

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Request to Initiate Zoning Map Amendment

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** September 18, 2017

**Public Hearing:** No

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** A. Memorandum  
B. Zoning Map Amendment area

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### **PURPOSE:**

To initiate a zoning map amendment that changes approximately 51.5 acres from Zone 2 to Zone 3 of the Airport Overlay (ARO) District. The area lies along the north side of Willard Dairy Road, directly west of Shadow Ridge Drive.

### **BACKGROUND:**

Memorandum explaining the request is enclosed.

### **BUDGET IMPACT:**

There is no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff requests that City Council initiate this zoning map amendment to the ARO District.



**To:** Honorable Mayor & City Council  
**From:** G. Lee Burnette, AICP  
**Date:** September 6, 2017  
**Subject:** **Request to Initiate Zoning Map Amendment**

At the August 7, 2017 Manager's Briefing Session, I brought forth a request from Scott Wallace of Keystone Homes regarding a change to the City's Airport Overlay (ARO) District. The City Council voted during that meeting to place this item on an upcoming Council agenda to officially initiate a zoning map amendment to the ARO District.

The ARO District was established in 2003 and later amended in 2011 based upon the noise metrics contained in PTIA's PART 150 Airport Noise Study. Keystone Homes is interested in developing property on Williard Dairy Road currently in Zone 2 of the district. Zone 2 prohibits residential uses, thus the reason for their request.

At the briefing session, I explained that changing an approximate 51.5-acre area from Zone 2 to Zone 3 was feasible based upon the noise metrics the City uses for the district. Zone 3 would allow residential uses provided they meet a noise reduction design standard of 30dB. The ARO District requires the developer to provide the City a waiver of claim and to provide a disclosure statement to future owners of property. In addition, the area of change was reviewed with PTIA and they agree with the change provided an aviation easement is granted, which can be addressed with the rezoning of property.

Keystone Homes has filed applications for the property that request annexation, land use plan amendment and zoning map amendment. Staff recommends that the City Council initiate this amendment to the ARO District to allow consideration of these filed applications.

**Airport Zone 1**

**2**

**Airport Zone 3**

**Airport Zone 2**

**Airport Zone 4**

