

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:**    **Zoning Map Amendment 17-21**  
              **Plan Amendment 17-04**  
              **Zoning Map Amendment 17-20**

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

**Meeting Date:**       November 20, 2017

**Public Hearing:**   Yes

**Advertising Date:**   November 8, 2017 and  
                             November 15, 2017

**Advertised By:**       Planning & Development

**Attachments:**    A. Planning and Zoning Commission Recommendation  
                          B. Staff Report  
                          C. Plan Amendment Resolution  
                          D. Zoning Ordinances

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### **PURPOSE:**

**1.    Zoning Map Amendment 17-21**

A request by the City Council to amend the boundary of the Airport Overlay (ARO) District as it pertains to approximately 50.94 acres lying along the north side of Willard Dairy Road, directly east of Southwest School Road.

**2.    Plan Amendment 17-04**

A request by Keystone Homes and the City of High Point to change the Land Use Map classification for approximately 286.06 acres. The request pertains to land lying along the north and south side of Willard Dairy Road, east of the intersection of Southwest School Road, and along the east and west side of Barrow Road, north of the intersection of Willard Dairy Road.

**3.    Zoning Map Amendment 17-20**

A request by Keystone Homes to rezone an approximate 22.2-acre parcel from the Agricultural District, within Guilford County's jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ-RM-16) District. The site is lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

### **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 these request, as outlined in the attached staff reports.

B. On October 24, 2017, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 17-24, Plan Amendment 17-04 and Zoning Map Amendment 17-20. The Planning & Zoning Commission recommended *approval* of these request, by a vote of 8-1, as outlined in the staff reports and as recommended by staff.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

At their October 24, 2017 public hearing, the Planning & Zoning Commission reviewed Zoning Map Amendment 17-21, Plan Amendment 17-04 and Zoning Map Amendment 17-20. Mr. Herbert Shannon, Senior Planner, and Mr. Andy Piper, Senior Planner, conducted a combined presentation of these three cases as they are related. Staff recommended approval of the requests as outlined in the staff reports.

### **Speaking in favor of the requests:**

Speaking in favor of these requests were Ms. Judy Stalder, 665 N. Main Street, High Point and Mr. Scott Wallace, president of Keystone Homes, 3708 Alliance Drive, Greensboro. Ms. Stalder explained that the physical features of the property, including two streams and challenging topography, would not support industrial development. Ms. Stalder also noted that the projected PTIA flight patterns have changed since the last study, and more closely follow the Eastchester Drive corridor, which is further away from this property. Mr. Wallace stated that this rezoning is intended to facilitate the development of 86-unit townhome subdivision. They are not ignoring the airport and potential for noise, the dwellings will be constructed using City-required measures to mitigate noise impact.

### **Speaking in opposition of the requests:**

Speaking in opposition to these requests were Tanya Stewart, 3616 Cottesmore Drive and Danny Clegg, 2531 Willard Dairy Road. These speakers expressed the following concerns:

- Air traffic noise: The residents of the proposed development will not be aware the property was rezoned from Zone 2 to Zone 3 and may be subject to a lot of air traffic noise.
- Inconsistent with neighboring uses: This is an agricultural area that includes a dairy farm. The request for townhomes is inconsistent with the land uses and development density already established in the area.
- Overcrowded schools: The development would put undue strain on already overcrowded schools.
- Traffic and safety: The access point for the development is located in an unsafe bend in the road on Willard Dairy Road. The development will add more traffic to an already busy Southwest School Road where traffic is heavy due to the location of the elementary, middle and high schools. The additional traffic poses safety concerns, especially as traffic continues to increase.

### **Planning & Zoning Commission Action**

#### **1. Zoning Map Amendment 17-21: (Amending the boundary of the Airport Overlay District)**

##### **a) Consistency Statement**

The Commission stated that the request is consistent with adopted policy guidance and appropriate for this location. The Planning & Zoning Commission **adopted this statement** by a vote of 8-1, with Ms. Stone dissenting.

##### **b) Zoning Map Amendment**

The Commission recommended ***approval*** of Zoning Map Amendment 17-21, as recommended by staff, by a vote of 8-1, with Ms. Stone dissenting.

#### **2. Plan Amendment 17-04: (Land Use Map classification change for approximately 286.06 acres)**

The Commission recommended ***approval*** of Plan Amendment 17-04, as recommended by staff, by a vote of 8-1, with Ms. Stone dissenting.

3. **Zoning Map Amendment 17-20:** (A request to establish a CZ-RM-16) District)

a) **Consistency Statement**

Based upon action taken on the previous two cases (ZA-17-21 and PA-17-04), the Commission stated that the request is appropriate for its proposed location, is consistent with the City's adopted policy guidance documents, consistent with the Land Use Plan and the Airport Overlay District, and compatible with the surrounding land use pattern. The Planning & Zoning Commission **adopted this statement** by a vote of 8-1, with Ms. Stone dissenting.

b) **Zoning Map Amendment**

The Commission recommended ***approval*** of Zoning Map Amendment 17-20, as recommended by staff, by a vote of 8-1, with Ms. Stone dissenting.

Ms. Stone noted that her votes in opposition were due to concerns with allowing additional residential uses in this area based on the proximity of the site to the NC 68 corridor and associated airplane noise impacts, school overcrowding and traffic safety concerns.

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

**STAFF REPORT  
PLAN AMENDMENT PA-17-04 AND ZONING MAP AMENDMENT ZA-17-20  
October 24, 2017**

<b>Request</b>		
<b>Applicant:</b> Keystone Homes	<b>Owners:</b> Willard Family Trust and Willard Survivors (Ruth S. Willard, Brenda Wood, John M. Willard)	
<b>Plan Amendment Proposal:</b> To change the Land Use Plan Map designation for approximately 50.94 acres to a Medium-Density Residential land use designation, and to change approximately 235.1 acres to a Low Density Residential land use designation.	<b>From:</b>	Restricted Industrial, and Mixed-Use Development
	<b>To:</b>	Medium-Density Residential, and Low Density Residential
<b>Zoning Proposal:</b> To annex and apply initial City zoning to a 22.2-acre parcel.	<b>From:</b>	<b>AG</b> Agricultural District (Guilford County)
	<b>To:</b>	<b>CZ RM-16</b> Conditional Zoning Residential Multifamily-16 District

<b>Site Information</b>		
<b>Location:</b>	The site is lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road.	
<b>Tax Parcel Numbers:</b>	<b>Plan Amendment</b>	<b>Zoning Request</b>
	The amendment covers 434 parcels.	Guilford County Tax Parcel 0169933
<b>Site Acreage:</b>	<b>Plan Amendment</b>	<b>Zoning Request</b>
	Approximately 286.06 acres	Approximately 22.2 acres
<b>Current Land Use:</b>	<b>Plan Amendment</b>	<b>Zoning Request</b>
	Single family detached and single family attached dwellings, agricultural use, industrial use and undeveloped parcels.	Undeveloped parcel
<b>Physical Characteristics:</b>	The zoning site is wooded with a moderate to severely sloping terrain. A perennial stream runs in a west to east direction along the northern portion of the property and an intermittent stream runs in a south to north direction through the middle of the site.	
<b>Water and Sewer Proximity:</b>	As it relates to the zoning site, a 12-inch City water line terminates approximately 640 feet to the west at the intersection of Willard Dairy Road and Southwest School Road, and a separate water line terminates approximately 1,200 feet to the east near the intersection of Willard Dairy Road and Penny Road. An 8-inch City sewer line runs along the northern portion of the site following the perennial stream corridor.	
<b>General Drainage and Watershed:</b>	As it relates to the zoning site, the property drains in a general northerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are	

	required for multi-family 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.
<b>Overlay Districts:</b>	City Lake General Watershed Area (GWA) Airport Overlay (Zone 2)

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	CU-LI	Conditional Use Light Industrial District	Undeveloped parcels
<b>South:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Undeveloped parcels
<b>East:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Single family dwelling, agricultural use with multiple accessory structures and a warehouse building
<b>West:</b>	PDR	Planned Development – Residential District	Single family dwelling and agricultural use with multiple accessory structures

<b>Adjacent Land Use Plan Designations</b>	
<b>North:</b>	Restricted Industrial and Local/Convenience Commercial
<b>South:</b>	Low Density Residential
<b>East:</b>	Restricted Industrial
<b>West:</b>	Low Density Residential

<b>Purpose of Existing and Proposed Land Use Plan Designations</b>	
<b>Existing Designation:</b>	<ul style="list-style-type: none"> <li>• <b>Restricted Industrial:</b> This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.</li> <li>• <b>Mixed Use Development:</b> This classification provides for the siting of a variety of land uses in close proximity to each other where this is desirable due to existing land use patterns, environmental constraints, the need to preserve open space, the opportunity to provide alternative modes of transit and other factors.</li> </ul>
<b>Proposed Designation:</b>	<ul style="list-style-type: none"> <li>• <b>Medium-Density Residential:</b> This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.</li> <li>• <b>Low-Density Residential:</b> 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.</li> </ul>

<b>Relevant Land Use Policies and Related Zoning &amp; LUPA History</b>	
<b>Community Growth Vision Statement:</b>	Obj. 5E: Require that street systems connect with one another whenever possible to move all modes of traffic efficiently, to avoid congestion along key corridors, to improve traffic and pedestrian safety, and to enhance emergency management access.

<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	<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 #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>Goal #4: Ensure that all required public services and facilities are sequenced to meet demands of development.</p> <p>Obj. #3: Provide opportunities for an adequate supply of affordable housing at appropriate locations convenient to employment, shopping and service areas.</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. #5: Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that 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.</p> <p>Obj. #9: Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p>
<b>Relevant Area Plan:</b>	Not applicable
<b>Zoning History:</b>	<p>There have been no recent zoning changes in this area. West of the site, at the intersection of Willard Dairy Road and Southwest School Road, is the Cottesmore Subdivision which was annexed and granted PDR District zoning in 2004 to permit a mixture of single family detached and single family attached (townhome) dwellings. South of the Cottesmore development is the Bent Tree Subdivision, which was annexed and granted City zoning in 1995 to allow a single family detached subdivision</p> <p>To the east of the site, along the north and south side of Willard Dairy Road, are Conditional Use Light Industrial (CU-LI) Districts that were established in 1989 and 2005.</p>
<b>LUPA History:</b>	<p>There were two notable Land Use Plan Amendments in the area:</p> <ul style="list-style-type: none"> <li>• Plan Amendment 03-02 implemented recommendations of the former Johnson Street/Sandy Ridge Road Area Plan and the 2003 Wyle Report, which analyzed the impact of anticipated noise from the third runway at PTIA. It resulted in the area between Willard Dairy Rd. and Clinard Farms Rd. from Southwest School Rd. to Barrow Rd. being designated Mixed Development.</li> <li>• Plan Amendment 05-01 resulted in the portion of the area west of Barrow Rd. being designated Mixed Development due to development plans at the time that envisioned a mix of residential, commercial and open space uses.</li> </ul>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Willard Dairy Road		Minor Thoroughfare	600 feet
Vehicular Access:	Access will be taken from Willard Dairy Road.			
Traffic Counts: (Average Daily Trips)	Willard Dairy Road		7,881 (HPDOT 2017 - 24 Hour Traffic Count)	
Estimated Trip Generation:	Using the development data provided by the applicant, its estimated an 82-unit townhome development will generate 482 average daily trips.			
Traffic Impact Analysis:	Required		Comment	
	<u>Yes</u>	<u>No</u> X	None	
Conditions:	Right-of-Way Dedication: The property owner shall dedicate a minimum of forty-two (42) feet of right-of-way as measured from the existing centerline along Willard Dairy Road.  Access: Two points of access shall be required to Willard Dairy Road. A street stub shall be required to the western property boundary.  Improvements: Turn lanes are required at access points to Willard Dairy 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.			

School District Comment					
Guilford County School District					
<b>Local Schools:</b>	<b>Maximum Built Capacity:</b>		<b>Enrollment (20<sup>th</sup> Day) 2017 - 18:</b>	<b>Mobile Classrooms:</b>	<b>Projected Additional Students:</b>
	2017-18	2018-19			
Southwest Elementary	935	882	900	6	28 – 30
Southwest Middle	1,223	1,223	1,196	10	14 – 16
Southwest High	1,597	1,597	1,606	11	13 - 15
<p><b><u>School District Remarks:</u></b></p> <p>Statutory teacher allotments and class size maximums may result in changes to the capacity calculations provided in the above chart.</p> <p>Southwest Elementary enrollment is nearing maximum built capacity in the 2017-18 school year. With the implementation of G.S. 115C-301, which mandates reduced class size, enrollment will exceed capacity for the 2018-19 school year. This statutory requirement will reduce the capacity of Southwest Elementary from 935 students to 882 students between 2017-18 and 2018-19. Approximately 782 lots have been submitted for rezoning and approved since 2015 within the Southwest Elementary attendance boundary. Additional residential development will cause capacity hardship on Southwest Elementary School.</p> <p>Southwest Middle School is nearing capacity and Southwest High School is over capacity. Approximately 496 lots have been submitted for rezoning and approved in the Southwest Middle and Southwest High School attendance boundary. This is in addition to the 782 lots in the Southwest</p>					

Elementary attendance boundary, totaling 1278 residential lots. Further development in the Southwest Middle/High School assignment boundary will continue to place capacity hardships on these schools.

### Details of Proposal

1. General Overview:

The City Council has initiated a zoning map amendment application (ZA-17-21) to amend the Airport Overlay District (ARO) zone designation for the applicant's 22.20-acre site and an additional 30.44 acres abutting the site to the west and southeast. If approved, the change from ARO Zone 2 to ARO Zone 3 will permit residential development on the total 50.94-acre tract. Hence, the applicant has submitted voluntary annexation, plan amendment and zoning map amendment applications to facilitate the development of a single family attached (townhome) subdivision on the 22.20-acre parcel.

2. Summary of Land Use Plan Amendment Request:

The existing Land Use Plan Map designation for the applicant's 22.20-acre site is Restricted Industrial, which is not appropriate for residential development. The applicant has therefore requested the Land Use Plan Map designation be changed to the Medium-Density Residential designation. In looking at the surrounding area, Planning & Development Department staff identified several other tracts that should be considered for amendment given their proximity to the applicant's site and areas designated Low Density Residential, or due to existing and ongoing development. Staff has amended the request to include approximately 30.44 acres to the southeast and west of the applicant's site to be changed from Restricted Industrial to Medium-Density Residential, approximately 35.12 acres to the south across Willard Dairy Road to be changed from Restricted Industrial to Low Density Residential, and approximately 200 acres located farther west between Willard Dairy Road and Clinard Farms Road, including area on the west side of Barrow Road, to be changed from Mixed Development to Low Density Residential.

3. Summary of Zoning Request:

Because the applicant has requested annexation of the 22.2 acre site to be developed, the site must also be zoned by the City. The applicant has requested a CZ-RM-16 District, which will allow the townhome development proposed. In conjunction with this application, a conditional zoning ordinance has been prepared with conditions offered by the applicant limiting density to five dwelling units per acre (maximum of 102 dwelling units) and requiring that an avigation easement be granted to PTIA. An avigation easement is an airspace easement over the development that helps protect PTIA against liability claims arising from aircraft noise.

### 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.



<b><u>Review Factors:</u></b> <b>Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:</b>	
<b>Factor #1</b>	<b>Results in a development that is compatible with surrounding development character and land uses;</b> <ul style="list-style-type: none"> <li>❖ The site is lying between single family and townhome developments to the west and undeveloped land to the east designated for Restricted Industrial uses by the Land Use Map. This site is in essence a transition area, and the allowance of higher density residential uses, will serve as a compatible transitional development between higher and lower intensity uses.</li> <li>❖ The City Council has initiated a separated zoning map amendment application to change the ARO District covering this site from ARO Zone 2 to Zone 3. The Development Ordinance requires new residential development in ARO Zone 3 be designed and constructed in a manner that achieves an outside to inside noise reduction level of at least 30 decibels.</li> </ul>
<b>Factor #2</b>	<b>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.;</b> <p>Staff has not identified any adverse impacts that the requested CZ-RM-16 District, or its allowable uses, would impose on adjacent lands. Surrounding lands consist mostly of large undeveloped parcels and agricultural or industrial uses as permitted under Guilford County's zoning regulations. Additionally, the requested district requires single family attached developments to maintain a minimum 15-foot wide setback around its perimeter.</p>
<b>Factor #3</b>	<b>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</b> <p>The site is within the City Lake General Watershed Area. Environmental standards of the Development Ordinance address watershed and stream buffer requirements to minimize land disturbance.</p>
<b>Factor #4</b>	<b>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;</b> <p>The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p>
<b>Factor #5</b>	<b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.</b> <p>Adjacent property to the north and east are currently slated by the City's Land Use Map for Restricted Industrial uses, which are intended to accommodate office, warehouse, research and development, and light manufacturing uses on larger sites. Subject to approval of the Plan Amendment, medium-density residential uses would be allowed on the zoning site and on parcels west of the site. The requested RM-16 Districts allows a mixture of housing types and a variety of institutional uses at a intensity similar to or less than those permitted on adjacent lands. If the Plan Amendment is adopted, the requested CZ-RM-16 District would not adversely impact the use and enjoyment of adjacent lands.</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.**

The land development pattern in this area has changed significantly over the past fifteen to twenty years as more and more residential subdivisions have been constructed. The proximity of larger subdivision development, particularly to the west and south of the applicant's site, supports the request for a similar use of land.

**Development Patterns:**

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

Large scale residential development to the west and south of the zoning site is indicative of the development pattern in the area, which has been shaped by the boundary of the Airport Overlay District Zone 2, which prohibits new residential uses. If approved, the change in the ARO from Zone 2 to Zone 3 on the 22.2 acre zoning site and adjacent 30.44 acres will allow a logical and orderly continuation of residential growth, and as conditioned the proposed CZ-RM-16 will result in an extension of this preferred residential development pattern.

**Consistency with Adopted Policy Guidance:**

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

**Subject to the approval of Plan Amendment PA-17-04, the request is consistent with the Land Use Plan Map and several stated goals and objectives of the Land Use Plan, including encouraging a variety of housing types and providing a land use transition between more and less intensive uses.**

**Reasonableness/Public Interest:**

**Whether an approval of the Conditional Zoning is reasonable and in the public interest.**

**Subject to the approval of Plan Amendment PA-17-04 and Zoning Map Amendment ZA-17-21, the request is consistent with the Land Use Plan and the Airport Overlay District and compatible with the surrounding land use pattern.**

**Recommendation**

**1. Plan Amendment 17-04:**

**Staff Recommends Approval:**

Staff recommends approval of the request to change the land use designation for this 287.98 acres area as it more accurately reflects the manner in which this area has developed and it will be in harmony with the land use pattern of the surrounding area.

**2. Zoning Map Amendment 17-20:**

**Staff Recommends:**

Subject to approval of Plan Amendment 17-04 and Zoning Map Amendment 17-21, the Planning & Development Department recommends approval of the request to rezone this 22.2-acre parcel to the CZ RM-16 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.

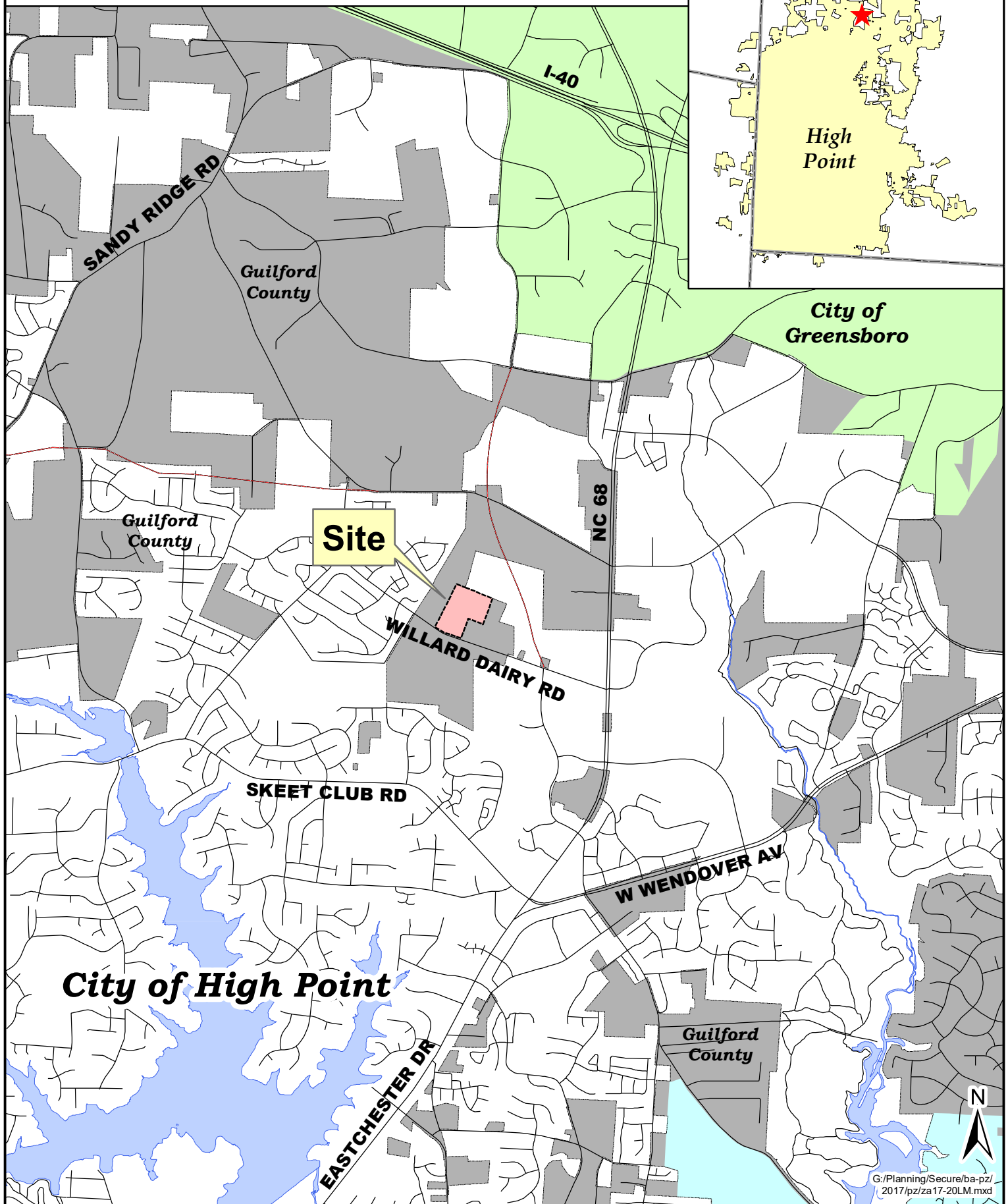
**City Council:**

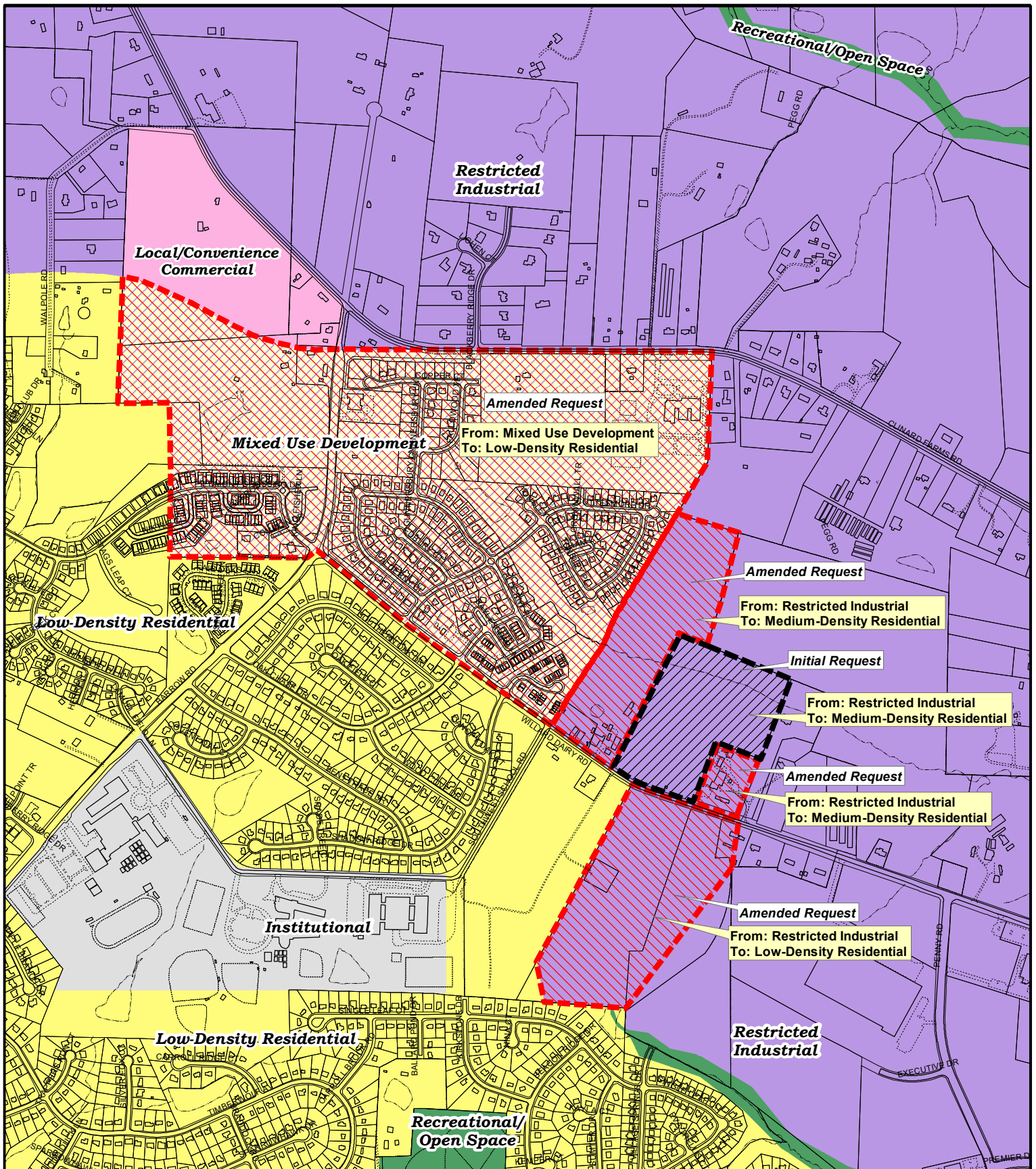
The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished 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 Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

**Applicant: Keystone Homes**





# **PLAN AMENDMENT PA-17-04**

## **Land Use Plan**

**Existing Land Use Plan**  
**Subject Property Boundary**



**Planning & Development  
 Department**

**City of High Point**

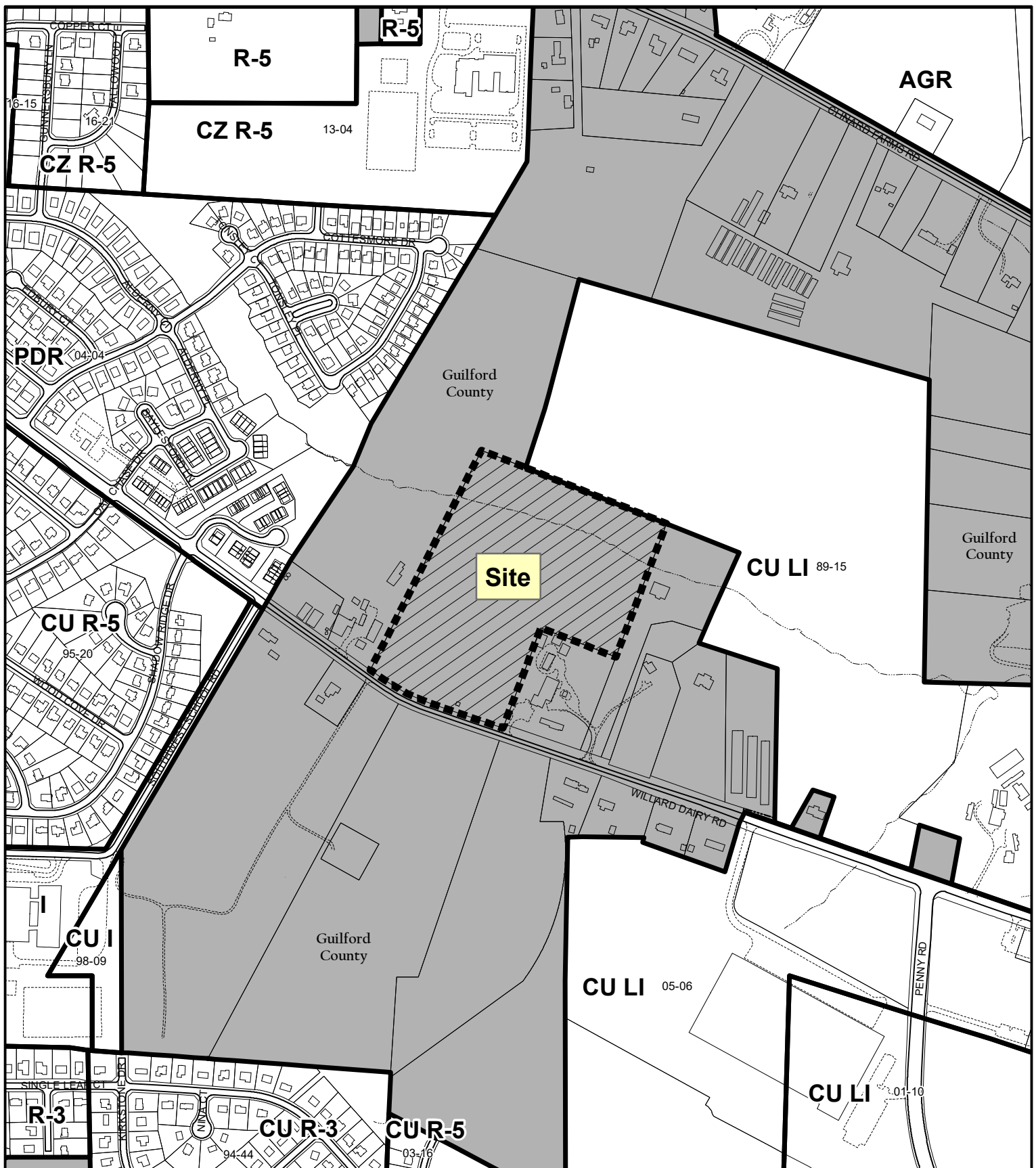
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## ZONING MAP AMENDMENT ZA-17-20

**From:** Agricultural (AG - Guilford County)  
**To:** Conditional Zoning Residential Multifamily-16 (CZ RM-16)

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

**Planning & Development  
 Department**

**City of High Point**

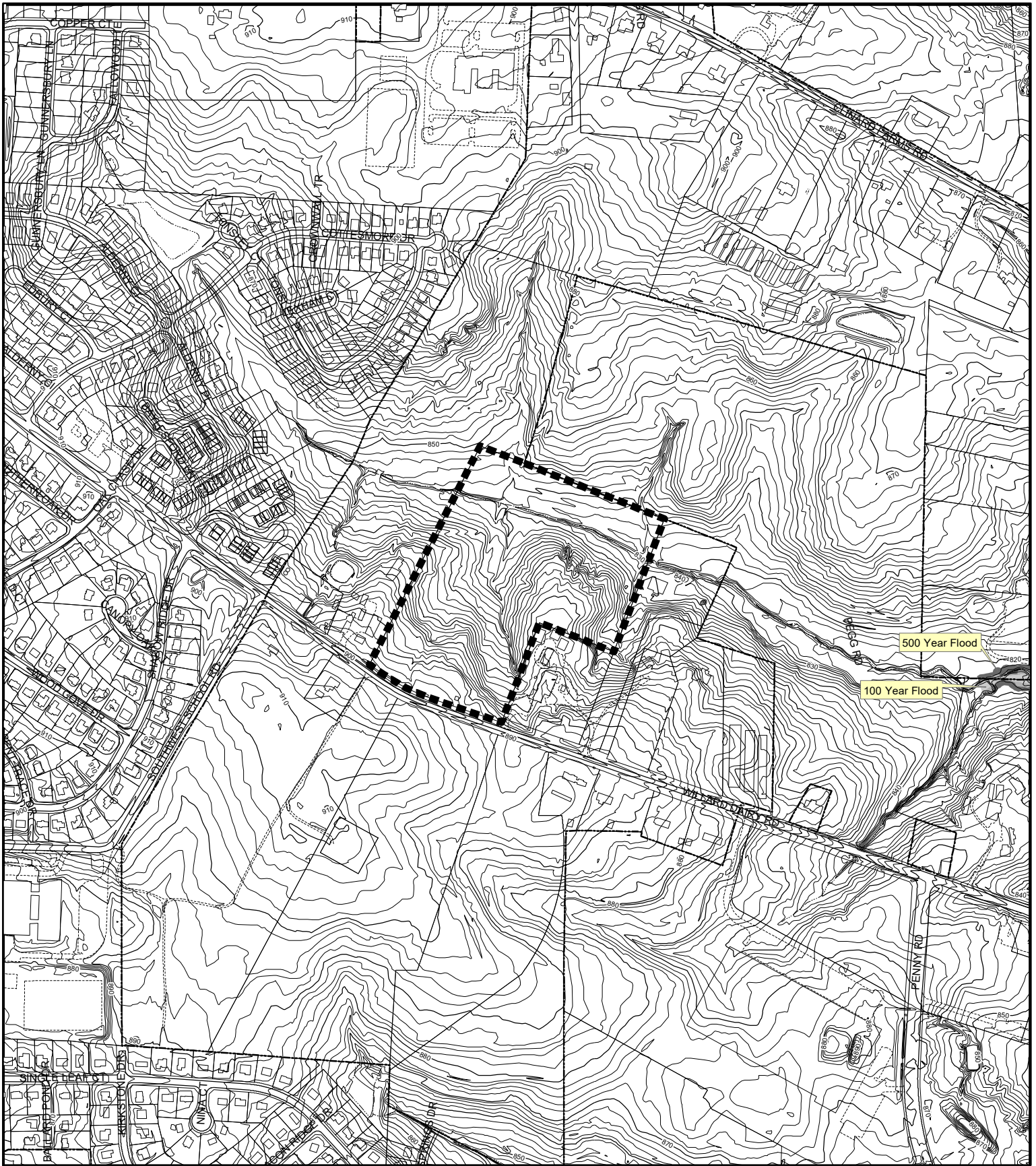
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# ZONING MAP AMENDMENT ZA-17-20

## Topography

Subject Property Boundary - - - - -

Planning & Development  
Department

City of High Point

Date: October 24, 2017

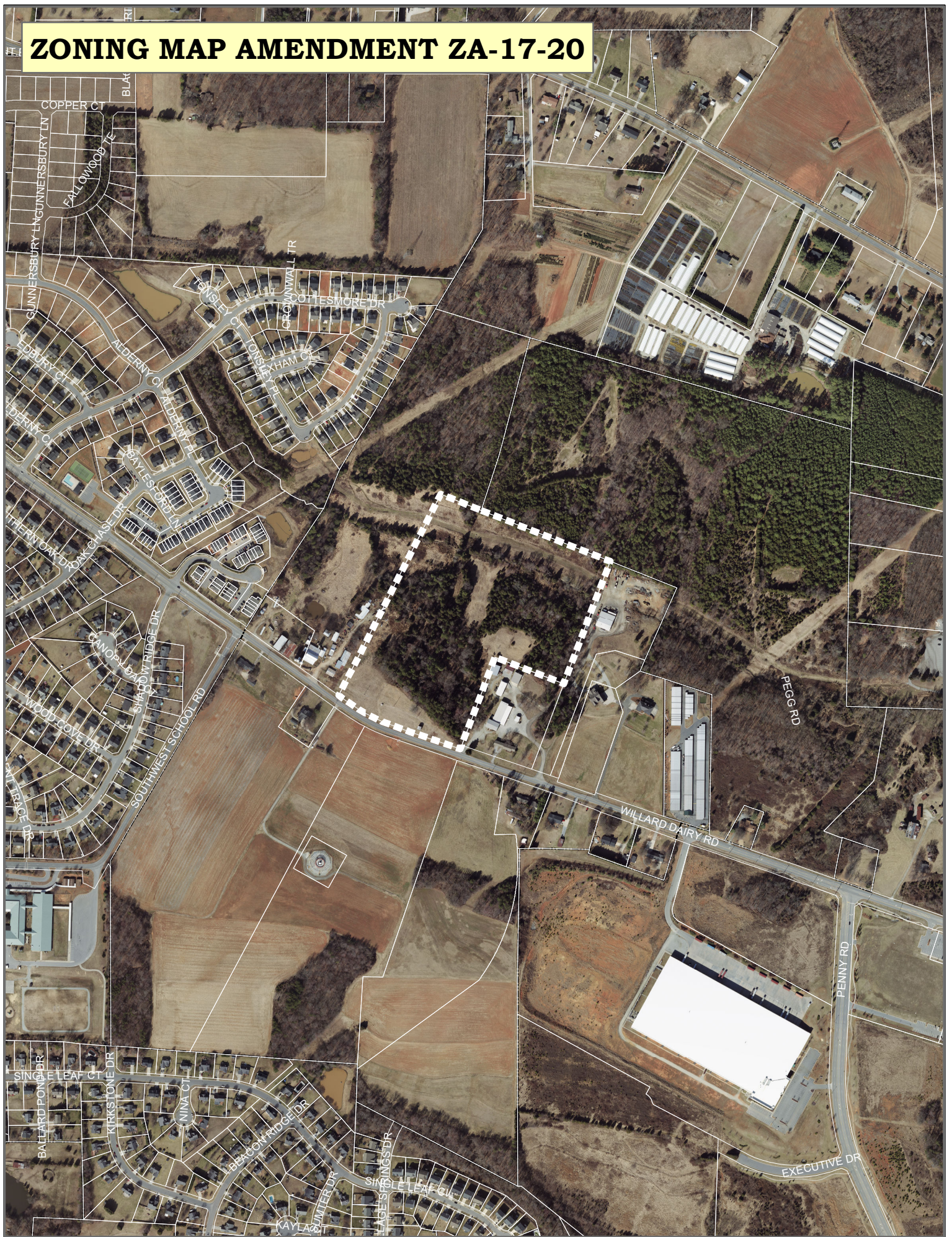


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# ZONING MAP AMENDMENT ZA-17-20





**A RESOLUTION AMENDING THE *LAND USE PLAN FOR THE HIGH POINT PLANNING AREA***

**WHEREAS**, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

**WHEREAS**, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

**WHEREAS**, public hearings were held before the High Point Planning and Zoning Commission on October 24, 2017 and before the City Council of the City of High Point on November 20, 2017, regarding this proposed amendment (PA 17-04) to said *Land Use Plan for the High Point Planning Area*.

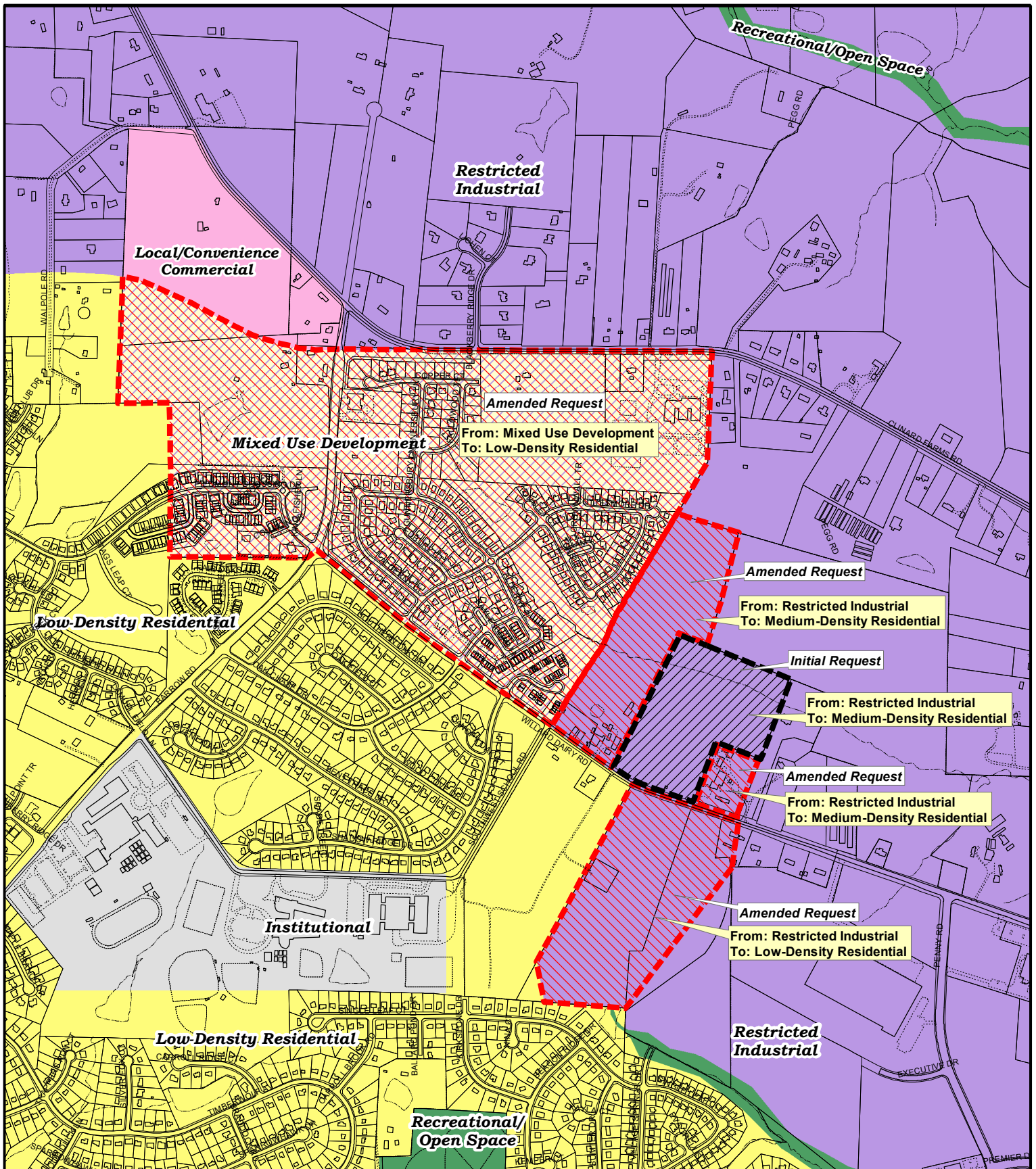
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:**

**SECTION 1.** That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 286 acres (as shown on the attached map) from Restricted Industrial and Mixed-Use Development to Medium-Density Residential and Low-Density Residential.

**SECTION 2.** Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

**SECTION 3.** This resolution shall become effective immediately upon adoption.

Adopted by City Council  
City of High Point, North Carolina  
The 20<sup>th</sup> day of November, 2017  
Lisa B. Vierling, City Clerk



# **PLAN AMENDMENT PA-17-04**

## **Land Use Plan**

**Existing Land Use Plan**  
**Subject Property Boundary**



**Planning & Development  
 Department**

**City of High Point**

**Date: October 24, 2017**



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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 October 24, 2017 and before the City Council of the City of High Point on November 14, 2017 regarding **Zoning Map Amendment Case 17-20 (ZA-17-20)** 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 October 15, 2017, for the Planning and Zoning Commission public hearing and on November 1, 2017 and November 8, 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 **November 20, 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 a: **Conditional Zoning Residential Multifamily-16 (CZ RM-16) District.** The property is approximately 22.209 acres lying along the north side of Willard Dairy Road, approximately 800 feet east of Southwest School Road. The property is also known as Guilford County Tax Parcel 0169933.

**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 **Residential Multifamily-16 (CZ RM-16) District** subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

**Part II. CONDITIONS:**

**A. Avigation Easement:**

Prior to site plan, preliminary plat or group development plan approval, the property owner shall grant an Avigation Easement to the Piedmont Triad International Airport (PTIA) that covers the entire property.

B. Development Density:

Development shall be restricted to a maximum density of five (5) dwellings units per acre.

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.

\_\_\_\_<sup>th</sup> day of XXXXXXXXXX xx, 20XX.

Lisa B. Vierling, City Clerk

# **Citizens Information Meeting Report Zoning Map Amendment 17-20**

Submitted by: Ms. Judy Stalder, on behalf of  
Keystone Homes

**THE STALDER GROUP LLC**  
665 North Main Street  
High Point North Carolina 27262  
336.688.2204  
jstalder@northstate.net

September 26, 2017

Dear Neighbor,

The Willard Family Trust and Keystone Homes have applied to the City of High Point to annex and rezone property located at 2431 Willard Dairy Road. You are invited to a Citizen Information Meeting to learn more about the request. The meeting will be held on Thursday, October 5 from 6:00 pm until 7:00 pm at the Trellises, 747 Piedmont Crossing Drive, High Point NC 27265. Scott Wallace from Keystone Homes and I will be available to answer your questions. Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

The requested zoning is CZ-RM-16. Conditions of the zoning will limit the development to townhomes built at a maximum density of 5 units per acre. The development will include planted buffers around the perimeter of the property, protected buffers along existing streams, open space and other amenities. A preliminary site plan will be presented at the meeting. The proposed development will be similar to our Trellises community. All homes will be for individual sale.

If you are unable to attend or you have questions prior to the meeting, you may contact me at 336.688.2204 or [jstalder@northstate.net](mailto:jstalder@northstate.net).

Sincerely,

Judy Stalder  
Development Consultant

## **Willard Dairy Road Citizen Information Meeting Report**

**Citizen Information Meeting:** Thursday, October 5, 2017 from 6:00 pm to 7:00 pm at 747 Piedmont Crossing Drive.

**A letter** of invitation and explanation of the request was sent by US Mail (see attached). The letter was sent to those names provided by the Department of Planning and Development (see attached). The City's Citizen Meeting Information statement was included in the letter (see attached).

**Meeting attendees** (see attached). Three of the four attendees--Danny Clegg, Jimmy Clegg and Fran Marshall--are owners of adjacent property and are related to the subject property owners.

**Meeting Presentation:** The applicant proposes 86 townhouses on 22.2 acres located on the north side of Willard Dairy Road. The property is currently zoned Guilford Country Agriculture and is shown on the Land Use Plan as appropriate for Restricted Industrial Development. The applicant is asking for an RM-16 multifamily residential zoning district with a condition that limits density to a maximum of 5 units per acres. The sketch plan has been reviewed by the City's Technical Review Committee and comments will be incorporated into the plan.

The request will require annexation of the property. No other properties will be subject to annexation as a result of this request.

The request will also require modification of the Land Use Plan from Restricted Industrial to Residential.

The property is located in the City of High Point's Airport Overlay District and an amendment to the Airport Overlay District to allow residential development is required. The regulations of this district apply only to this property and other similarly located properties within the corporate limits of High Point. The developer will meet all Airport Overlay District notification and building material requirements. The project may be required to grant an aviation easement to the airport, which protects the use of airspace above a specified height, and imposes limitations on use of the land subject to the easement--generally, uses that attract birds or interfere with pilot visibility and instrumentation.

A public hearing by the Planning and Zoning Commission will be held on Tuesday, October 24, 2017 at 6:00 at 211 South Hamilton Street. The Commissioners will make a recommendation that will be considered by City Council in a second public hearing on Monday, November 20, 2017 at 5:30 in the same location. The request may change slightly between now and final approval based on comments, questions and concerns heard at the Citizen Meeting, the Planning and Zoning Commission public hearing and the City Council public hearing, as well as, upon further review by the Technical Review Committee.



**Comments from those attending:**

1. What is the square foot area of the proposed townhomes? *1700 square feet to 2100 square feet. Units will be all brick.*
2. What is the projected price of the proposed townhomes units? *\$230,000 to \$290,000*
3. What is the proposed density? *5 units per acre or less. Our current plan shows 86 units, a density of 4.2 units per acre.*
4. What kind of people will buy these units? *Our clientele is mainly age 55 and older for any unit with a main floor bedroom. Other units are typically purchase by single professionals.*
5. The traffic is terrible on Willard Dairy Road. What road improvements will you make? *We have applied to NCDOT for a permit to access Willard Dairy Road. It is our understanding that NCDOT will determine the necessary improvements.*
6. The access point should be in another location. *The point of access was determined by our engineer and provisionally approved by TRC.*
7. Is there a required buffer around the development? *Yes. A type B buffer is required around the perimeter.*
8. Will there be a fence around the property? *No. However, the privately owned yard behind each unit will be fenced or walled.*
9. May we have a copy of the site plan? *We are happy to share our current site plan. However, this plan has not been approved and is subject to change as we move through the approval process.*
10. You should notify residents that there will be some noise as late as 9:00 in the evening and in the early morning from the Kenmar machine shop on the Clegg property adjacent to the east. *Thank you for the information.*
11. Also, the farm on the west side has some noise from animals. *Thank you, noted.*
12. The grade of streets in the Cottesmore development creates issues with snow and ice. *Thank you for letting us know.*
13. May we have a full set of site plan and street plans when available? *Yes.*
14. Will area north of the creek remain in a natural state? *Yes. This development will not cross the creek running east-west on the north side of the property.*
15. Can the creek be crossed? *Yes. However, because the area across the creek is small and topographically challenged, it is not practical to build a crossing.*

16. Can the creek be crossed on the property to the west? *Yes. Because there is considerable property to the north, it may be practical to cross the creek and develop on both sides.*
17. The farm road across Willard Dairy Road from the entrance is used often. *Thank you for letting us know.*
18. What is the target date for starting work? *First quarter of 2018.*
19. Is there enough dirt to do what you want on the property? *Possibly. We may need to bring in some dirt from the outside.*
20. Will the City annex our property as a result of your request? *We have only requested annexation for the 22.2 acres of this property. Most likely your property will only be annexed if you petition the City. The City must follow precise rules set up by the state to annex your property involuntarily.*
21. Will the City assess my property for the extension of water? *Only if you annex your property.*
22. It looks like the new water line will be on my side (south side of Willard Dairy Road) of the road. *Yes, that is where the engineer is showing it on this plan.*
23. The Duke Energy power line running through the middle of the property is often down after a storm. *We will be working with Duke Energy, Northstate and the City of High Point to relocate lines to the street right of way. We understand from the TRC review that changes are already being considered.*
24. The power lines are located where they are now because of past aviation tower rules. We believe those rules have changed now. *Thank you for that information.*
25. We need a traffic signal at the Southwest School exit. *The need for a traffic signal is determined by NCDOT. We will convey your concern.*
26. Will a sidewalk be built on Willard Dairy Road? *Yes.*
27. A sidewalk to nowhere? *Yes.*
28. When will the project be completed? *2 1/2 to 3 years.*
29. We just want certain protections from the development. We do not want people taking liberties. *That is understandable. Our experience with the Trellises is that our residents are respectful of their neighbors.*
30. Will there be children in the townhomes? *In the 100 units at the Trellises, a similar community, we have approximately 15 residents under the age of 18.*

31. Farms are particularly attractive and dangerous for young children. *Thank you. We understand.*
32. We find it presumptuous that you have extended roads to our properties on the east and west. *The road stubs are a requirement of TRC and provide connection if/when you decide to develop your property.*
33. We heard that items have been stolen from the garages in the Trellises. *We are not aware of a problem at the Trellises. There is a foreign resident living in a nearby single family neighborhood that does not understand boundaries with leftover construction materials. We are addressing the problem.*

[illegible]

AHMAD, IFTIKHAR ; AHMAD, RAHEELA  
3757 COTTESMORE DR  
HIGH POINT NC 27265

AMH NC PROPERTIES LP  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301

BARKSDALE, FRANITA B ; II, THOMAS LEROY  
3748 COTTESMORE DR  
HIGH POINT NC 27265

BEE JAY REAL ESTATE LIMITED PARTNERSHIP  
7026 BALLENTYNE CT  
CHARLOTTE NC 28210

BEGUM, TASNEEM ; ZAEEM, BILAL  
3652 VILLAGE SPRINGS DR  
HIGH POINT NC 27265

BLEAKNEY, KATHRYN ; BLEAKNEY, MARK F  
3845 TONSLEY PL  
HIGH POINT NC 27265

BOOKOUT, ERIC  
3766 SHADOW RIDGE DR  
HIGH POINT NC 27265

CAPPARA, ALLEETHEA S ; CAPPARA, MICHAEL J  
3857 TONSLEY PL  
HIGH POINT NC 27265

CARDILLO, MARK EDWARD ; CARDILLO, LEAH MARIE  
7319 FOX CHASE DR  
TRINITY NC 27370

CARRANZA, NELSON O ; CARRANZA, TERESA FLORES  
35 LLOYD DR  
BRENTWOOD NY 11717

CARSON, JOEL W  
3777 SHADOW RIDGE DR  
HIGH POINT NC 27265

CHEFFY, STEVEN KARL  
3809 COTTESMORE DR  
HIGH POINT NC 27265

CLARKE, DERRICK W ; CLARKE, LYNDIA A  
3840 TONSLEY PL  
HIGH POINT NC 27265

CLEGG, DANIEL C  
2531 WILLARD DAIRY RD  
HIGH POINT NC 27265

CLEGG, DEBORAH ELAINE  
2543 WILLARD DAIRY RD  
HIGH POINT NC 27265

CLEGG, JAMES WILLARD ; CLEGG, AMY P  
2539 WILLARD DAIRY RD  
HIGH POINT NC 27265

COLUNGA, JOSEPH E  
3873 TONSLEY PL  
HIGH POINT NC 27265

CORTEZ, SALVADOR SALAZAR ; CORTEZ, REINA SALAZAR  
2536 WILLARD DAIRY RD  
HIGH POINT NC 27265

COTTESMORE MASTER HOMEOWNERS ASSOCIATION INC  
3929 TINSLEY DR SUITE 104  
HIGH POINT NC 27265

COTTESMORE TOWNHOME OWNERS ASSOCIATION INC  
4310 REGENCY DR STE 100  
HIGH POINT NC 27265

CRAVEN, REBECCA CAROLINE  
108 HUNDRED OAKS LN  
HOLLY SPRINGS NC 27540

DELATORRE, JAMES ; DELATORRE, VIRGINIA  
3740 SHADOW RIDGE DR  
HIGH POINT NC 27265

DILLON, JONATHAN  
3771 SHADOW RIDGE DR  
HIGH POINT NC 27265

EDGINGTON, CONNIE M ; EDGINGTON, DWIGHT I  
3832 TONSLEY PL  
HIGH POINT NC 27265

EL, AYESHA K ; EL, DELMAS STAMP  
3753 COTTESMORE DR  
HIGH POINT NC 27265

GASKINS, ANDREW W  
3797 SHADOW RIDGE DR  
HIGH POINT NC 27265

GHANEI, HAMID  
3836 TONSLEY PL  
HIGH POINT NC 27265

GOSSETT, J ROLAND ; GOSSETT, GAYNELLE R  
7841 CLINARD FARMS RD  
HIGH POINT NC 27265

GRAHAM, JAMES FRANKLIN ; GRAHAM, SHELLEE NICOLE  
3825 TONSLEY PL  
HIGH POINT NC 27265

HAGGARD, ALLISON B  
3780 SHADOW RIDGE DR  
HIGH POINT NC 27265

HANSLEY, STACIE LEE  
3779 SHADOW RIDGE DR  
HIGH POINT NC 27265

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

HIGH POINT GENERAL CONTRACTORS  
4481 BARROW RD  
HIGH POINT NC 27265

HOLDEN, ROBERT E ; HOLDEN, ANGELA L  
3833 TONSLEY PL  
HIGH POINT NC 27265

HPA BORROWER 2016-1 LLC  
180 N STETSON AVE SUITE 3650  
CHICAGO IL 60601

ILLIKKAL, SALEEM ; KARAKULANAGARA, JASEELA  
3861 TONSLEY PL  
HIGH POINT NC 27265

JACKSON, TAMARA L  
3795 SHADOW RIDGE DR  
HIGH POINT NC 27265

JOHNSON, CORY  
3773 SHADOW RIDGE DR  
HIGH POINT NC 27265

K HOVNANIAN HOMES OF NC INC  
3333 REGENCY PKWY SUITE 100  
CARY NC 27518

KAUR, NAVNEET ; KAUR, JAGDEEP SINGH  
3841 TONSLEY PL  
HIGH POINT NC 27265

KEYSTONE GROUP INC  
3705 ALLIANCE DR  
GREENSBORO NC 27407

KILBOURN, SHAWN M  
3787 SHADOW RIDGE DR  
HIGH POINT NC 27265

KIM, KANNITHA ; TOUCH, VIBOL  
3762 SHADOW RIDGE DR  
HIGH POINT NC 27265

LOPEZ, JAIRO A ; NEWMAN, MEAGAN L  
3786 SHADOW RIDGE DR  
HIGH POINT NC 27265

MARSHALL, BARNEY G JR ; MARSHALL, FRANCES W  
2514 WILLARD DAIRY RD  
HIGH POINT NC 27265

MARTIN, PEILAN C  
4517 RIVER BROOK ST  
HIGH POINT NC 27265

MCDONALD, MARGARET M  
3767 SHADOW RIDGE DR  
HIGH POINT NC 27265

MEHR, SAADIA ; ZAEEM, ABU BAKER  
3772 SHADOW RIDGE DR  
HIGH POINT NC 27265

MERHAI, BEDIESH P ; MERHAI, DEOMATIE  
3856 TONSLEY PL  
HIGH POINT NC 27265

MUDRI, LAURIE ; MUDRI, ROBERT JR  
3829 TONSLEY PL  
HIGH POINT NC 27265

MULLEN, KIMBERLY L  
3769 SHADOW RIDGE DR  
HIGH POINT NC 27265

NEUHARDT, ANGELLE VIOLA ; NEUHARDT, ROBERT GEORGE JR  
3763 SHADOW RIDGE DR  
HIGH POINT NC 27265

NGUYEN, THAO T ; PHAM, DAT T  
3848 TONSLEY PL  
HIGH POINT NC 27265

NINA H WILLIARD FAMILY TRUST ; WILLIARD, EDWARD L TRUSTEE  
2500 WILLARD DAIRY RD  
HIGH POINT NC 27265

PATEL, NARENDRAKUMAR AMRUTLAL ; PATEL, SARIKA PRAVIN  
3813 TONSLEY PL  
HIGH POINT NC 27265

PATEL, RAJESH ; PATEL, SMITA  
3816 TONSLEY PL  
HIGH POINT NC 27265

PHILLIPS, TONYA BAILEY  
3793 SHADOW RIDGE DR  
HIGH POINT NC 27265

PHOENIX ACADEMY FOUNDATION INC  
4020 MEETING WAY ST  
HIGH POINT NC 27265

POL, HARSHAL ; POL, VAIBHAVI  
3744 COTTESMORE DR  
HIGH POINT NC 27265

PRINCE, BRANDON S  
565 CROSS CREEK DR  
MOUNT AIRY NC 27030

RAY, JAMES M ; RAY, JENNIFER S  
3805 COTTESMORE DR  
HIGH POINT NC 27265

ROBERTS, BRITTANY K  
3791 SHADOW RIDGE DR  
HIGH POINT NC 27265

ROCKWELL, BRYAN A ; ROCKWELL, BREANNA M  
3849 TONSLEY PL  
HIGH POINT NC 27265

ROSS, ANITA G ; ROSS, CAMMY L ; ROSS, CARL G  
JR  
3788 SHADOW RIDGE DR  
HIGH POINT NC 27265

SHAH, RONAK DHIRUBHAI ; SHAH, LOPA SHAH  
3853 TONSLEY PL  
HIGH POINT NC 27265

SHARMA, CHIRAG ; SHARMA, SHWETA  
3852 TONSLEY PL  
HIGH POINT NC 27265

SMITH, DAVE S ; SMITH, DENISE M  
3817 TONSLEY PL  
HIGH POINT NC 27265

SMITH, DAVID W ; SMITH, SHARON L  
3736 SHADOW RIDGE DR  
HIGH POINT NC 27265

SOUTHERN CHASE AT BENT TREE  
HOMEOWNERS ASSOCIATION INC  
1400 BATTLEGROUND AVE SUIT 122  
GREENSBORO NC 27408

STUTTS, JASON ROBERT ; STUTTS, NATALIE JEAN  
3837 TONSLEY PL  
HIGH POINT NC 27265

SUNDERLAND, KERRY A  
3783 SHADOW RIDGE DR  
HIGH POINT NC 27265

THADURI, MADAN M ; THADURI, TRIVENI THADURI  
3824 TONSLEY PL  
HIGH POINT NC 27265

THOMPSON, ANDREW NEAL  
3784 SHADOW RIDGE DR  
HIGH POINT NC 27265

THOMPSON, JEFFERY C ; THOMPSON, TIFFANY L  
3801 COTTESMORE DR  
HIGH POINT NC 27265

TIGANUS, ANDREEA ; TIGANUS, DAN  
3781 SHADOW RIDGE DR  
HIGH POINT NC 27265

UNITED STATES OF AMERICA FEDERAL AVIATION  
ADMINISTRATION  
PO BOX 20636  
ATLANTA GA 30320

VALLIAPPAN, KANNAMMAI ; VEERAPPAN,  
ANNAMAIAI  
3828 TONSLEY PL  
HIGH POINT NC 27265

VAN DEN BERG, JAN L ; VAN DEN BERG, SUSARA  
M  
3871 TONSLEY PL  
HIGH POINT NC 27265

VAUGHN, JASON A  
2544 WILLARD DAIRY RD  
HIGH POINT NC 27265

WILLIARD FAMILY TRUST ; WILLIARD SURVIVORS  
TRUST ; WILLIARD, RUTH S TR ; WOOD, BRENDA  
TR ; WILLIARD, JOHN M TR  
1175 PLEASANT RIDGE RD  
GREENSBORO NC 27409

WILLIARD, EDWARD L  
2500 WILLARD DAIRY RD  
HIGH POINT NC 27265

**City of High Point**  
**Citizen Information Meetings**



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

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 filing an application, otherwise known as the applicant, the opportunity to inform citizens about their 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 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 description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be 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 site. This notice provides a brief summary of the application; 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 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 site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

[www.buildhighpoint.com](http://www.buildhighpoint.com)