

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-01
(Wynnefield Properties, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 7, 2018

Public Hearing: Yes

Advertising Date: April 25, 2018, and
May 2, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by Wynnefield Properties, Inc to rezone approximately 8.7 acres from the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to the Residential Multifamily-16 (RM-16) District. The site is lying along the north side of W. Wendover Avenue, approximately 500 feet west of Tarrant Road (5206 & 5208 W. Wendover Avenue). 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 this request, as outlined in the attached staff report.
- B. On March 27, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-01. The Planning & Zoning Commission recommended *approval* of this request as recommended by staff, by a vote of 9-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Wynnefield Properties, Inc.

Zoning Map Amendment 18-01 (ZA-18-01)

At its March 27, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximate 8.7 acres to the Residential Multifamily-16 (RM-16) 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, Mr. Craig Stone, 5614 Riverdale Drive, Jamestown, N.C. He provided an overview of the request, outlined the manner in which he desires to develop the property and addressed questions from the Commission.

Also speaking in favor of the request was Mr. Michael McNair, Community Development and Housing Director. He stated that the City has partnered with Wynnefield Properties, Inc. previously on similar developments.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the zoning site and surrounding area are designated as Medium Density Residential on the Land Use Plan Map, for higher density residential development in the West Wendover Avenue/Guilford College Road Corridor Plan, and for higher density residential development because it is outside the City Lake Watershed Critical Area.

Reasonableness Statement

The Commission stated that the request is reasonable and in the public interest as it is consistent with existing zoning and development pattern along this portion of W. Wendover Avenue corridor.

The Planning & Zoning Commission **adopted these statements** by a vote of 9-0.

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-01, as recommended by staff, by a vote of 9-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-01
March 27, 2018**

Request		
Applicant: Wynnefield Properties, Inc.	Owners: Jerry and Alicia Murphy Hong Thu Nguyen	
Zoning Proposal: To annex and apply initial City zoning to approximately 8.7 acres.	From	RS-40 Residential Single Family-40 District (<i>Guilford County</i>)
	To:	RM-16 Residential Multifamily-16 District

Site Information	
Location:	The site is lying along the north side of W. Wendover Avenue, approximately 500 feet west of Tarrant Road (5206 & 5208 W. Wendover Avenue).
Tax Parcel Numbers:	Guilford County Tax Parcels 0154826 and 0154832
Site Acreage:	Approximately 8.7 acres
Current Land Use:	Two single family detached dwellings
Physical Characteristics:	The site has a moderate to severely sloping terrain.
Water and Sewer Proximity:	A 16-inch and 6-inch City water line lies adjacent to the site along W. Wendover Avenue. An 8-inch City sewer line lies adjacent to the site along W. Wendover Avenue.
General Drainage and Watershed:	The site drains in a general easterly direction and development is subject to the City Lake General Watershed Area requirements. Engineered stormwater 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.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay (ARO) – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU RM-16	Conditional Use Residential Multifamily-16 District	Multifamily Development (<i>Laurel Bluff Apartments</i>)
South:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped Parcel (<i>across W. Wendover Avenue</i>)
East:	AG	Agricultural District (<i>Guilford County</i>)	Undeveloped Parcel (<i>across W. Wendover Avenue</i>)
West:	CU-LI	Conditional Use Light Industrial District	Medical center and industrial development

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Medium Density Residential land use designation. 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 dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels. 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. 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.
Relevant Area Plan:	<u>West Wendover Avenue/Guilford College Road Corridor Plan</u> <u>Objective 4:</u> To accommodate higher density residential development, especially north of W. Wendover and outside the Watershed Critical Area, in specified locations.
Zoning History:	There have been no recent zoning changes in this general area, the last being the 2005 zoning of the abutting medical center lying west of the site.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	W. Wendover Avenue		Major Thoroughfare	822 ft.
Vehicular Access:	Via driveway access from W. Wendover Avenue			
Traffic Counts: <i>(Annual Average Daily Traffic)</i>	W. Wendover Avenue		39,000 AADT NCDOT 2016, 24-hour traffic count	
Estimated Trip Generation:	Estimate average daily traffic for a 96-unit multifamily development: Weekday Average Daily Trips——633 trips over a 24-hour time period Weekday AM Peak Hour———49 trips during morning peak hour Weekday PM Peak Hour———60 trips during evening peak hour			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	None	
Comments:	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					
Local Schools:	Enrollment: Fall 2017 (20th Day of Enrollment)	Maximum Design Capacity:		Mobile Classrooms:	Projected Additional Students:
		2017-18	2018-19		
Florence Elementary School	716	730	730	11	27 - 29
Southwest Middle School	1,196	1,223	1,223	10	12 - 16
Southwest High School	1,606	1,597	1,597	11	12 - 14
School District Remarks: <ol style="list-style-type: none"> 1. Statutory teacher allotments and class size maximums will result in reduced capacity each school year through 2021-2022. 2. Florence Elementary enrollment is nearing maximum built capacity in the 2017-2018 school year. With the implementation of House Bill 90, which mandates reduced class size, enrollment will exceed capacity for the 2019-2020 school year. This statutory requirement will reduce the built capacity of Florence Elementary from 730 students to 696 students between 2018-19 and 2019-20. 3. 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. Further development in the Southwest Middle/High School assignment boundary will continue to place capacity hardships on these schools. 					

Details of Proposal

The 8.7 acres associated with this application consist of two parcels, lying along the north side of W. Wendover Avenue, that are surrounded by the High Point Corporate limits. Wynnefield Properties has contracted to purchase one of the parcels, a 7.6-acre lot, for a proposed 96-unit multifamily development. The other 1.1-acre lot was added by that property owner at the request of staff to eliminate an unincorporated hole in this portion of the City's Planning Area.

Staff Analysis

This application proposes to establish a Residential Multifamily-16 (RM-16) District on this 8.7-acre area. The adopted Land Use Map classifies this area as Medium Density Residential which is intended to accommodate a variety of higher density residential uses, including townhouses and apartments, at a density of 8 to 16 dwelling units per gross acre. Directly north of the site is the Laurel Bluff townhome apartment development, and continuing eastward there are several existing townhome and multifamily developments, all of which have a Conditional Use Residential Multifamily (CU-RM-16) District zoning. Thus, this request is consistent with the adopted Land Use Map and with the existing development and zoning pattern established in this area.

The request is consistent with objectives of the West Wendover Avenue/Guilford College Road Corridor Plan, which seeks to promote higher density residential development along this corridor, especially north of W. Wendover Avenue, outside of Watershed Critical Area. Furthermore, the requested RM-16 District will be compatible with the surrounding area as the zoning site will gain access from a major thoroughfare roadway.

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;

The zoning site and surrounding area are designated as Medium Density Residential on the Land Use Plan Map, for higher density residential development in the West Wendover Avenue/Guilford College Road Corridor Plan, and for higher density residential development because it is outside the City Lake Watershed Critical Area.

Reasonableness/Public Interest:

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

The request is consistent with existing zoning and development pattern along this portion of W. Wendover Avenue corridor.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, the request is consistent with the Land Use Map and the requested RM-16 District will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 8.7 acres to the 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

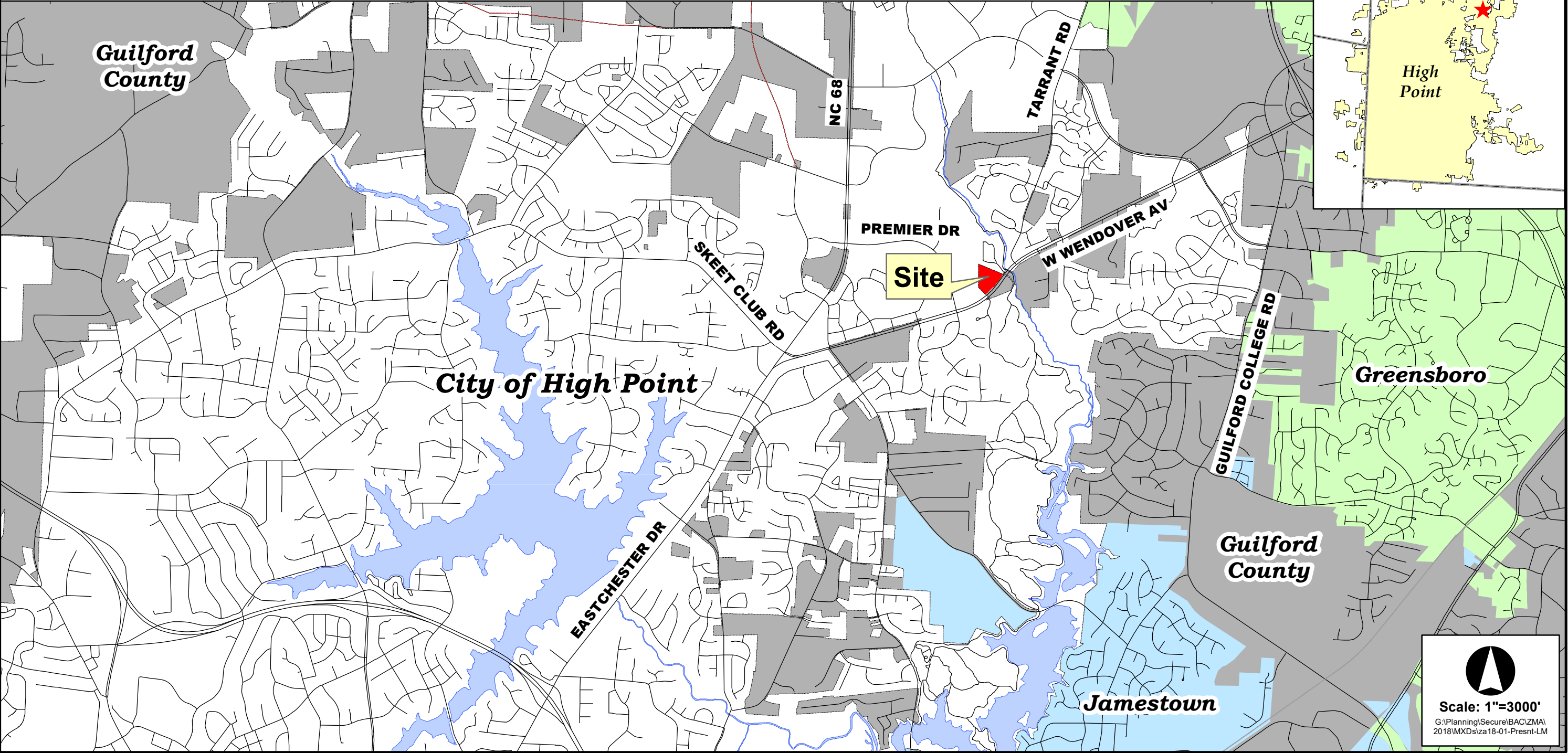
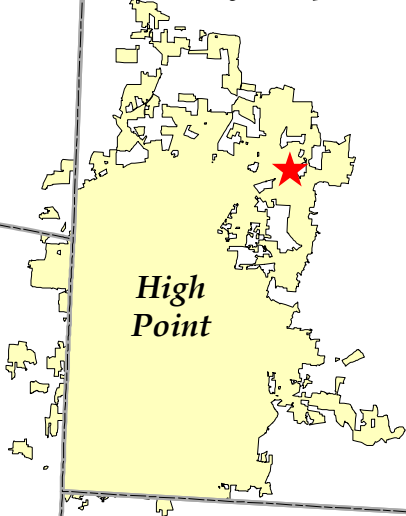
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-01

Applicant: Wynnfield Properties, Inc.

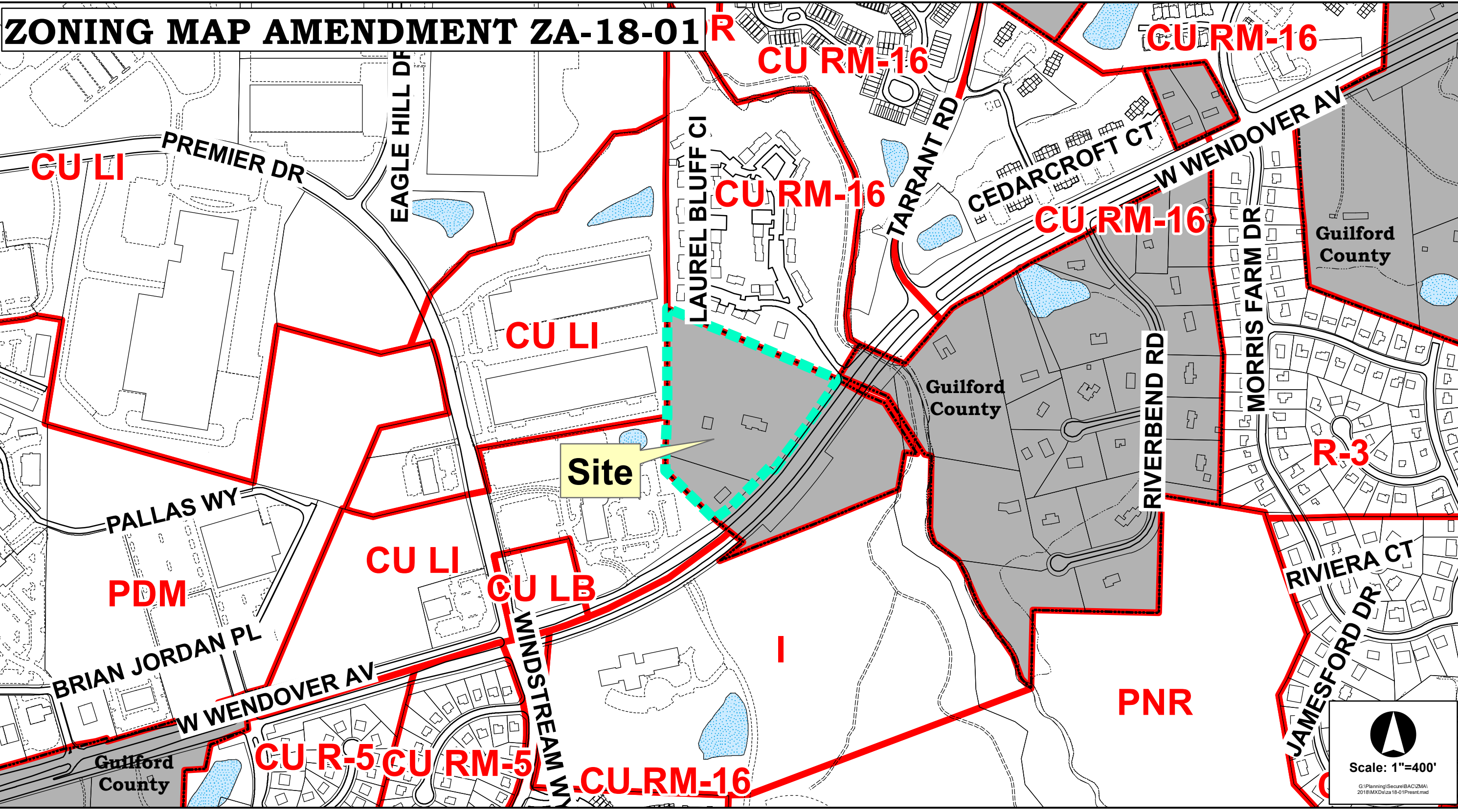
Vicinity Map



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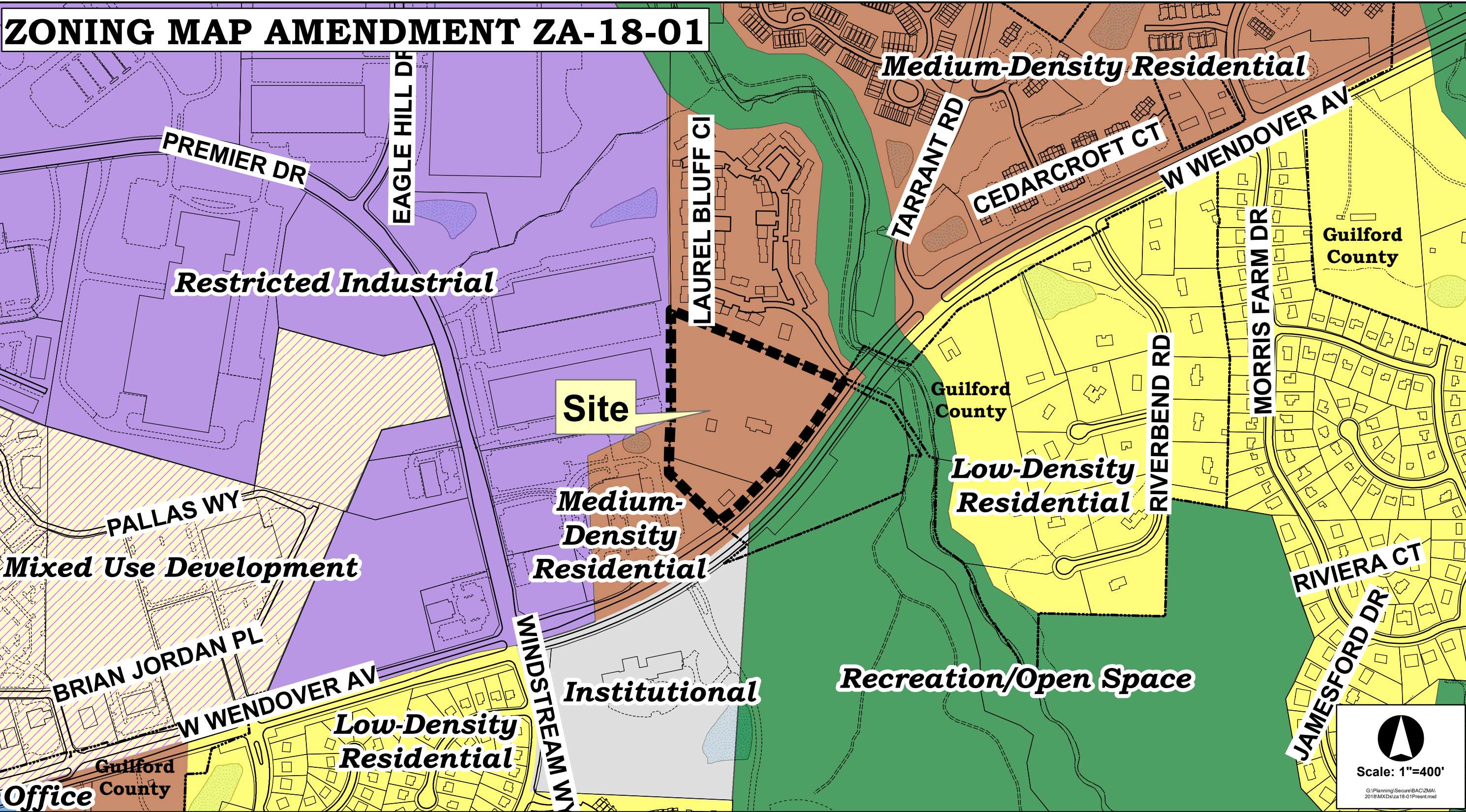
ZONING MAP AMENDMENT ZA-18-01




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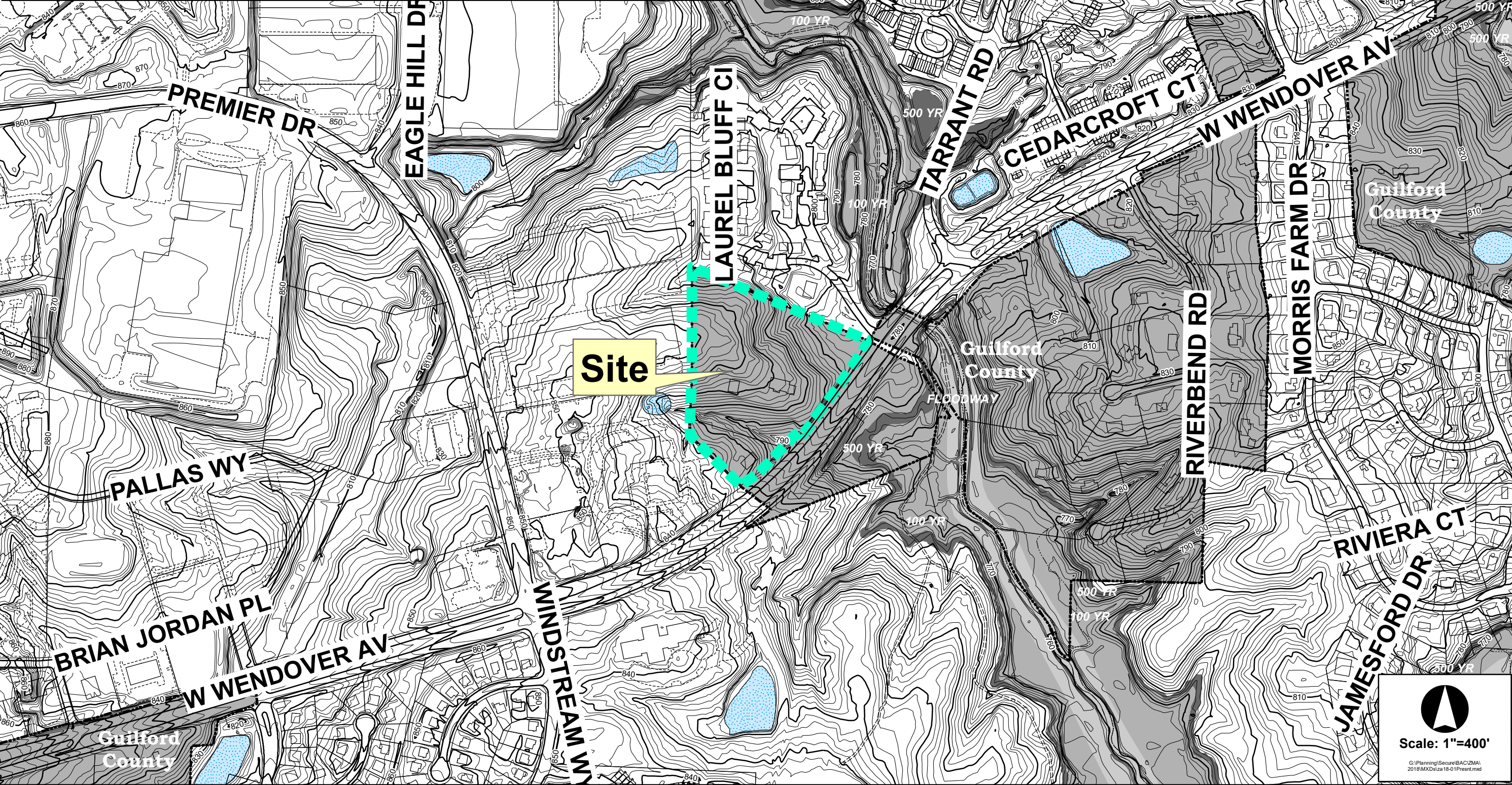
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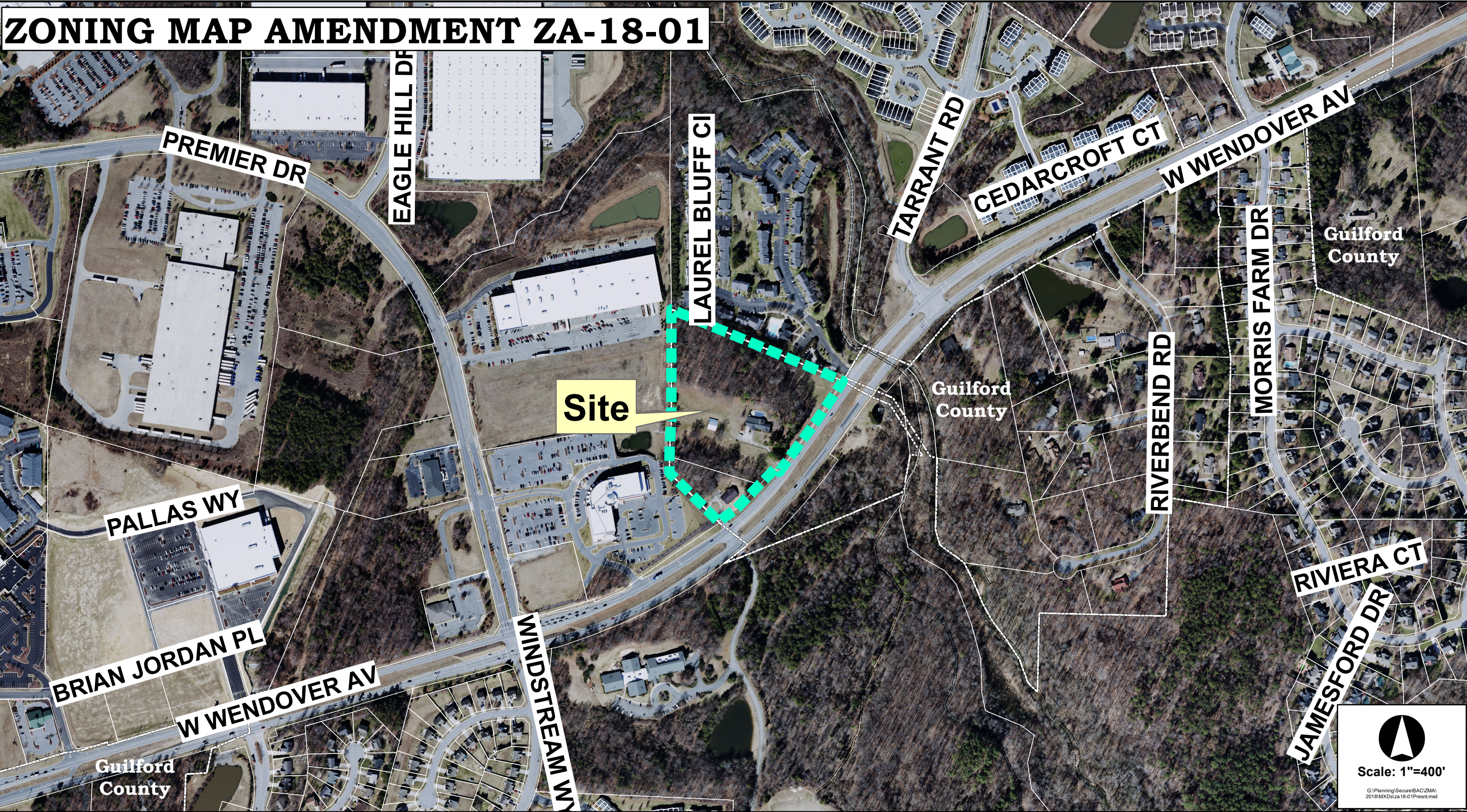
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ZONING MAP AMENDMENT ZA-18-01





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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 March 27, 2018 and before the City Council of the City of High Point on May 7, 2018 regarding **Zoning Map Amendment Case 18-01 (ZA-18-01)** 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 March 18, 2018, for the Planning and Zoning Commission public hearing and on April 25, 2018 and May 2, 2018, 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 **May 7, 2018**.

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: **Residential Multifamily-16 (RM-16) District**. The property is approximately 8.7 acres and lying along the north side of W. Wendover Avenue, approximately 500 feet west of Tarrant Road (5206 & 5208 W. Wendover Avenue). The property is also known as Guilford County Tax Parcels 0154826 and 0154832.

SECTION 2

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

SECTION 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.

7th day of **May, 2018**

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
5206 W. Wendover Avenue Rezoning Case

Submitted by: Wynnefield Properties, Inc

City of High Point
5206 W. Wendover Avenue Rezoning Case
Wynnefield Properties, Inc
7.66 +/- acres located at 5206 W. Wendover Avenue

Report
Citizen Information Meeting
Held February 26, 2018 at 6:30pm

The meeting was held at the Addington Ridge Apartments, 3726 Admiral Drive, High Point, NC 27265, which is in close proximity to the site. None of the neighboring property owners who we sent a letter were in attendance.

The handwritten sign in sheet is attached as Attachment 1.

The only persons in attendance were Craig Stone, President of Wynnefield Properties, Inc.; Davis Ray, Wynnefield Properties, Inc.

A notification letter dated and mailed on February 19, 2018 was sent to 10 parties as supplied by the High Point Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3 along with the required statement provided by the High Point Planning Department.

A handout was prepared for each person sent a letter an 11X17" copy of the conceptual site plan as well as building elevations prepared by Martin Riley Associates dated 1/21/18. This handout is attached and labeled Attachment 4. Wynnefield Properties, Inc also displayed three easels which included a conceptual building rendering of the proposed site, a building rendering of Addington Ridge Apartments, and a conceptual building elevation of the proposed property. All presentation easels were 24" X 36"

Mr. Stone and Mr. Ray waited until 7:00pm before leaving the meeting location after no one showed or called in reference to the meeting.

Submitted by

Wynnefield Properties, Inc.

Avondale Trace Apartments
Citizen Information Meeting
February 26, 2018 @ 6:30 pm

Addington Ridge, 3726 Admiral Drive, High Point, NC

[illegible]

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

FREEMAN, SANDRA SUE
5170 TABERNACLE SCHOOL RD
ASHEBORO NC 27205

GUILFORD COUNTY
PO BOX 3427
GREENSBORO NC 27402

HCRI NORTH CAROLINA PROPERTIES III LIMITED
PARTNERSHIP
4500 DORR ST
TOLEDO OH 43615

HIGHPOINT ASSOCIATES LLC
PO BOX 2008
VIRGINIA BEACH VA 23450

LIBERTY PROPERTY LIMITED PARTNERSHIP
1900 SOUTH BOULEVARD SUITE 302
CHARLOTTE NC 28203

MURPHY, JERRY A ; MURPHY, ALICIA B
515 LAND CEMETERY LN
TAYLORSVILLE NC 28681

NGUYEN, HONG THU
4215 W WENDOVER AVE #C
HIGH POINT NC 27265

TARRANT TRACE OWNERS ASSOC INC
603-F EASTCHESTER DR
HIGH POINT NC 27265

VELEZ-SANTIAGO, EDWIN
852 LAKECREST AVE APT 2H
HIGH POINT NC 27265

Wynnefield Properties

February 19, 2018

Re: Property located at 5206 West Wendover Avenue

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm who is dedicated to developing and managing quality "Class A" housing with special emphasis on homes for self-sustaining individuals. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 7.66 acre site located at 5206 West Wendover Avenue, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 96 unit family property will be attractive, well designed and constructed to very high standards, the landscaping will be extensive. Our Property Management firm with 30 years experience will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification our request to rezone this property to accommodate our proposed development. We will hold a Citizen Information Meeting on Monday, February 26, 2018 at 6:30pm located at the Addington Ridge Apartments (3726 Admiral Drive, High Point, NC). This meeting is open to the public and your participation is encouraged.

We are available by telephone (336) 454-6134 and will be happy to personally meet with you as should you choose to consider this matter or you may contact the City of High Point Planning Department at (336) 883-3328.

Sincerely,



C. Craig Stone

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

AVONDALE TRACE

HIGH POINT, NC

1-19-2018



SITE INFORMATION:

SITE: 7.66 ACRES
 DENSITY: 12.53 UNITS/ACRES
 BUILDINGS: (1) 1 STORY CLUBHOUSE
 (4) 3-STORY APARTMENT BUILDING
 SPRINKLERS: 13R
 PARKING SPACES: 192 PROVIDED @ 2 PER UNIT

UNIT INFORMATION:

UNIT MIX	SPCS/UNIT	PKG. REQ.
1-BR (A1 UNITS)	= 12	2.0
1-BR (A2 UNITS)	= 3	2.0
2-BR (B UNITS)	= 45	2.0
3-BR (C1 UNITS)	= 36	2.0
TOTAL	= 96 UNITS	192

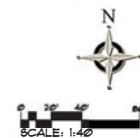
Unit Type	Unit Heated Area	Unit Net Area	No. of Units	Heated Total	Net Total
1 BEDROOM "A1"	705	742	12	8,460	8,904
1 BEDROOM w/ DEN "A2"	967	1,015	3	2,901	3,045
2 BEDROOM "B1"	967	1,015	45	43,515	45,675
3 BEDROOM "C1"	1,124	1,177	36	40,464	42,372
Total			96	95,340	99,996

REQUIRED SITE AMENITIES:

- (A) PLAYGROUND - (W/ MIN. 1 BENCH)
- (B) MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- (C) COVERED PICNIC AREA - (150 SQ. FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- (D) OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- (E) EXERCISE ROOM - (W/ NEW EQUIPMENT)
- (F) RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)



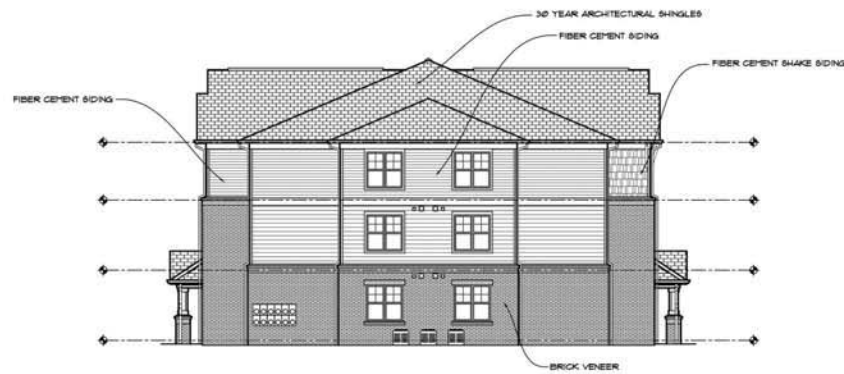
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-372-2800

AVONDALE TRACE
 HIGHPOINT, NC

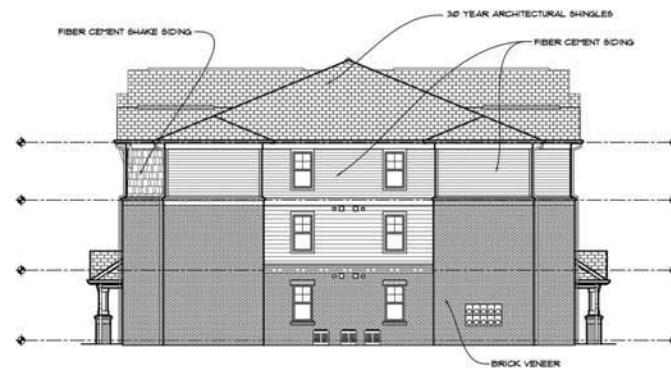
NOT RELEASED FOR CONSTRUCTION
CSP.1



4 BUILDING 100 & 200 - REAR ELEVATIONS
1/8" = 1'-0"



3 BUILDING 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



2 BUILDING 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"



1 BUILDING 100 & 200 - FRONT ELEVATIONS
1/8" = 1'-0"

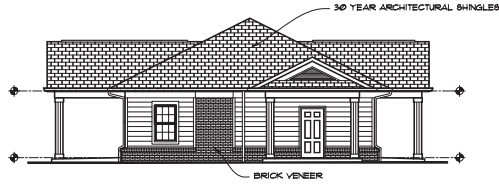
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MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
AVONDALE TRACE
HIGHTPOINT, NC

MRA

A.8

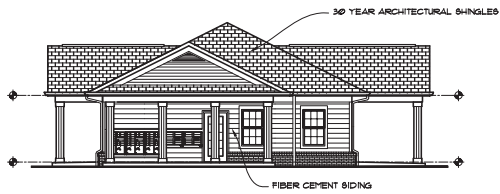
NOT RELEASED FOR CONSTRUCTION



5 CLUBHOUSE - SIDE ELEVATION
1/8" = 1'-0"



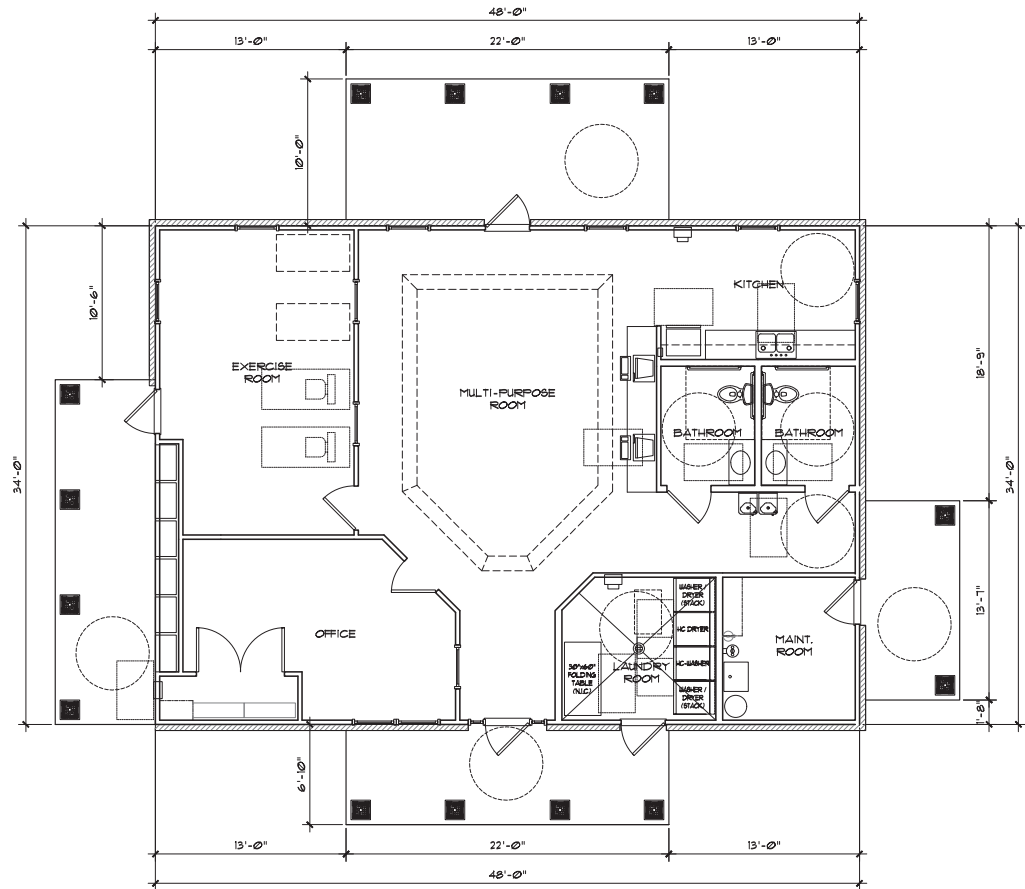
4 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - SIDE ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - BUILDING FLOOR PLAN
1/4" = 1'-0"
1564 SF. GROSS

0 2 4 8
SCALE: 1/4" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3029 404-375-2900

AVONDALE TRACE
HIGHPOINT, NC

CLUBHOUSE - FLOOR PLAN 4 ELEVATIONS

MRA

NOT RELEASED FOR CONSTRUCTION

A.10