

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 17-13**
(*Church of God of Prophecy of North Carolina, Inc.*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: July 17, 2017

Public Hearing: Yes

Advertising Date: July 5, 2017 and July 12, 2017

Advertised By: Planning & Development

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

PURPOSE:

A request by the Church of God of Prophecy of North Carolina, Inc. to rezone approximately 50.4 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Institutional (CZ-I) District. The site is lying south of the intersection of Old Mill Road and Ashley Park Court (*900 Old Mill Road*).

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are 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 June 27, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-13. 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

Church of God of Prophecy of North Carolina, Inc.

Zoning Map Amendment 17-13

At its June 27, 2017 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 50.4 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Institutional (CZ-I) District. All members of the Commission were present. 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. Steve Crews, Chairman of Camp Maranatha Board of Directors; 615 Cheraw Road, Hamlet, NC. Mr. Crews gave a brief overview of the history of the camp and their proposal to update the aging camp facilities. He made himself available to answer questions from the Commission.

Also speaking were Ms. Tamare Gallimore (T.A.G.) Woods, 3833 Wesseck Drive, High Point and Ms. Jill Painter, 3824 Wesseck Drive, High Point. Both speakers live adjacent to the camp and support its continuation; however, they had questions as to allowable uses under the I-District, specifically what falls under a social service facility use.

Mr. Shannon read from the Development Ordinance, the characteristics and examples of a social service facility. He noted that this use type is divided into a major and minor category. A minor social service use is for a facility of 6 or fewer persons. A major social service use provides assistance to 7 or more patrons; however, it requires a Special Use Permit approval that proceeds through a similar public hearing process where the Planning & Zoning Commission will make a recommendation that is forwarded to City Council for a final decision.

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 8-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 17-13 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) As conditioned, the CZ-I District is consistent with the Land Use Plan;
- 2) The applicant has offered conditions to mitigate any potential negative impacts by prohibiting higher intensity I-District uses, limiting access if the site is developed with a non-residential use and providing for a perimeter buffer area; and
- 3) The request will remove the nonconforming status and will establish, as a permitted use, the youth camp that has existed for more than 30 years within the City limits and which predates most of the residential uses in the area.

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

**STAFF REPORT
ZONING MAP AMENDMENT 17-13
June 27, 2017**

Request		
Applicant: Church of God of Prophecy of North Carolina, Inc.	Owner: Church of God of Prophecy of North Carolina, Inc.	
Zoning Proposal: To rezone approximately 50.4 acres	From:	R-3 Residential Single Family-3 District
	To:	CZ-I Conditional Zoning Institutional District

Site Information	
Location:	The site is lying directly south of the intersection of Old Mill Road and Ashley Park Court.
Tax Parcel Numbers:	Guilford County Tax Parcels 0201305, 0201475, 0201476 and 0201482
Site Acreage:	Approximately 50.4 acres
Current Land Use:	The property is currently used as a religious summer youth camp, known as Camp Maranatha, which occasionally hosts religious-related ministry meetings and workshops. Site facilities consist of a chapel/meeting facility, offices & nurses station, approximately 18 camp cabins that can house approximately 280 people, a kitchen and dining area that will seat 250 with cook's quarters and various accessory structures and recreational facilities.
Physical Characteristics:	The property has a gentle to moderately sloping terrain that drains to a small pond located at the southern boundary of the property. There is also a 150-foot wide Duke Power easement and 30-foot wide Plantation Gas Pipeline easement running in an east to west direction through the middle of the property.
Water and Sewer Proximity:	The property is surrounded by a network of City water and sewer lines within the adjacent public street network surrounding the property.
General Drainage and Watershed:	The site drains in a general southerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area requirements. Engineered storm water treatment measures are required for multi-family or non-residential development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay District:	Oak Hollow Lake Watershed Critical Area – Tier 3

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family-3 District	Single family detached dwellings, private school and a bed & breakfast
South:	R-3	Residential Single Family-3 District	Single family detached dwellings
East:	R-3	Residential Single Family-3 District	Single family detached dwellings
West:	R-3	Residential Single Family-3 District	Single family detached dwellings

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 goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #1: Ensure that development respects the natural environment.</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p>
Relevant Area Plan:	Not Applicable
Zoning History:	There have been no recent rezoning actions in this portion of the City. The last was in 2011 when the property across the street from this zoning request, 833 Old Mill Road, received Special Use Permit approval to allow a Bed & Breakfast use.

Transportation Information			
Adjacent Streets:	Name		Classification
	Old Mill Road		Minor Thoroughfare
	Approx. Frontage		
	1,330 ft.		
Vehicular Access:	The site currently obtains vehicular access from Old Mill Road. The applicant has offered zoning conditions noting that except for allowable residential uses, access will continue to be taken from Old Mill Road.		
Traffic Counts: (Average Daily Trips)	Old Mill Road		1,600 ADT (NCDOT 2015 trip counts)
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	Yes	No	If the development generates more than 150 trips in the peak hour a TIA will be required
		X	

Conditions:	<p><u>Improvements:</u> Any development or redevelopment of the zoning site that generates more than 150 vehicular trips in the peak hour (total for the entire site) shall require the submittal of a Traffic Impact Analysis (TIA) for review and approval by the City of High Point Transportation Department. Any improvement noted from this TIA shall be required to be installed in conjunction with said development or redevelopment.</p> <p><u>Access:</u> Any use that is not within the “Household Living” use category shall only take access from Old Mill Road. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.</p>
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School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant is requesting rezoning to bring an existing youth camp into conformance with current zoning regulations. The camp, known as Camp Maranatha, is a religious oriented youth camp used primarily for summer camp for children. Additionally, the site is used for ministry meetings and workshops. Camp Maranatha has been in operation since the late 1960s when this property was still in the unincorporated portion of Guilford County. At that time, the surrounding area was either undeveloped or consisted of farmlands. Prior to 1983, the City limits stopped near the present day I-74 & Johnson Street interchange. In 1983, a 3,600-acre annexation was approved that extended the City limits northward to Skeet Club Road, and this property was part of that overall annexation. It was not until after this 1983 annexation that the various farms and undeveloped parcels surrounding the camp began to develop as various residential subdivisions.

Since its annexation, the camp has been considered a nonconforming use in the residential zoning districts that have been applied to the site (1985, 1992 and current Development Ordinances). As a nonconforming use, the facility was permitted to continue to operate. Due to the age of many of the structures, the camp is proposing to embark on an upgrade of its facilities consisting of the following:

- Demolishing the outdated one-story cabins serviced by exterior bath houses, and replacing them with several two-story dormitory type structures for camp participants;
- Renovating the pool and pool club house;
- Constructing a new cafeteria and a new gymnasium/multipurpose building;
- Constructing a multi-unit staff lodging building; and
- Upgrading and expanding recreation fields.

This youth camp is classified as a major assembly use by the Development Ordinance, and the scale of the proposed upgrades cannot be permitted for a nonconforming use. Thus, they have requested rezoning to a Conditional Zoning Institutional (CZ-I) District to make the camp a conforming use. Along with the zoning application, they have offered conditions to prohibit the more intensive institutional type uses, establish a perimeter buffer area and restrict vehicular access.

Staff Analysis

Section 2.4.5.(C) of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance;

Staff Comments:

As conditioned, this proposed conditional zoning district is appropriate for this location and it is consistent with adopted policy guidance. Institutional uses and residential uses can and do coexist well with one another. This camp has been at this location for more than 47 years and it was built prior to the residential subdivisions that are adjacent to it. The conditions offered provide a buffer between the existing use and the adjacent residential uses. The more intense uses that are permitted in the Institutional zoning district have been prohibited.

Review Factors:

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

<u>Factor #1</u>	Result in a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> The adopted Land Use Map classifies this area as low density residential, which permits various residential uses up to a density of five dwelling units per acre. The residential zoning that governs this area has been established to accommodate principally single-family detached dwellings. Complimentary uses, such as open space, schools, utilities, religious institutions, and recreational facilities, are also allowed and deemed compatible uses in residential zoning districts.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	<u>Staff Comments:</u> ❖ Camp Maranatha has been operating on this site for several decades in a companionable manner with the surrounding residential developments. With this zoning request, the applicant proposes to continue this relationship. They have offered to prohibit higher intensity institutional uses. In addition to the camp use, allowable uses consist of single-family attached dwellings, social service facilities, assisted living facilities, continuing care retirement community and long-term care/skilled nursing facilities, which are compatible with the surrounding residential zoning district. ❖ Except for allowable residential uses, the applicant has offered to require all access be from Old Mill Road.

<u>Factor #3</u>	<p>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</p> <p><u>Staff Comments:</u></p> <ul style="list-style-type: none"> ❖ The site is within the Oak Hollow Lake Watershed Critical Area, Tier 3. As such, development is required to meet the watershed standards of the Development Ordinance, which will limit development to 35% impervious coverage. ❖ Upgrading of the camps structures will take place on those areas of the property currently developed, thus limiting the amount of grading and tree removal on the property and in the watershed critical area.
<u>Factor #4</u>	<p>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</p> <p><u>Staff Comments:</u></p> <p>The site is currently served by City of High Point utilities and municipal services. The requested upgrade of the camp will not result in a significant impact on municipal services.</p>
<u>Factor #5</u>	<p>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <p><u>Staff Comments:</u></p> <p>Conditions offered by the applicant as to allowable uses, access and perimeter buffering for institutional uses will ensure the continuing operation of the camp will be compatible with the surrounding area and not adversely impact adjacent properties.</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:

There have been no significant changes in this area. The zoning request will simply establish the long-standing youth camp operation on this property as a permitted use.

Development Patterns:

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

Staff Comments:

This request does not introduce any new institutional uses that are not currently existing in this area. In addition to this camp there are other institutional uses in the surrounding residential area, such as a church, a private school and two private clubs. This application maintains the current development pattern consisting of a mixture institutional and residential uses that has existed in this area for more than 30 years.

Reasonableness/Public Interest:

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

Staff Comments:

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

- 1) As conditioned, the CZ-I District is consistent with the Land Use Plan;
- 2) The applicant has offered conditions to mitigate any potential negative impacts by prohibiting higher intensity I-District uses, limiting access if the site is development with a non-residential use and providing for a perimeter buffer area; and
- 3) The request will remove the nonconforming status and will establish, as a permitted use, the youth camp that has existed for more than 30 years within the City limits and which predates most of the residential uses in the area.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant will ensure compatibility with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 50.4-acre parcel to the CZ-I District. As conditioned, the requested will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

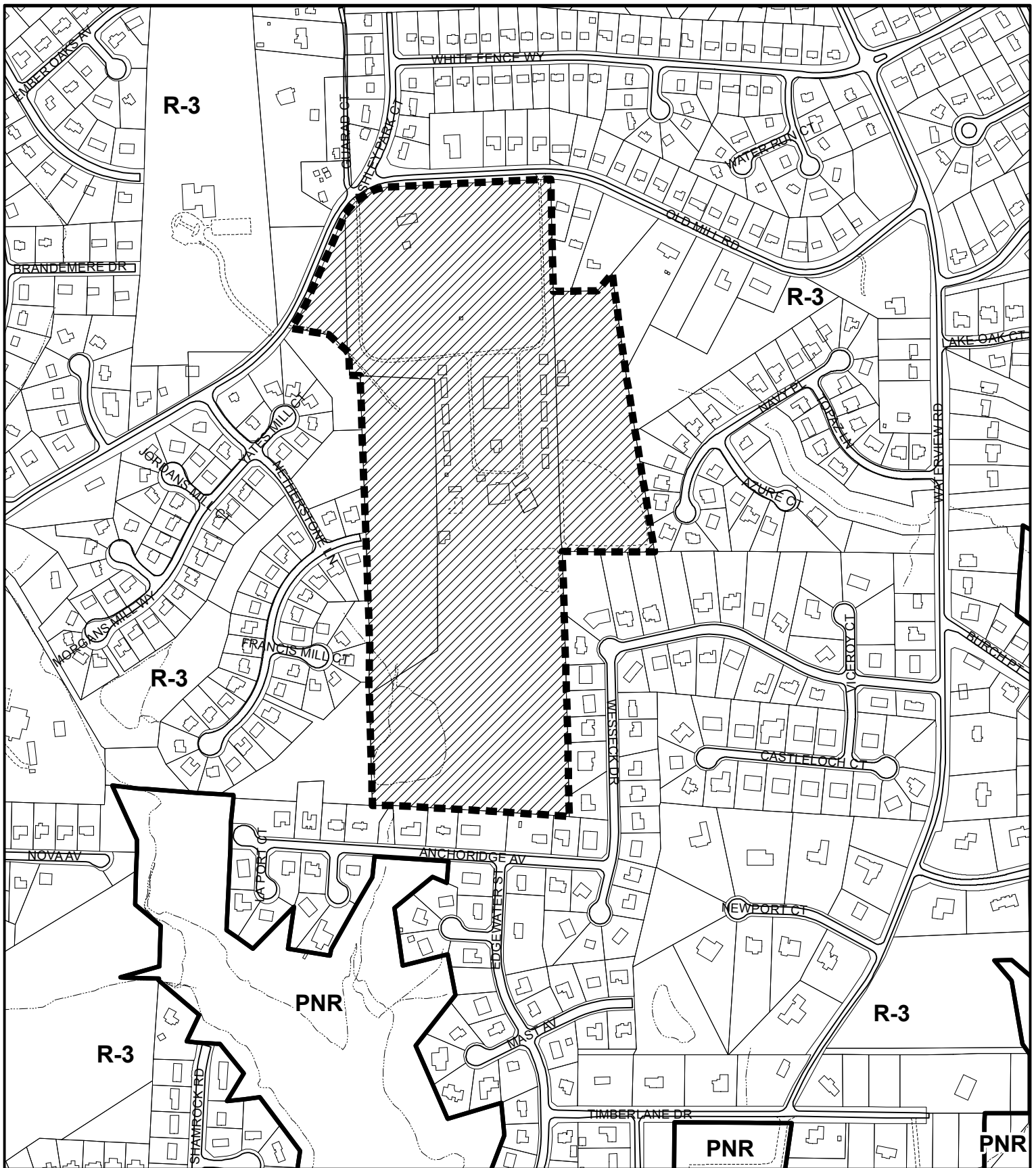
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting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

City Council:

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

Report Preparation

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



ZONING MAP AMENDMENT ZA-17-13

**From: Residential Single Family-3
To: Conditional Zoning Institutional**

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

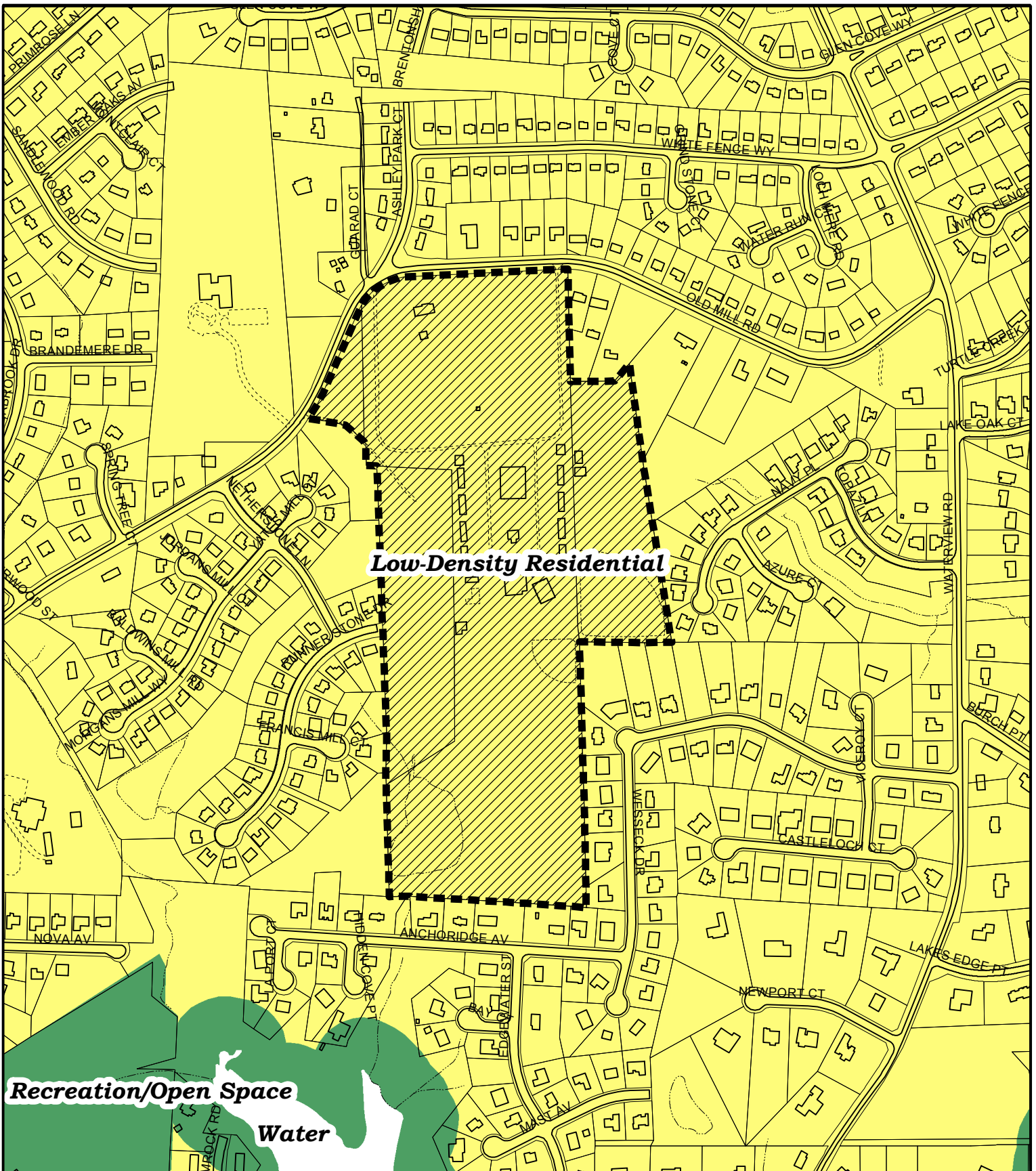
**Planning & Development
Department**

City of High Point

Date: June 27, 2017



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ZONING MAP AMENDMENT ZA-17-13

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



Planning & Development
Department

City of High Point

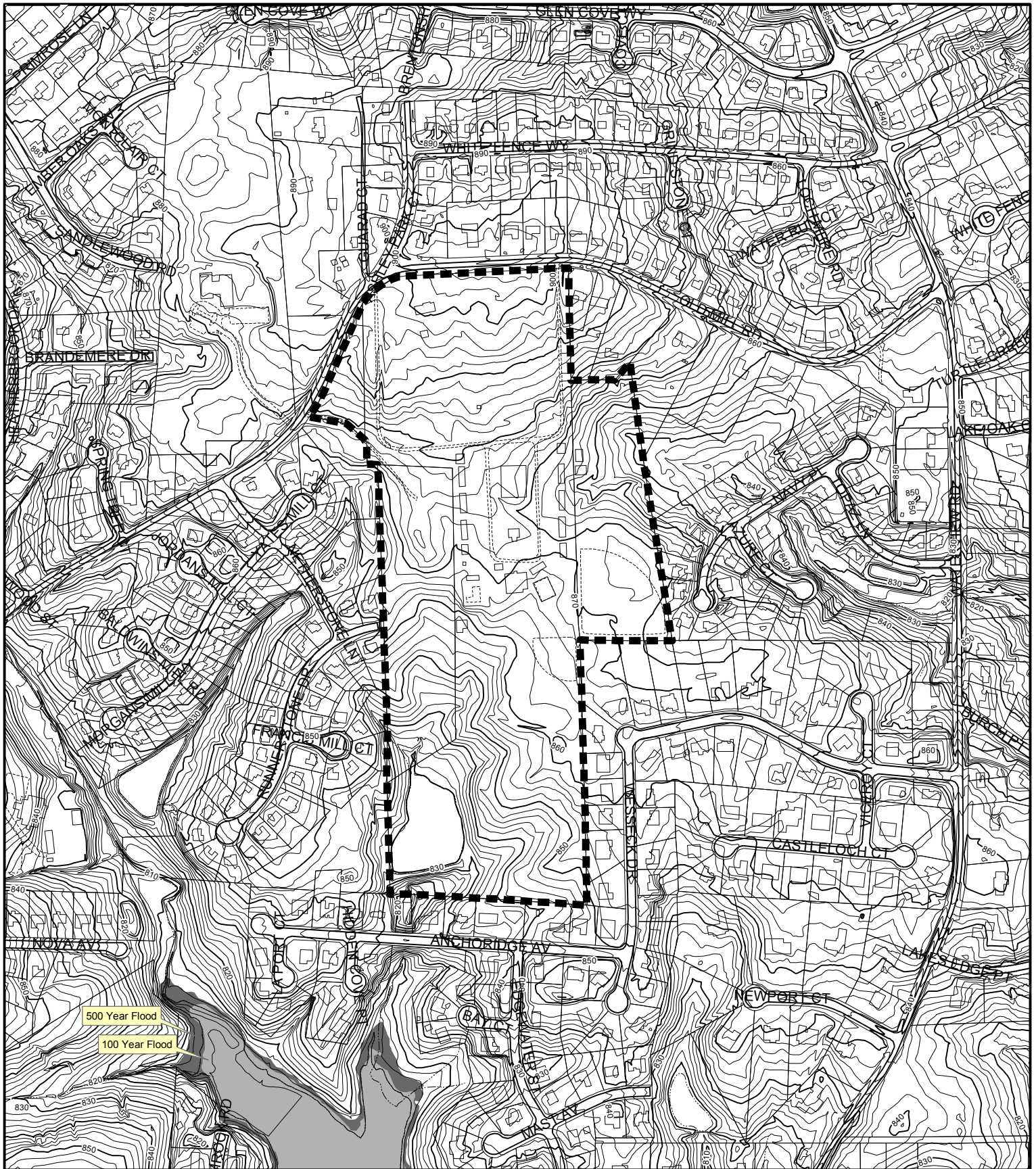
Date: June 27, 2017



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ZONING MAP AMENDMENT ZA-17-13





ZONING MAP AMENDMENT ZA-17-13

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: June 27, 2017



Scale: 1"=500'

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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, 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 June, xx, 2017 and before the City Council of the City of High Point on July xx, 2017 regarding **Zoning Map Amendment Case 17-13 (ZA-17-13)** 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 June xx, 2017, for the Planning and Zoning Commission public hearing and on July xx, 2017 and July xx, 20xx, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____.

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

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Institutional (CZ-I) District**. The property is approximately 50.4 acres lying directly south of the intersection of Old Mill Road and Ashley Park Court. The property is also known as Guilford County Tax Parcels 0201475, 0201476, 0201305 and 0201482.

SECTION 2

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

Part I. **USES:**

Any uses allowed in the Institutional (I) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance

Part II. **CONDITIONS:**

A. **Prohibited Uses:** The following uses, as listed in Table 4.1.9 (Principle Use Table) of the Development Ordinance, shall be prohibited

1. **Residential Use Classification**

- a) Multi-family dwelling
- b) Triplex/quadplex

- c) Dormitory, private
- d) Fraternity or sorority house

2. Institutional Use Classification

- a) Cultural facility, major
- b) Correctional facility
- c) College or university
- d) Other post-secondary educational facility
- e) Hospital
- f) Medical care facility, major
- g) Medical care facility, minor
- h) Specialty hospital

3. All Commercial use classification

B. Development Standards:

Allowable Household Living Uses, as listed in Table 4.1.9 (Principle Use Table) of the Development Ordinance, shall not exceed a development density of five (5) dwelling units per acre.

C. Landscaping, Buffers and Screening.

- 1. Perimeter Buffer: If an allowable Institutional Use Classified, as listed in Table 4.1.9 (Principle Use Table) of the Development Ordinance, is established on the property then a minimum 50-foot wide undisturbed buffer area shall be provided along the eastern, southern and western boundary of the property. Accessory recreation fields associated with a permitted institutional use may encroach into this perimeter buffer area.

D. Transportation Conditions.

- 1. Access: Any use that is not within the “Household Living” use category shall only shall take access from Old Mill Road.
- 2. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

____th day of XXXXXXXXXX XX, 2017.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 17-13

Submitted by: Mr. Shannon Brewer, on behalf of
Camp Maranatha

Citizen Information Meeting
June 5, 2017 6:30pm

The meeting was opened by Steve Crews Chairman of Camp Maranatha Board of Directors by welcoming everyone. Mr. Crews introduced Jeffrey Davis the presiding Bishop of North Carolina for the Church of God of Prophecy to the neighbors. Mr. Davis welcomed everyone and introduced all the members of the Camp Maranatha Board of Directors. Mr. Davis thanked everyone again for coming.

Mr. Crews followed and began by giving a little history about the Camp Property

1. Property purchased around 1965-67
2. Cabins and Bath Houses were built late 1960's
3. Started Camping program in 1970 and buildings are over 40 years' old
4. Want to build new cabins, gymnasium and staff quarters
5. Met with City Planning and Zoning which advised Camp Maranatha to rezone to Institutional Zoning
6. PowerPoint presentation of future buildings

Questions from attending neighbors

Thomas Glenn - How do we know that you're not going to sale to developers?

Mr. Crews - We have no interest of selling this property.

Thomas Glenn - Does the Camp have City water and sewer?

Mr. Crews - Yes

Ken Sampson - Will any property remain Residential?

Mr. Crews - No all will be rezoned

Chuck Bino - Are you going to pave any new roads into the Camp?

Mr. Crews - No changes proposed

Chuck Bino - Will building changes affect water drainage near Anchoridge Avenue?

Mr. Crews - No, changes would not effect any water drainage.

Tag Woods - when would the actual project begin?

Mr. Crews - probably 2-3 years. Once approved the Board would look for financing.

Thomas Glenn - I've never been on this property and I can imagine that someone could offer you a great price for it.

Mr. Crews - We've been here since the seventies and have appraisals of our property. We can't afford to build everything we have here on another property. We have history here. We love it and the neighborhood.

Ron Barker - I have been a lifelong resident in this area and know many developers have wanted this Camp. This Camp has preserved a quality of life for many years and is a buffer for our community. The Camp has always been great neighbors.

Chuck Bino - You have been an awfully good neighbor. I've never heard a peep; not even in the summer months of Camp.

Ken Sampson - A lot of us had no idea about this Camp. I know some who would like the opportunity to share your mission with our community.

Thomas Glenn - I would be willing to help in any way to keep you here.

Mr. Crews thanked the neighbors for coming and dismissed the meeting.



May 26, 2017

To: Owners of property near Camp Maranatha

From: Camp Maranatha Board

RE: Citizens Information Meeting, June 5, 2017 at 6:30 pm in the Chapel

Camp Maranatha is filing an application with the City of High Point for the rezoning of (RS 15 to Institutional) of the 2 tracts of property located at 900 Old Mill Road.

A Citizen Information Meeting will be held on June 5, 2017 at 6:30 pm in the Chapel at Camp Maranatha. At the Citizens Information Meeting you will be able to meet members of Camp Maranatha Board, our Architectural firm, learn more about our development plans, rezoning proposal and of course to ask any questions you may have about our plans.

Enclosed is a required statement provided by the High Point Planning and Development Department outlining the purpose of the Citizens Information Meeting and the zoning process.

Shannon Brewer
Business Manager
Camp Maranatha



900 Old Mill Rd, High Point, NC 27265

nccamps@nccogop.org



336.454.4118

www.campmaranatha.net



ADSIT, THOMAS ; ADSIT, PATRICIA ADSIT
3917 WESSECK DR
HIGH POINT NC 27265

AGBEMABIESE, MARTIN K ; AGBEMABIESE,
SYLVIA A
3818 WESSECK RD
HIGH POINT NC 27265

ALBERTSON, ANDREW DEAN ; ALBERTSON,
GRACE ELLEN S
1853 RUNNER STONE LANE
HIGH POINT NC 27265

AMH 2015-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

ANDREWS, DAVID WAYNE ; ANDREWS, NATALIE
MARIE
1826 RUNNER STONE DR
HIGH POINT NC 27265

AUTRY, JAMES ; AUTRY, DWANDA ; AUTRY,
AARON DAVIS ; AUTRY, WANDA
811 OLD MILL RD
HIGH POINT NC 27265

BAIG, MIRZA SHAHAB ; BAIG, SARAH
1858 YATES MILL CT
HIGH POINT NC 27265

BALDWIN, ADA LAVERN
240 NORTHPOINT AVE UNIT D
HIGH POINT NC 27262

BALDWIN, ESTHER COLE
1018 OLD MILL RD
HIGH POINT NC 27265

BALDWIN, RODNEY FERDINAND
3913 WATERVIEW RD
HIGH POINT NC 27265

BARKER, RONALD R
839 OLD MILL RD
HIGH POINT NC 27265

BARLOW, JOHN C ; BARLOW, MARGARET J
3955 NAVY PL
HIGH POINT NC 27265

BEAUFORD, WAYNE ; BEAUFORD, ROSA N
3900 WESSECK DR
HIGH POINT NC 27265

BINO, CHARLES F ; BINO, SUSAN C
2207 ANCHORIDGE AVE
HIGH POINT NC 27265

BOLICK, HERBERT RALPH JR ; BOLICK, CHERYL S
2113 ANCHORIDGE AVE
HIGH POINT NC 27265

BRAICA, JOHN A JR
2201 ANCHORIDGE AVE
HIGH POINT NC 27265

BRITTAIN, MORGAN
4001 GRIND STONE CT
HIGH POINT NC 27265

BROWN, JOSEPH RONALD ; BROWN, DEBRA
STEED
2007 ANCHORIDGE AVE
HIGH POINT NC 27265

BURNEY, PATRICIA L ; BURNEY, TRAVIS
932 OLD MILL RD
HIGH POINT NC 27265

CAMPBELL, HELENKA M
906 ASHLEY PARK CT
HIGH POINT NC 27265

CANTRELL, JAMES MICHAEL ; CANTRELL, SARAH
2334 AZURE CT
HIGH POINT NC 27265

CARTER, DAVID MILLER ; CARTER, VENETA W
2514 WHITE FENCE WY
HIGH POINT NC 27265

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

CLARK, SARAH JEAN
938 OLD MILL RD
HIGH POINT NC 27265

COLE, ELIZABETH HEIRS
954 OLD MILL RD
HIGH POINT NC 27265

COSTAGLIOLA LIVING TRUST ; COSTAGLIOLA,
ROBERT TR ; COSTAGLIOLA, JEAN F TR
2208 ANCHORIDGE AVE
HIGH POINT NC 27265

COX, CHRISTOPHER B ; COX, KATHERINE MASSEY
2009 ANCHORIDGE AVE
HIGH POINT NC 27265

CRNJAK, DRAGANA ; CRNJAK, MIROSLAV
3943 NAVY PL
HIGH POINT NC 27265

DEMATO, KENNETH JOSEPH
4003 GRIND STONE CT
HIGH POINT NC 27265

DENT-BONNETTE, TERESA L
2101 ANCHORIDGE AVE
HIGH POINT NC 27265

DODD, AARON E ; DODD, TAMMIE R
2533 OLD MILL RD
HIGH POINT NC 27265

DOWNEY, JAMES G III ; TASICH, JANA
1849 RUNNER STONE DR
HIGH POINT NC 27265

ELKING, BRIE A
2502 WHITE FENCE WAY
HIGH POINT NC 27265

GAMMONS, JAMIE C
1859 YATES MILL CT
HIGH POINT NC 27265

GARRISON, NICHOLAS A
2531 OLD MILL RD
HIGH POINT NC 27265

GIBBS, H ALLEN ; GIBBS, CARLINE C
3939 NAVY PL
HIGH POINT NC 27265

GLENN, THOMAS ALEXANDER II ; GLENN,
BARBARA K
3913 WESSECK DR
HIGH POINT NC 27265

GOLD, ROBERT J JR ; GOLD, KATHERINE W
3951 NAVY PL
HIGH POINT NC 27265

HALL, AUDRETTA L
1715 CREEKVIEW DR
CLAYTON NC 27520

HARRELL, FREDDIE T ; HARRELL, EMMA
JEANNETTE
2112 ANCHORIDGE AV
HIGH POINT NC 27265

HARRIS, JOHN D ; HARRIS, ROSE S
3840 EDGEWATER ST
HIGH POINT NC 27265

HAVELIWALA, MURTUZA ; HAVELIWALA, SAJEDA
7525 HENSON FOREST DR
SUMMERFIELD NC 27358

HILL, LANDIE VON
2518 WHITE FENCE WAY
HIGH POINT NC 27265

HOFFMAN, KENNETH I ; HOFFMAN, APRIL A
2512 WHITE FENCE WY
HIGH POINT NC 27265

HOLLAND, BRYAN L ; HOLLAND, SHERRI B
2001 ANCHORIDGE AVE
HIGH POINT NC 27265

HUTCHINS, JEROME W JR ; HUTCHINS, VICKIE E
900 ASHLEY PARK CT
HIGH POINT NC 27265

INDIGO POINTE HOMEOWNERS ASSOCIATION INC
3987 NAVY PL
HIGH POINT NC 27265

JAMES, MARGARET ELIZABETH
1838 RUNNER STONE DR
HIGH POINT NC 27265

JARDINA, JOSEPH M JR ; JARDINA, MELISSA B
5013 WHITE HORSE DR
GREENSBORO NC 27410

JEFFRIES, WILLIAM FIPPIN
911 ASHLEY PARK CT
HIGH POINT NC 27265

JOLLY, HOYLE RAY JR
2506 WHITE FENCE WAY
HIGH POINT NC 27265

JONES, DEETTE T ; JONES, GRANT S
3835 WESSECK DR
HIGH POINT NC 27265

KALSTRUP, DEBRA ; KALSTRUP, MARK
1822 RUNNER STONE DR
HIGH POINT NC 27265

KEMP, RICHARD F ; KEMP, BEVERLY H
2204 ANCHORIDGE
HIGH POINT NC 27265

KIRK, JUSTIN KEITH ; KIRK, CLAUDIA S
3826 WESSECK DR
HIGH POINT NC 27265

KIRWAN, DOROTHY V ; BARKER, RONALD REID
833 OLD MILL RD
HIGH POINT NC 27265

KNAPP, JESSICA LEIGH ; KNAPP, SEAN RAY
2109 ANCHORIDGE AVE
HIGH POINT NC 27265

LABRA, LADISLAO ; LABRA, CAROLINA ESCUDERO
1855 FRANCIS MILL CT
HIGH POINT NC 27265

LAMBERT, BARRY S ; LAMBERT, JENNIFER S
3963 NAVY PL
HIGH POINT NC 27265

LEVY, PAUL B ; LEVY, KATHY A
3827 WESSECK DR
HIGH POINT NC 27265

LYON, MARVIN K ; LYON, LYDIA P
11714 DOWNY BIRCH RD
CHARLOTTE NC 28227

MARSH, G REID III ; MARSH, KIMBERLY K
3904 WESSECK DR
HIGH POINT NC 27265

MARSHALL, CURTIS E ; MARSHALL, CHERYL D
1852 RUNNER STONE DR
HIGH POINT NC 27265

MARTIN, JAMES L JR ; MARTIN, SHELIA T
3970 NETHERSTONE LN
HIGH POINT NC 27265

MCFARLANE, ROY ROBERT ; MCFARLANE,
SALOME AGATHA
5317 IAN DR
MCLEANSVILLE NC 27301

MCKOY, SARAH W
320 FIELDING DR
KERNERSVILLE NC 27284

MIAZZA, JAMES F III ; MIAZZA, ROSA GAILYA
3815 WESSECK DR
HIGH POINT NC 27265

MIEDEN, GREGORY D ; MIEDEN, EMMA KAYE
2103 BAY CT
HIGH POINT NC 27265

MILL POINTE HOMEOWNERS ASSOCIATION INC
PO BOX 26565
GREENSBORO NC 27415

MONJURE, STEPHEN G
3814 WESSECK DR
HIGH POINT NC 27265

MORAN, CHRISTY B ; MORAN, GREGORY D
946 OLD MILL RD
HIGH POINT NC 27265

MORELAND, RADFORD C JR ; MORELAND, LAURIE
3947 NAVY PL
HIGH POINT NC 27265

MORELLI, FRANK J JR ; FREY, ALEXANDRA N
2516 WHITE FENCE WAY
HIGH POINT NC 27265

MT CARMEL CHURCH
915 OLD MILL RD
HIGH POINT NC 27260

NARDI, CHRISTOPHER J ; NARDI, DAWN M
1834 RUNNER STONE DR
HIGH POINT NC 27265

NUNEZ, JESUS ; CASTRO, MARIA D
2510 WHITE FENCE WY
HIGH POINT NC 27265

ONTIVEROS, ROGELIO ; ONTIVEROS, ANA
904 ASHLEY PARK CT
HIGH POINT NC 27265

OWEN, JOHN L ; OWEN, RUTH M
4432 HOLLY DR
PALM BEACH FL 33410

OWENS, EDWARD S JR ; OWENS, JUDITH L
2340 AZURE CT
HIGH POINT NC 27265

PAINTER, JILL A
3824 WESSECK DR
HIGH POINT NC 27265

PAYNE, MARK ALAN ; PAYNE, SUSAN M
2529 OLD MILL RD
HIGH POINT NC 27265

PENDEGRAPH, GEORGE S ; PENDEGRAPH, KATHY
3948 NAVY PL
HIGH POINT NC 27265

PEREIRA, DENZIL ; PEREIRA, MORRISA
1854 FRANCIS MILL CT
HIGH POINT NC 27265

PHIPPS, DUANE ELIOT ; PHIPPS, ALISHA S
1857 RUNNER STONE DR
HIGH POINT NC 27265

PICKARD, DANE ; PICKARD, SHERYLL
301 WINDY RUSH LANE
DEWITT MI 48820

PIEDMONT SCHOOL INC
PO BOX 1550
HIGH POINT NC 27261

POFF, FRANKIE TYSON ; POFF, RICHARD LEE
1818 RUNNER STONE LN
HIGH POINT NC 27265

POWELL, MARGARETTE B
1855 YATES MILL CT
HIGH POINT NC 27265

PURI, MUSTAFA H ; PURI, LUBAINA M
1859 FRANCIS MILL CT
HIGH POINT NC 27265

RAPER, EVELYN COLE
816 OLD MILL RD
HIGH POINT NC 27265

RATTANA, PHOUMANY ; RATTANA,
SOUTSAKHONE
3820 WESSECK DR
HIGH POINT NC 27265

REPTIE, MICHAEL S ; REPTIE, MARIA
509 CHARLES CONNER DR
KERNERSVILLE NC 27284

RICHARDS, CLAIRE BUCKINGHAM-NEELY ;
RICHARDS, KYLE RUSSELL
3905 WESSECK DR
HIGH POINT NC 27265

RIVERA, SERGIO BARRIOS
3809 WESSECK DR
HIGH POINT NC 27265

SAMPSON, A KENNETH JR ; SAMPSON, JANET B
2105 ANCHORIDGE AVE
HIGH POINT NC 27265

SCHNEIDER, HAROLD WILLIAM JR ; SCHNEIDER,
LINDA L
3954 NAVY PL
HIGH POINT NC 27265

SCHUELLER, ROBERT P ; SCHUELLER, ROBYN M
2519 OLD MILL RD
HIGH POINT NC 27265

SECRETARY OF VETERANS AFFAIRS
3401 WEST END AVE SUITE 760W
NASHVILLE TN 37203

SEMMENS, EDMUND ; SEMMENS, REBA P
2508 WHITE FENCE WY
HIGH POINT NC 27265

SILL FAMILY TRUST ; SILL, CINDY LEE TRUSTEE ;
SILL, GALE A TRUSTEE
3959 NAVY PL
HIGH POINT NC 27265

SOWERS, STEVEN LANE ; SOWERS, SARAH H
902 ASHLEY PARK CT
HIGH POINT NC 27265

STANLEY, CARLTON W ; STANLEY, JENNIFER S
1854 YATES MILL CT
HIGH POINT NC 27265

STONE, KELLI MICHELLE
2504 WHITE FENCE WY
HIGH POINT NC 27265

THOMAS, ELIZABETH M
3821 WESSECK DR
HIGH POINT NC 27265

THOMAS, NATHANIEL J
4005 GRIND STONE CT
HIGH POINT NC 27265

TILLERY, MARIAN W ; TILLERY, HOWARD A
3806 WESSECK DR
HIGH POINT NC 27265

TROTTER, TERRY LEE ; SIZEMORE, WILLIAM
FRANK
913 ASHLEY PARK
HIGH POINT NC 27265

UNDERHILL, JAMES ; UNDERHILL, SULAYMA
901 ASHLEY PARK CT
HIGH POINT NC 27265

VARAS, JUAN A
8407 ROSE HAVEN RD
HIGH POINT NC 27265

WHITEHORNE, ROBERT T ; WHITEHORNE,
REBECCA E
3901 WESSECK DR
HIGH POINT NC 27265

WILLIAMS, DAVID SCOTT ; WILLIAMS, TAMARA W
1842 RUNNER STONE DR
HIGH POINT NC 27265

WILSON, HUBERT J ; WILSON, SHANNON H
1830 RUNNER STONE DR
HIGH POINT NC 27265

WOLFE, HARRY H ; WOLFE, DAWN P
3810 WESSECK DR
HIGH POINT NC 27265

WOMBLE, BRADLEY S ; WOMBLE, CAROL H
3831 WESSECK DR
HIGH POINT NC 27265

WOOD, PAUL M ; WOOD, TRACI N
3944 NAVY PL
HIGH POINT NC 27265

WOODS, MICHAEL ANTHONY ; WOODS, TAMARA
GALLIMORE
3833 WESSECK DR
HIGH POINT NC 27265

WOODWARD, DANA L
2515 OLD MILL RD
HIGH POINT NC 27265

WOOTEN, MELANIE JOANN
2527 OLD MILL RD
HIGH POINT NC 27265

WOOTEN, ROBERT A ; WOOTEN, JULIE C
2010 ANCHORIDGE AVE
HIGH POINT NC 27265

WRIGHT, CATHY SHORE ; WRIGHT, MICHAEL BERT
3825 WESSECK DR
HIGH POINT NC 27265

YOUNGDALE, CARL A III
3940 NAVY PL
HIGH POINT NC 27265