the R-5 District, the following will ensure compatibility with other surrounding residential uses:

- 1) Vehicular access: The zoning site fronts along and will take access from Old Mill Road, which is classified as a minor thoroughfare.
- 2) Development Standards: The Development Ordinance requires an attached single family development to have a minimum land area of five acres; a minimum 20-foot wide perimeter setback; and restricts the number of attached units to two per building (twin home). Additionally, the landscaping standards of the ordinance require a Type C planting yard be installed where such a development abuts a single-family detached use. The Type C yard requires an average width of 15 feet and installation of seven trees and 20 evergreen shrubs every 100 linear feet.

- 3) Similar uses and development density. The applicant is considering the development of a 44-unit twin home development at a density of 3.2 units per acre. There are multifamily zoned properties, developed with townhomes, adjacent to the zoning site. The Old Mill North development abuts the zoning site to the east. This is a 38-unit townhome subdivision developed at a density of 3.6 units per acre. Additionally, to the southeast, across Old Mill Road, is the Old Mill Estates development, which is a 34-unit townhome subdivision developed at a density of 3.6 units per acre. Thus, the allowance of single family attached dwellings will not introduce a residential use type or development density that is not already established in this area.

Consistency with Adopted Plans:

The proposed 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 R-5 District zoning is consistent with the Low Density Residential Land Use Plan designation for the area and with several goals and objectives of the Land Use Plan. Given that somewhat higher density residential developments are already present in the immediate vicinity and that future development will be limited to single family detached dwellings or twin homes, the proposal is appropriate for this location. In addition, perimeter setbacks and landscaping is required to help maintain compatibility with existing detached single family uses adjacent to the site.

Reasonableness/Public Interest:

An approval of the proposed 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) Development standards of the requested R-5 District will ensure development densities will be consistent with the adopted Low Density Residential Land Use Map classification that has been established for this area.
- 2) If developed as a twin home subdivision with 44 dwelling units, as suggested by the applicant, a density of 3.2 units per acre would be achieved, which is a lower development density than the existing adjacent town home developments. Therefore, allowable uses of the requested R-5 District will produce development types and development densities that will be compatible with existing residential uses that have been established in this area.
- 3) Development standards of the R-5 District will ensure development of the property addresses Goal #5 and Objective 8 of the Land Use Plan, which seeks to promotes an urban growth pattern that occurs in an orderly fashion and encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, the development standards in the Development Ordinance along with standards of the R-5 District will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 13.6 acres to the R-5 District.

Required Action

Planning and Zoning Commission:

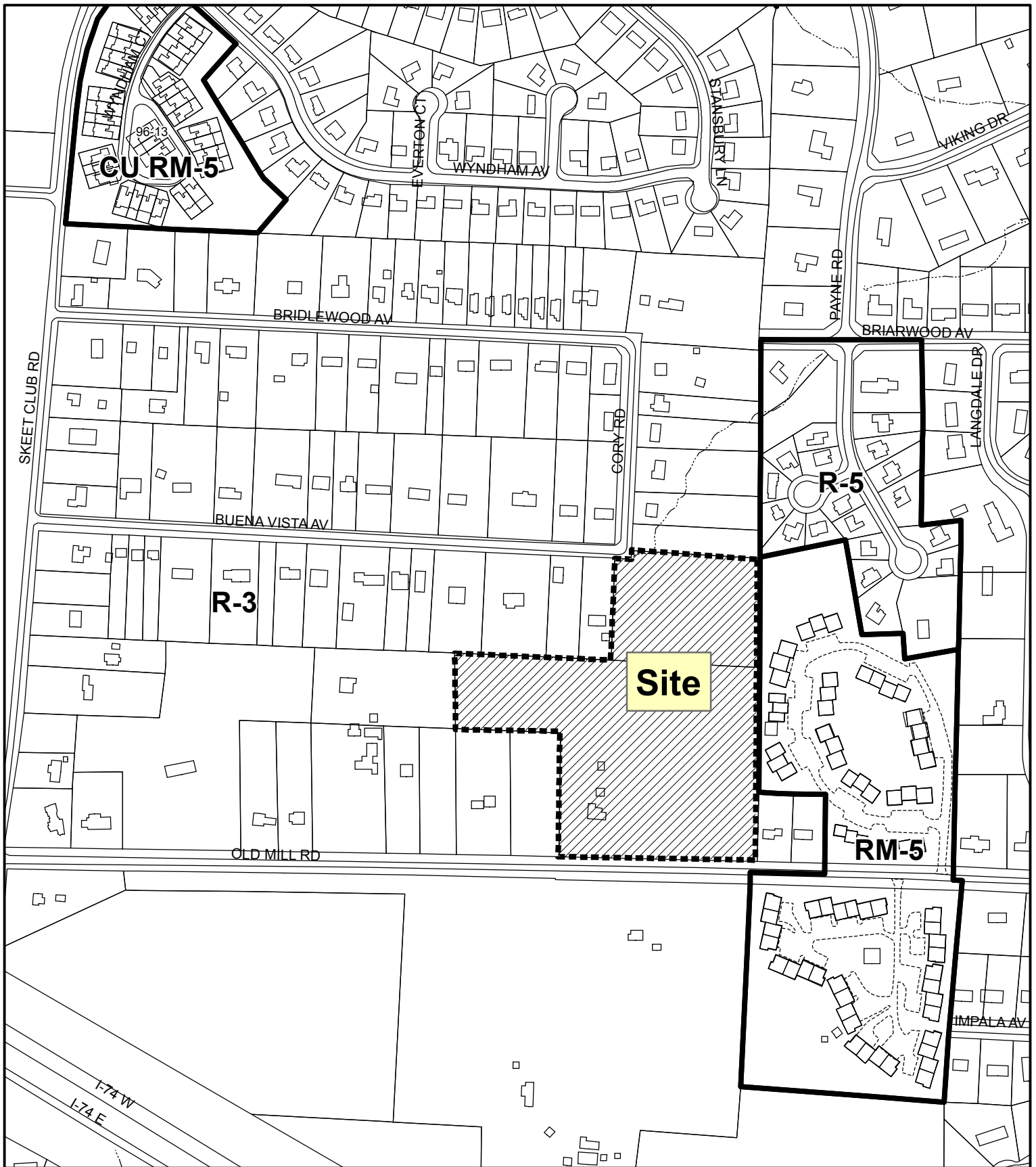
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



ZONING MAP AMENDMENT ZA-16-29

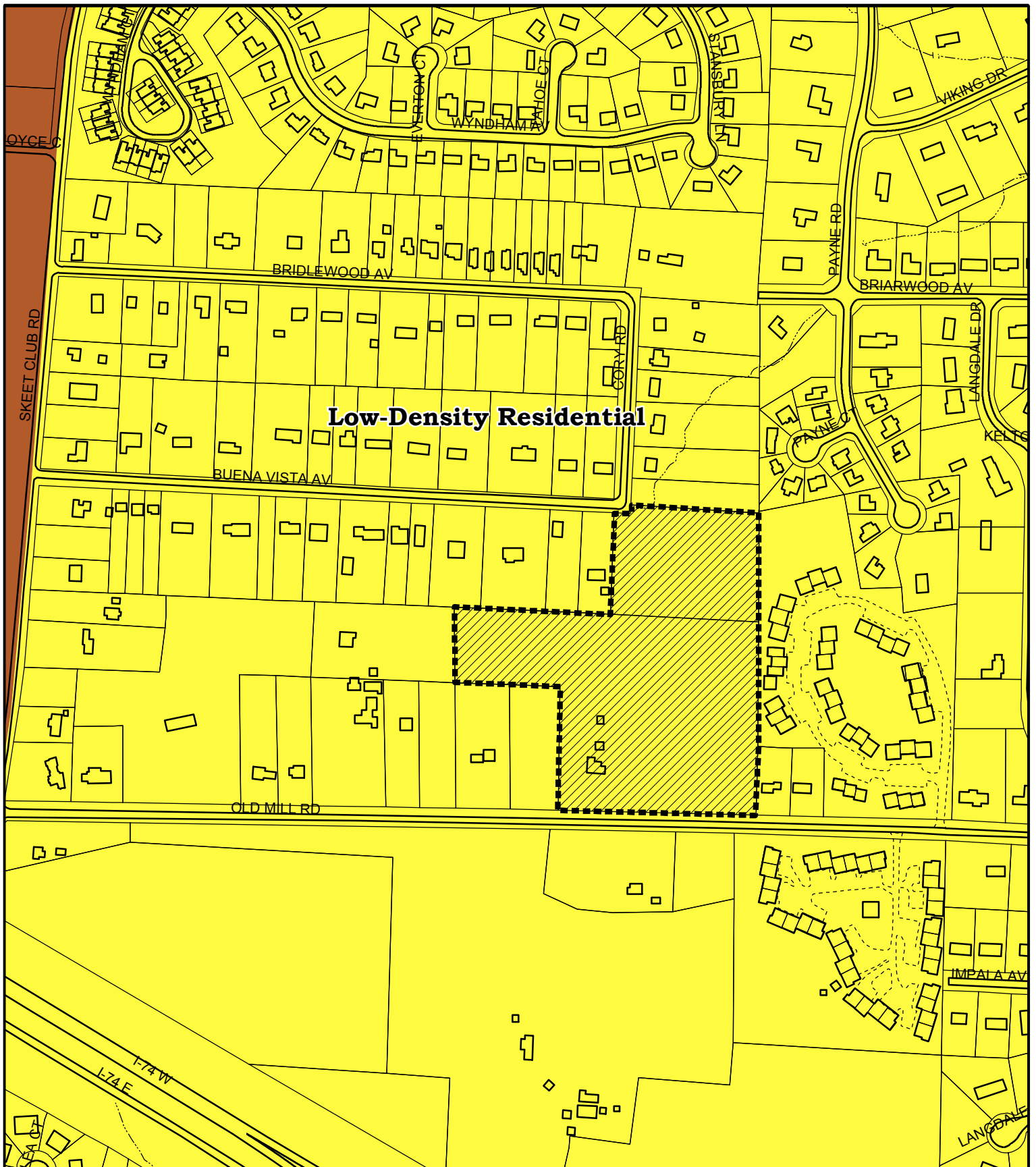
From: Residential Single Family-3
To: Residential Single Family-5

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

**Planning & Development
 Department**
City of High Point
Date: January 24, 2017

N

Scale: 1"=400'
 G:/Planning/Secure/ba-pz/
 2016/pz/za16-29.mxd



ZONING MAP AMENDMENT ZA-16-29

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



Planning & Development
Department

City of High Point

Date: January 24, 2017



Scale: 1"=400'
G:\Planning\Secure\ba-pz\2016\pz\za16-29lu.mxd



ZONING MAP AMENDMENT ZA-16-29

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: January 24, 2017



Scale: 1"=400'

G:\Planning\Secure\ba-pz/
2016\pz\za16-29topo.mxd

ZONING MAP AMENDMENT ZA-16-29



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 January 24, 2017 and before the City Council of the City of High Point on February 20, 2017 regarding **Zoning Map Amendment Case 16-29 (ZA-16-29)** 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 January 15, 2017, for the Planning and Zoning Commission public hearing and on February 8, 2017 and February 15, 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 _____, 2017.

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: **Residential Single Family-5 (R-5) District**. The property is approximately 13.6 acres and lying along the north side of Old Mill Road, approximately 1,750 feet east of Skeet Club Road (*131 Old Mill Road and 160 Buena Vista Avenue*). The property is also known as Guilford County Tax Parcels 0198630 and 0198683.

SECTION 2

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 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.
____th day of XXXXXXXXXX xx, 2017.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 16-29

Submitted by: Mr. Gregg Garrett, on behalf of
Shugart Homes



Date: December 30, 2016

To: Herb Shannon, Planner, City of High Point Planning Dept.

From: Greg Garrett

Re: Shugart Management, Inc. Citizen Information Meeting Report for Old Mill Road Site

The required citizen information meeting for the Shugart Management rezoning was held on Thursday, December 8, 2016 from 6:00 to 7:00 pm. The notice sent is attached for your review as is the mailing labels (property owners within 300 feet). Also attached is the sign in sheet for the attendees. The meeting was held in sanctuary of Tabernacle Baptist Church.

There was a total of fourteen citizens present at the meeting. The overall tone of the meeting was friendly and informative. The description of the proposed development as well as the particular zoning district (R-5) that was being applied for was explained. Once everyone understood that the homes would be for sale and that the size and price of the homes would exceed that of the adjacent Old Mill North townhome development all spoken concerns by the citizens were alleviated. There were two citizens that express some concern about the buffering between the subject homes and the existing homes. This concern was addressed by the required planting yard. In addition to the meeting, there were five citizens that could not make the meeting that called and the same information was presented to them over the phone. Again, once the development was described as 44 one level for sale twin homes with empty nesters being the targeted buyer each caller seemed relieved and many were even excited and or interested in the proposed development.



November 30, 2016

You are invited to a neighborhood meeting that is being conducted by Shugart Homes to share and discussed the proposed single-family home subdivision Old Mill Road, High Point, NC 27265. This meeting is meant to inform and communicate with the adjacent and nearby home owners.

At this meeting we will be happy to answer any questions or concerns you may have about the new development. We also plan to discuss the issue of rezoning the property on which the homes will be built. We hope we can alleviate any concerns you may have about this project.

Please RSVP Shugart Homes at gray@shugarthomes.net if you plan on attending this meeting. Below are listed the meeting details and venue information. Also attached is a map showing the location of the proposed subdivision.

Thank You and Have a Happy Holiday Season,
Shugart Homes

VENUE & MEETING DETAILS:

Date: Thursday, December 8, 2016

Time: 6:00 P.M. - 7:00 P.M.

Location: Tabernacle Baptist Church

BAKER, GLENN P ; BAKER, JENNIFER J
138-C OLD MILL RD
HIGH POINT NC 27265

BELLAMY, GLENDA CLAPP
165 OLD MILL RD #C
HIGH POINT NC 27265

BOWERS, CHARLES R ; BOWERS, PAUL W
169 D OLD MILL RD
HIGH POINT NC 27265

BOWNES, DAVID C ; BOWNES, DEBORAH D
505 PAYNE CT
HIGH POINT NC 27265

CANNIZZO, BRIAN P ; CANNIZZO, DEBORAH
A
130 BUENA VISTA AVE
HIGH POINT NC 27265

CANNON, BILL LEE ; CANNON, SANDRA C
136 OLD MILL RD APT A
HIGH POINT NC 27265

CARRITHERS, CAROLINE F
402 CORY RD
HIGH POINT NC 27265

CARROLL, BARBARA
630 WHITTIER AVE
HIGH POINT NC 27262

CATES, DOROTHY F
PO BOX 5726
HIGH POINT NC 27262

CHILDRESS, CAROLINE M
163 OLD MILL RD APT C
HIGH POINT NC 27265

CORBIN, RICHARD L ; YOUNG, DAFFANEY
138 BUENA VISTA AVE
HIGH POINT NC 27265

CRESSMAN, HELEN ; MCCLEAF, MARILYN G
165 OLD MILL RD APT B
HIGH POINT NC 27265

DOMINGUEZ, ISRAEL ; DOMINGUEZ,
PATRICIA
132 BUENA VISTA AVE
HIGH POINT NC 27265

DURHAM, THOMAS E SR
159 OLD MILL RD UNIT A
HIGH POINT NC 27265

EL KHATIB, MICHAEL MICHAEL ; EL KHATIB,
LEILA M
3805 PAYNE RD
HIGH POINT NC 27265

FLORENCE, EUGENE ; FLORENCE,
JEANETTE
4938 JEANNIE LANE
FORT MYERS FL 33905

FORWARD, DOROTHY D
159 OLD MILL RD UNIT B
HIGH POINT NC 27265

FREEMAN, PAT C ; FREEMAN, RONALD W
3813 PAYNE RD
HIGH POINT NC 27265

FROG'S HAVEN LIMITED PARTNERSHIP
P O BOX 5484
HIGH POINT NC 27262

FRYE, LARRY W ; FRYE, BONNIE B
503 PAYNE CT
HIGH POINT NC 27265

GIBSON, BETTY PROFFITT
159C OLD MILL RD
HIGH POINT NC 27265

GOLDEN, ROBERT J
153 B OLD MILL RD
HIGH POINT NC 27265

GREENE, LAURA A
3801 PAYNE RD
HIGH POINT NC 27265

HAMILTON, ALLEN W ; HAMILTON, LINDA L
136 C OLD MILL RD
HIGH POINT NC 27265

HARROUN, MICHAEL F ; HARROUN,
BARBARA A
502 PAYNE CT
HIGH POINT NC 27265

HORNE, DAVID STANTON
1426 SKEET CLUB RD
HIGH POINT NC 27265

HURST, EVELYN G
155 OLD MILL RD UNIT B
HIGH POINT NC 27265

JARRELL, MARY J
155 OLD MILL A RD
HIGH POINT NC 27265

JARRETT, DEBORAH L
129 BUENA VISTA AVE
HIGH POINT NC 27265

JARRETT, PEGGY H
127 BUENA VISTA AVE
HIGH POINT NC 27265

JOHNSON, RENA JOLINE
138-B OLD MILL RD
HIGH POINT NC 27265

JOHNSON, VELMA W
4421 QUAIL RIDGE WAY
NORCROSS GA 30092

JONES, DOROTHY B ; JONES, ANTHONY T
500 PAYNE CT
HIGH POINT NC 27265

JORDAN, BROOK A ; JORDAN, KELLI M
13523 QUIET STREAM CT
CHARLOTTE NC 28273

KEBICHE, MOULOUD
3809 PAYNE RD
HIGH POINT NC 27265

KENNEDY, LAURA ELIZABETH ; KENNEDY,
ROBERT KENNETH
121 OLD MILL RD
HIGH POINT NC 27261

KUYKENDALL, JERRY D
127 OLD MILL RD
HIGH POINT NC 27265

LAWSON, GLAD S ; LAWSON, KATHRYN L
167 OLD MILL RD APT C
HIGH POINT NC 27265

LICHAUER LIVING TRUST ; LICHAUER,
FRANCES F TRUSTEE
165 OLD MILL RD #A
HIGH POINT NC 27265

LOSARDO, BARBARA ANN
3803 PAYNE RD
HIGH POINT NC 27265

LUGARICH, TOMISLAV J ; EVANS,
DOROTEA L
153 OLD MILL RD UNIT C
HIGH POINT NC 27265

MCFALLS, ELAINE MARIE
134 OLD MILL RD #B
HIGH POINT NC 27265

MILL NORTH HOMEOWNERS ASSOCIATION
INC
142 CHURCH AVE
HIGH POINT NC 27262

MOORE, GLORIA JEAN
153 OLD MILL A RD
HIGH POINT NC 27265

MORGAN, IMOGENE
161-A OLD MILL RD
HIGH POINT NC 27265

MOSS, RV ; MOSS, VERA
PO BOX 207
WEST JEFFERSON NC 28694

OAKVIEW ESTATES OLD MILL ESTATES
HOMEOWNERS ASSN
142 CHURCH AVE
HIGH POINT NC 27262

PIERCE, TOBIE B
161 OLD MILL RD UNIT B
HIGH POINT NC 27265

PITTMAN, GENE MICHAEL
217 S WESTWOOD AVE
THOMASVILLE NC 27306

REICH, CURTIS PAUL ; REICH, JOANNA
CARTER
156 BUENA VISTA AVE
HIGH POINT NC 27265

RICH, HOWARD RANDALL ; RICH, MARK
EUGENE
2302 CANTUS CT
HIGH POINT NC 27265

RICHARDSON, EILEEN M
157A OLD MILL RD
HIGH POINT NC 27265

ROACH, SHERRY C
136 OLD MILL RD APT B
HIGH POINT NC 27265

ROADHOUSE, CHARLES G
157 OLD MILL RD APT C
HIGH POINT NC 27265

ROBBINS, DEBORAH
145 OLD MILL RD
HIGH POINT NC 27265

SANFORD, PATRICIA L T/C ; SANFORD,
WARREN H T/C
136 D OLD MILL RD
HIGH POINT NC 27265

SHAVITZ, HENRY ; SHAVITZ, ELOISE B
PO BOX 5132
HIGH POINT NC 27262

SOUTHARDS, DOROTHY P
134 OLD MILL RD APT C
HIGH POINT NC 27265

STEEN, KEVIN EDWARD
501 PAYNE CT
HIGH POINT NC 27265

TABOR, VIKKI L
167 OLD MILL RD UNIT A
HIGH POINT NC 27265

TOLEDO, LUISA E
150 BUENA VISTA AVENUE
HIGH POINT NC 27265

VARAS, ENRIQUE M ; VARAS, ORLANDO D
8407 ROSE HAVEN RD
HIGH POINT NC 27265

WALKER, FRANKIE GAIL
134 OLD MILL RD UNIT D
HIGH POINT NC 27263

WATSON, MICHAEL D ; WATSON, NELL S
163 OLD MILL RD APT B
HIGH POINT NC 27265

WHITE RONALD LEE VELMA WHITE
JOHNSON REVOCABLE TRUST
4421 QUAIL RIDGE WAY
NORCROSS GA 30092

WILSON, DONNA RAE
123 OLD MILL RD
HIGH POINT NC 27262

WOELK, STEVEN L
134 BUENA VISTA AVE
HIGH POINT NC 27265

WRIGHT, FAYE K L/T ; WRIGHT, ALAN
SHANE ; WRIGHT, RICHARD TIMOTHY
161 OLD MILL RD #C
HIGH POINT NC 27265

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Vivian Taber	167-A Old Mill	889-5710	
Chuck Roachhouse	157-C		
Charles Martin	171-B	880-1754	
Martha Martin	"	"	
Steve Martin	"	"	
Sandy Graham	173-C Old Mill	887-432	
Betsy Long Jones	500 Payne R.	869-1058	
Tara Moss	163-A Old Mill	882-4376	
Kathryn Lawson	167-C " "	869-0418	
Jaye Kendall Wright	161-C " "	869-4318	
Steve Woolk	134 Byena Vista Ave.	869-8915	
Alfredo Grant	153-A Old Mill	336-307.4144	
Doris Smith	173-A Old Mill	336-210-0839	