

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 18-09  
(Keystone Group, Inc.)

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

**Meeting Date:** September 17, 2018

**Public Hearing:** Yes

**Advertising Date:** September 5, 2018 and  
September 12, 2018

**Advertised By:** Planning & Development

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

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### PURPOSE:

A request by Keystone Group, Inc to rezone approximately 38 acres from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site is lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive. 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 August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-09. The Planning & Zoning Commission recommended *approval* of this request, as submitted by the applicant, by a vote of 6-0.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

### **Keystone Group, Inc.**

### **Zoning Map Amendment 18-09**

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 38 acres to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie and Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

#### **Speaking on the request:**

Ms. Judy Stalder, 665 N. Main Street, High Point, representative, and Mr. Scott Wallace, President of Keystone Homes, 3708 Alliance Drive, Greensboro, applicant, spoke to the Commission. Ms. Stalder provided an overview of the development proposal and explained that the physical features of the property, including a stream running through the site, dictated the manner in which the property is proposed to be developed. It was noted that a Traffic Impact Analysis was conducted and that conditions have been offered to address the recommendations in that report. Finally, Ms. Stalder stated they understand the additional conditions suggested by the staff; however, they have not accepted them as they believe sufficient protection will be provided to abutting single family homes from the conditions they have offered and by the standards of the Development Ordinance.

Ms. Deborah Love, 3546 Parkhill Crossing Drive, High Point, expressed concerns that there are already high traffic volumes on Penny Road that make it difficult to make a left turn out of her development and this proposal for more than 400 additional units will worsen the current traffic situation. She also noted concerns with the impact of additional students on the capacity of Florence Elementary School and the difficulty exiting the school.

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

#### **Consistency Statement**

The Commission stated that as a result of the Plan Amendment, the site is designated Medium Density Residential and the zoning request would increase the range of housing opportunities in the area.

#### **Reasonableness Statement**

The Commission stated that the conditional zoning request expands medium density residential development to the south along Penny Road consistent with the existing land development pattern, with appropriate design conditions to mitigate its impact on adjacent single family detached developments.

The Planning & Zoning Commission adopted these statements by a vote of 6-0.

#### **Zoning Map Amendment**

The Commission recommended *approval* of Zoning Map Amendment 18-09, as submitted by the applicant, by a vote of 6-0.

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

**STAFF REPORT  
ZONING MAP AMENDMENT 18-09  
August 28, 2018**

| <b>Request</b>   |  |  |
|--|--|--|
| <b>Applicant:</b><br>Keystone Group, Inc.                    | <b>Owners:</b><br>Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee) |  |
| <b>Zoning Proposal:</b><br>To rezone approximately 39 acres. | <b>From:</b>   | R-3 Residential Single Family-3 District                           |
|  | <b>To:</b>   | CZ RM-16 Conditional Zoning<br>Residential Multifamily-16 District |

| <b>Site Information</b>                |  |
|--|--|
| <b>Location:</b>                       | Lying along the west side of Penny Road approximately 800 feet south of Woodpark Drive.  |
| <b>Tax Parcel Numbers:</b>             | Guilford County Tax Parcels 0196595 & 0196580.   |
| <b>Site Acreage:</b>                   | Approximately 39 acres   |
| <b>Current Land Use:</b>               | Single family dwelling and a undeveloped parcel  |
| <b>Physical Characteristics:</b>       | The site is heavily wooded with a moderately sloping terrain. A perennial stream runs in an east-west direction through the middle of the site.  |
| <b>Water and Sewer Proximity:</b>      | A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Penny Road. Furthermore, an 8-inch City water line and an 8-inch City sewer line are located to the northwest within Woodpark Drive.  |
| <b>General Drainage and Watershed:</b> | The site drains in a general westerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for 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 District:</b>               | City Lake General Watershed Area (GWA)   |

| <b>Adjacent Property Zoning and Current Land Use</b> |                        |   |   |
|--|------------------------|---|---|
| <b>North:</b>  | CU RM-16               | Conditional Use Residential Multifamily-16 District   | Single family attached dwellings  |
| <b>South:</b>  | R-3<br>CU-AGR          | Residential Single Family-3 District<br>Conditional Use Agricultural District   | Single family dwelling, wireless telecommunication tower, greenhouses, and transmission line    |
| <b>East:</b>   | R-5<br>RS-40           | Residential Single Family-5 District<br>Residential Single Family-40 District   | Florence Elementary School and single family dwellings  |
| <b>West:</b>   | PDR<br>CU RM-16<br>R-3 | Planned Development Residential<br>Conditional Use Residential<br>Multifamily-16 District<br>Residential Single Family-3 District | Single family dwellings, wireless telecommunication tower, and single family attached dwellings |

| Relevant Land Use Policies and Related Zoning History  |   |
|--|---|
| <b>Community Growth Vision Statement</b>               | This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.  |
| <b>Land Use Plan Map Classification:</b>               | <p>The northern two-thirds of the site has a Medium-Density Residential Land Use Map classification, which is intended to support 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.</p> <p>The southern one-third of the site has a Low-Density Residential Land Use Map classification, which is intended to support single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p>  |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b> | <p>The following goals of the Land Use Plan are relevant to this request:</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</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>  |
| <b>Relevant Area Plan:</b>                             | Not Applicable  |
| <b>Zoning History:</b>                                 | <ul style="list-style-type: none"> <li><u>Zoning Map Amendment 96-08 (Eagle Glen Townhome Subdivision):</u> A 32-acre development lying approximately 340 feet south of the zoning site. This 1996 zoning approval permits single family attached (twinhomes &amp; townhomes) dwellings.</li> <li><u>Zoning Map Amendment 97-28 (Hickwood Forest Subdivision):</u> A 103-acre development lying southwest of the zoning site. This 1997 zoning approval established a Planned Development Residential (PDR) District and permits a mixture of single family, townhome and multifamily residential uses.</li> <li><u>Zoning Map Amendment 02-16 (Castle Pines Townhome Subdivision):</u> A 11-acre development lying west of the zoning site along Woodpark Drive. This 2002 zoning approval permits single family attached (twinhomes &amp; townhomes) and multifamily dwellings.</li> <li><u>Zoning Map Amendment 15-19:</u> An undeveloped 8.7-acre tract of land lying at the northeast corner of Penny Road and Horney Road. This 2015 zoning approval permits single family attached (twinhomes &amp; townhomes) dwellings.</li> </ul> |

| Transportation Information                      |  |   |                  |
|---|--|---|------------------|
| Adjacent Streets:                               | Name   | Classification                          | Approx. Frontage |
|   | Penny Road   | Major Thoroughfare                      | 1,167 ft.        |
| Vehicular Access:                               | Public street and private driveway access from Penny Road. Public Street access from Hickwood Forest Drive.  |   |                  |
| Traffic Counts:<br><i>(Average Daily Trips)</i> | Penny Road   | 21,000 (NCDOT 2015 AADT traffic county) |                  |
| Estimated Trip Generation:                      | Using the development data provided by the applicant, the total ADT for this site is estimated at 2,847 trips during a 24-hour period. Peak hour volumes |   |                  |



|                                       |   |           |                     |
|---------------------------------------|---|-----------|---------------------|
|                                       | are estimated to be approximately 219 trips during the AM peak hour time and approximately 264 trips during the PM peak hour time.  |           |                     |
| <b>Traffic Impact Analysis (TIA):</b> | <b>Required</b>   |           | <b>TIA Comments</b> |
|                                       | <u>Yes</u><br>X   | <u>No</u> | None                |
| <b>Conditions:</b>                    | <p><u>Access:</u> A maximum of two access points shall be permitted to Penny Road.</p> <p><u>Improvements:</u> The improvements listed below shall be installed concurrent with all site driveway construction.</p> <p>a) Penny Road at Florence School Drive (Site Access 2)</p> <ol style="list-style-type: none"> <li>1) Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.</li> <li>2) Provide separate left and right egress lanes.</li> </ol> <p>b) Penny Road at Site Access 1</p> <ol style="list-style-type: none"> <li>1) Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.</li> <li>2) Provide southbound right turn lane of 100 feet of storage and appropriate taper.</li> <li>3) Provide separate left and right egress lanes.</li> </ol> <p>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> |           |                     |
| <b>Pedestrian Access:</b>             | Development of the site is subject to the sidewalk requirements of the Development Ordinance.   |           |                     |

| <b>School District Comment</b>   |  |                                 |                           |                                       |
|--|--|---------------------------------|---------------------------|---------------------------------------|
| <b>Guilford County School District</b>   |  |                                 |                           |                                       |
| <b>Local Schools:</b>  | <b>Projected Enrollment:<br/>(2018 - 2019)</b> | <b>Maximum Design Capacity:</b> | <b>Mobile Classrooms:</b> | <b>Projected Additional Students:</b> |
| Florence Elementary  | 676  | 972                             | 11                        | 126 - 128                             |
| Welborn Middle School  | 395  | 690                             | 0                         | 64 - 66                               |
| Southwest Middle School<br>(choice zone)   | 1,247  | 1,223                           | 10                        | ---                                   |
| Andrews High School  | 695  | 1,254                           | 0                         | 58 - 60                               |
| Southwest High School<br>(choice zone)   | 1,598  | 1,506                           | 11                        | ---                                   |
| <p><b>School District Remarks:</b> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom and is not inclusive of capacity reduction from programmatic utilization.</p> |  |                                 |                           |                                       |

| <b>Details of Proposal</b>  |
|---|
| <p>The applicant is requesting to rezone approximately 39 acres to facilitate the development of a 456-unit mixed residential development consisting of townhomes and apartment structures. Associated with this application is an Annexation Petition (AN-18-02) to incorporate this land area into the City</p> |

and a Plan Amendment (PA-18-04) to change the Land Use Map classification on the southern one-third of the site to support medium density residential uses.

The site is undeveloped and surrounded by a mixture of residential and institutional uses ranging from single family detached homes, townhomes, twinhomes and an elementary school. Primary access will be from Penny Road, a major thoroughfare, with a secondary access from an existing stub street to the west. The applicant has submitted a Conditional Zoning Ordinance with this application in which they have offered conditions to provide a higher perimeter landscaping planting rate, restricting the height of structures and require greater building setbacks for allowable nonresidential uses where the site abuts single family homes. The applicant has also offered transportation related conditions to limit access to Penny Road and the installation of turn lanes at the access points.

### 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.

#### **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:

|                         |   |
|-------------------------|---|
| <b><u>Factor #1</u></b> | <b>Result in a development that is compatible with surrounding development character and land uses;</b><br>Except for the southern one-third of the site, for which the applicant is seeking a Plan Amendment under PA-18-04, the site has a medium density residential land use classification that supports a variety of residential uses at a density up to 16 units per acre. The surrounding area has developed with a variety of higher density residential use types. Subject to approval of PA-18-04, the request to permit RM-16 District uses at this location is consistent with adopted policy guidance documents and will be compatible with the surrounding development pattern. Furthermore, this request is supported by the Land Use Plan policies that encourage the provision of a wide range of housing opportunities and promotes an urban growth pattern that occurs in an orderly fashion.   |
| <b><u>Factor #2</u></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> <ul style="list-style-type: none"><li>❖ The applicant has offered conditions to limit the number of access points to Penny Road and to install turn lanes at these access points to mitigate traffic impacts.</li><li>❖ Single family homes abut the site to the northwest and southwest. These areas have been identified as Compatibility Areas A and B in Exhibit #1. To minimize visual impact and to mitigate the impact from vehicle headlights in perimeter parking areas, the applicant has offered to install a higher perimeter landscape planting rate within these two compatibility areas. Rather than having 7 trees and 20 shrubs, the proposed Type B planting rate requires the installation of 10 trees and 25 shrubs every 100 linear feet.</li></ul> |

|                                |   |
|--------------------------------|---|
| <p><b><u>Factor #3</u></b></p> | <p><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> <p>The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Furthermore, a stream bisects the western portion of the site, stream buffer standards of the Development ordinance shall apply along the length of this stream corridor.</p>   |
| <p><b><u>Factor #4</u></b></p> | <p><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> <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. In regard to street impacts, the applicant has conducted a Traffic Impact Analysis and has offered conditions to install turn lanes at its Penny Road access points to reduce backups on this public street from vehicles turning into the site.</p>  |
| <p><b><u>Factor #5</u></b></p> | <p><b>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>Although located in an area with a mixture of residential use types, the site abuts single family detached homes to the northwest and southwest boundary of the site. The applicant has offered conditions to provide higher development standards next to the abutting single family homes. To mitigate impact from the proposed RM-16 District, staff recommends these standards be increased as follows:</p> <ul style="list-style-type: none"> <li>❖ <b><u>Perimeter Landscaping Yards:</u></b> The applicant has offered to install a higher planting yard rate, with this area having an average width of 15 feet. This averaging of planting yard widths, as permitted by the Development Ordinance, allows a width as narrow as 10 feet. Increasing this standard to require the installation of a minimum 20-foot wide perimeter plant yard will provide greater separation of uses and will ensure the higher planting rate (extra plant materials) can be installed and have sufficient area to fully mature, thus maximizing the intended screening effect.</li> <li>❖ <b><u>Building bulk and mass:</u></b> The site abuts smaller (70-foot wide) single family lots at its southwestern boundary. A 100-foot wide compatibility area is proposed to be established next to these homes. The applicant is proposing that up to 8 attached units (townhome structure with 8 dwelling units) be permitted in this compatibility area. This is the length of three of the abutting single family lots (approximately 210 feet). Reducing the number of attached units that can be constructed in this 100-foot wide compatibility will reduce the individual building mass and reduce the adverse impact on adjacent lands developed with single family homes.</li> </ul> |

**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.**

During the past 20 years, this portion of the City has changed from a rural fringe area to a medium density, mixed residential area. The request to establish a CZ RM-16 District is consistent with the manner in which this portion of the City has developed.

**Development Patterns:**

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

The zoning site is lying south of a major commercial node at the intersection of Penny Road and W. Wendover Avenue, and is surrounded by a mixture of residential use types. The applicants' request to establish a medium density mixed residential development on this 39-acre site is consistent with the surrounding development pattern.

**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;

**As a result of the Plan Amendment, the site is designated Medium Density Residential and the zoning request would increase the range of housing opportunities in the area.**

**Reasonableness/Public Interest:**

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

**The conditional zoning request expands medium density residential development to the south along Penny Road consistent with the existing land development pattern, with appropriate design conditions to mitigate its impact on adjacent single family detached developments.**

**Recommendation**

**Staff Recommends Approval with Revisions:**

Subject to approval of Plan Amendment Case 18-04, the requested CZ M-16 District will be consistent with adopted land use policy established in this area. However, to ensure compatibility with adjacent single family detached homes, staff recommends the following amendments to the applicant's Conditional Zoning Ordinance.

1. Width of perimeter landscape yard in Compatibility Area A & B  
Rather than having an average width of 15 feet, staff recommends perimeter planting yards, in the compatibility areas, have a minimum width of 20 feet.
2. Building bulk and mass of structures in Compatibility Area B  
The applicant is proposing to construct townhome structures with eight attached dwelling units within this compatibility area. Staff recommends attached residential structures constructed in this 100-foot wide computability area be restricted to four attached dwelling units.

**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**

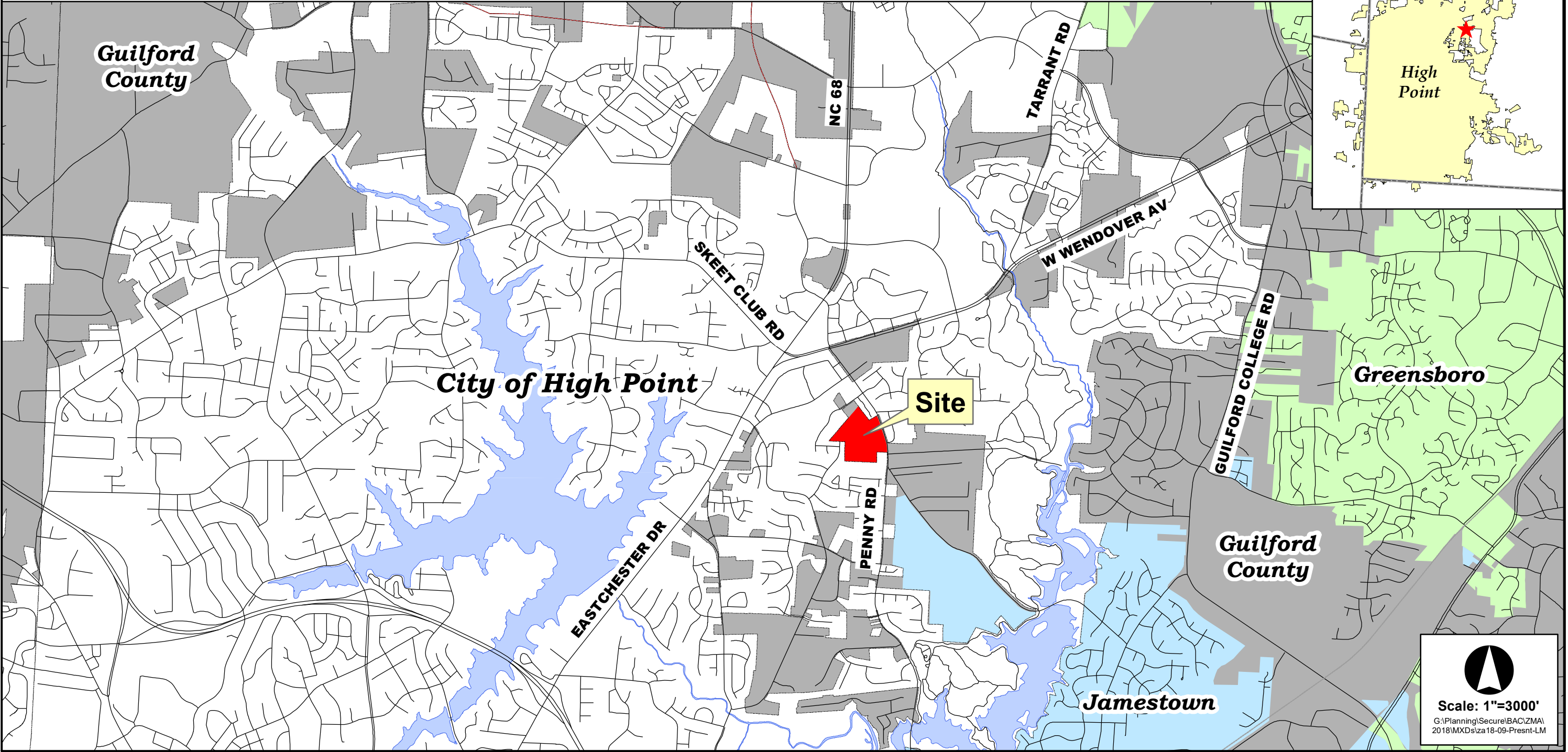
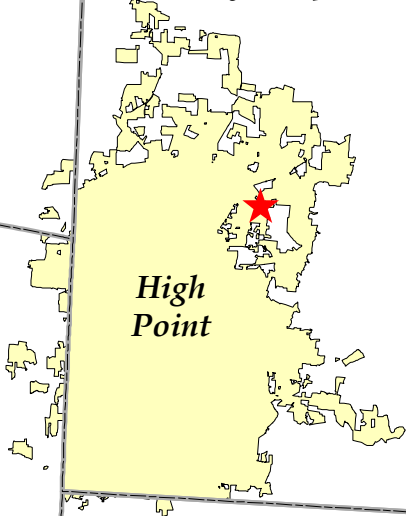
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT ZA-18-09

Applicant: Keystone Group, Inc.

Vicinity Map

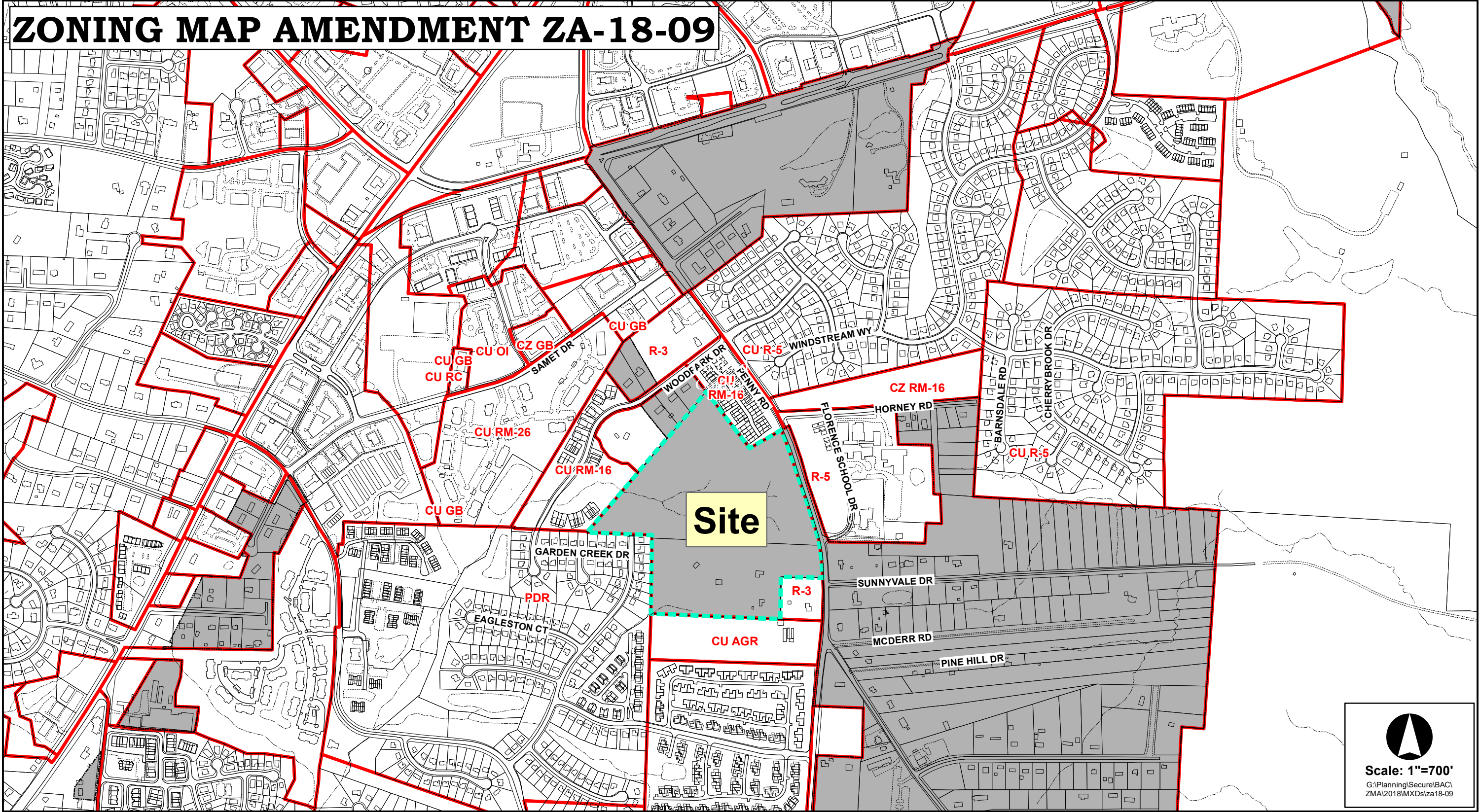


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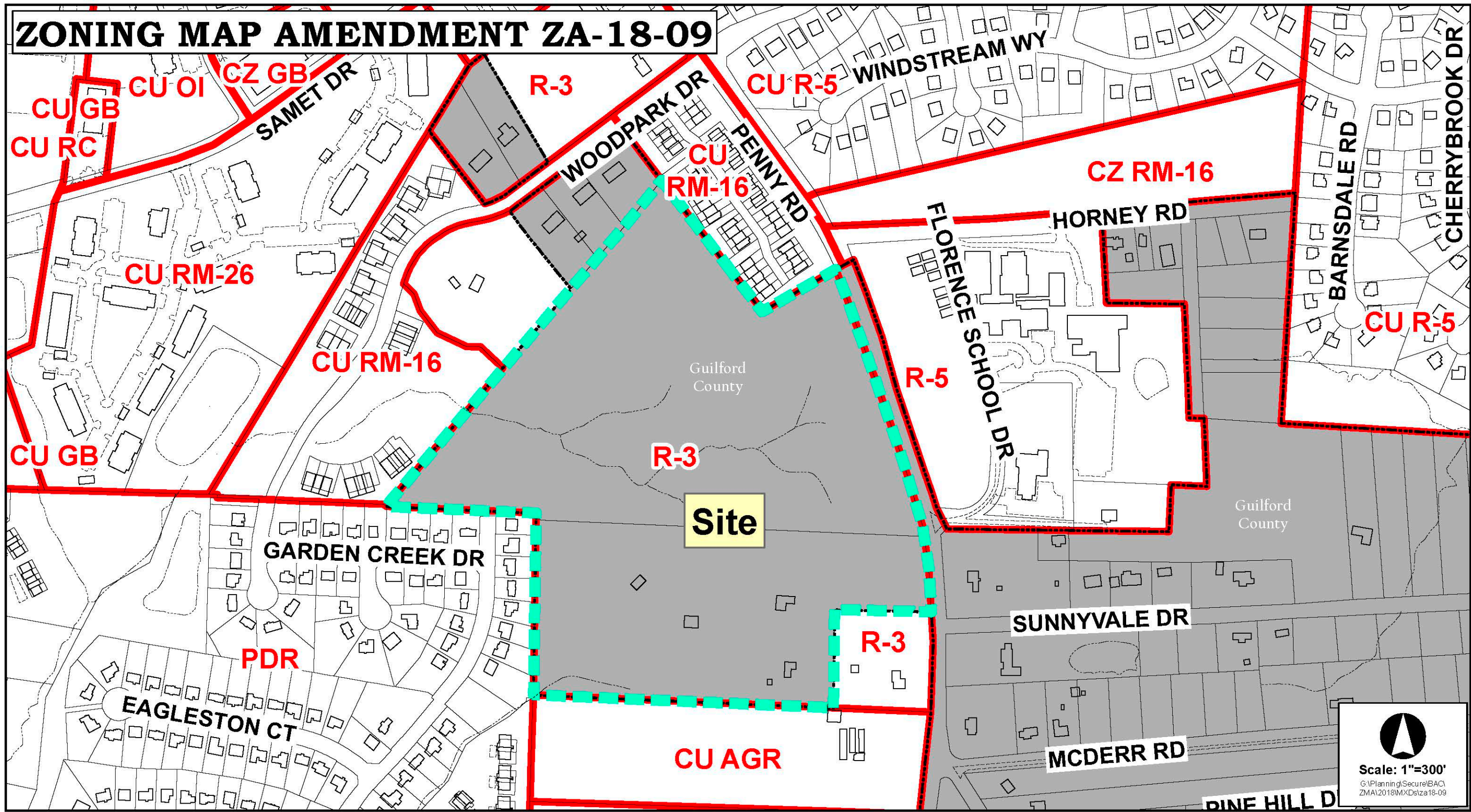


# ZONING MAP AMENDMENT ZA-18-09



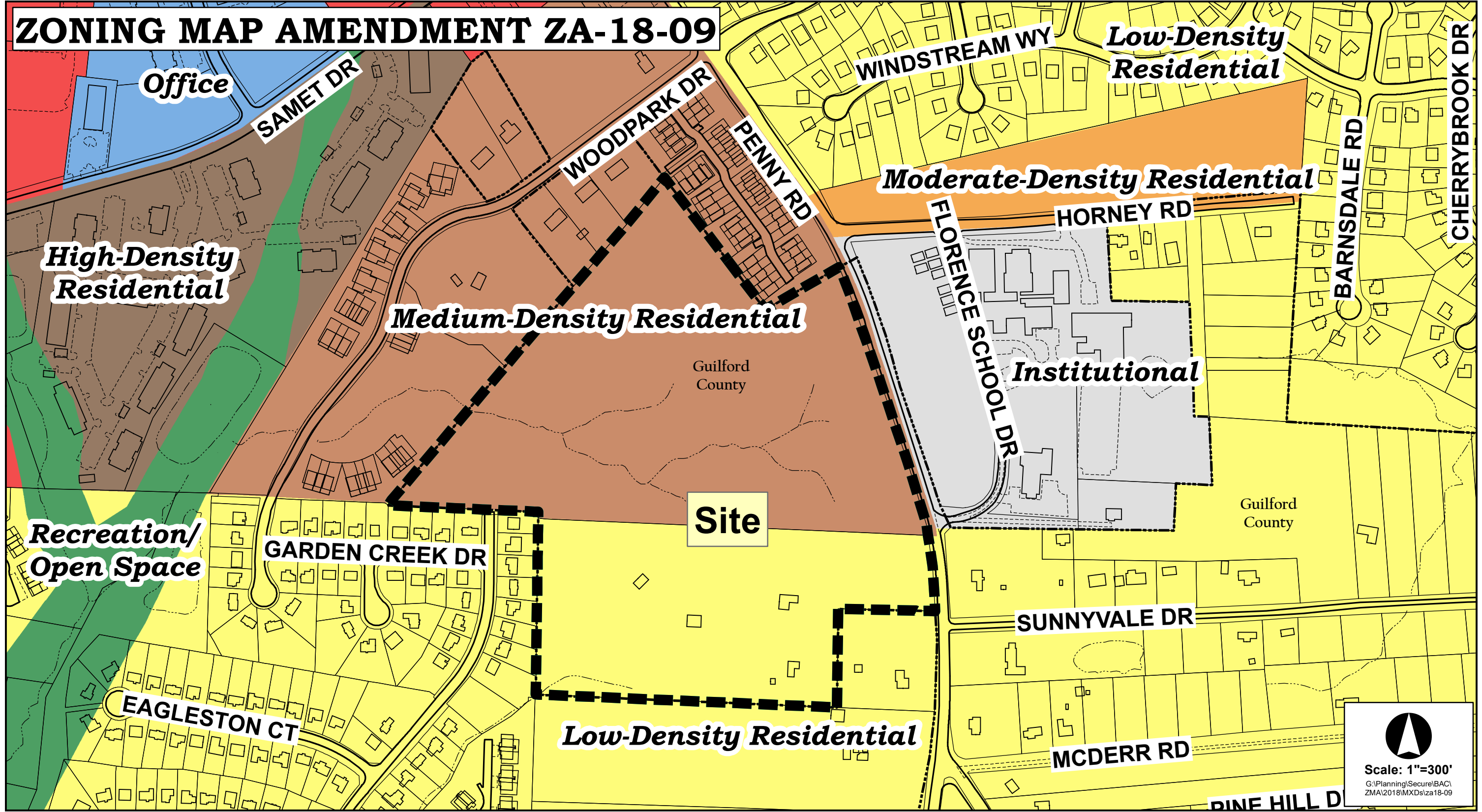


# ZONING MAP AMENDMENT ZA-18-09



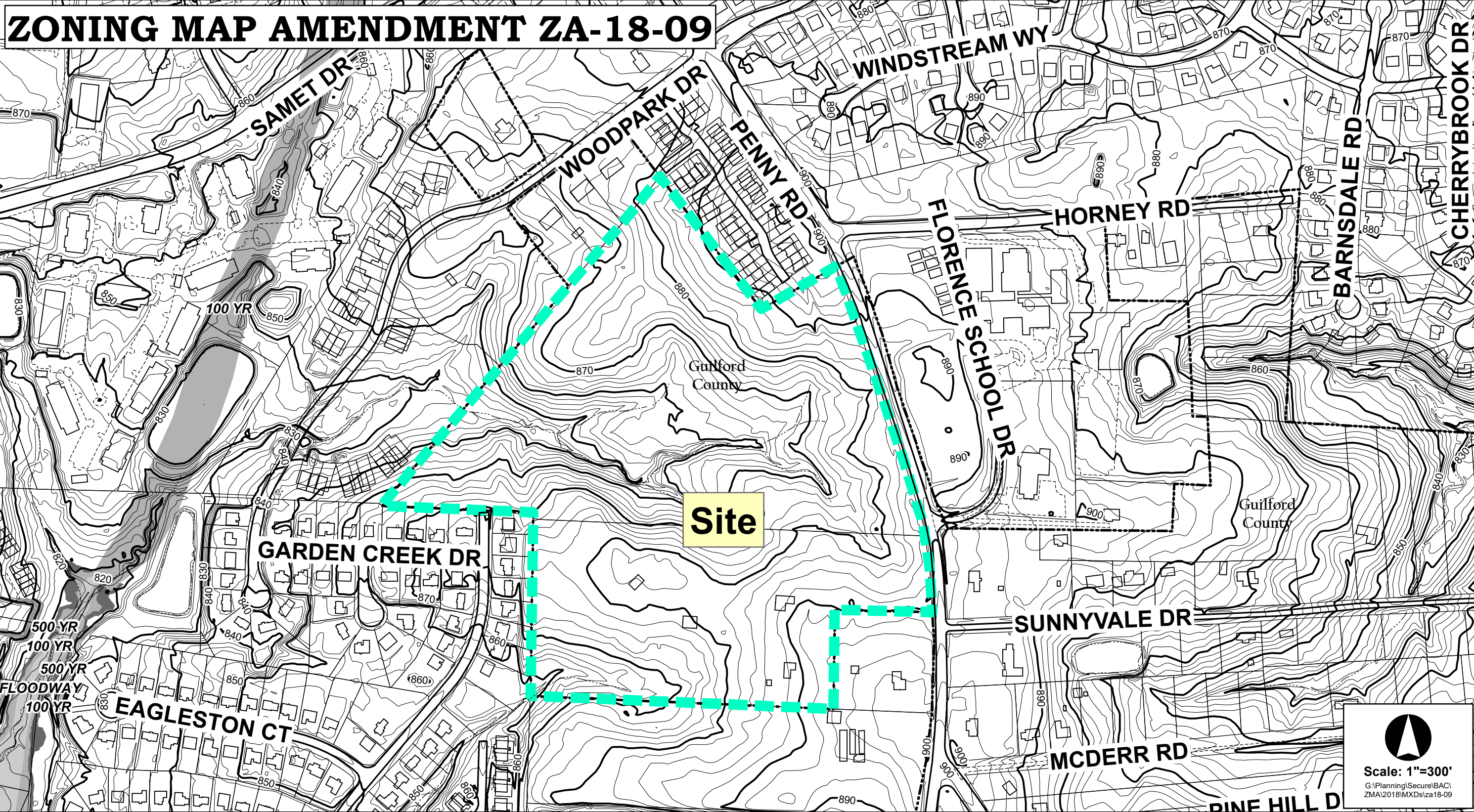


# ZONING MAP AMENDMENT ZA-18-09





# ZONING MAP AMENDMENT ZA-18-09

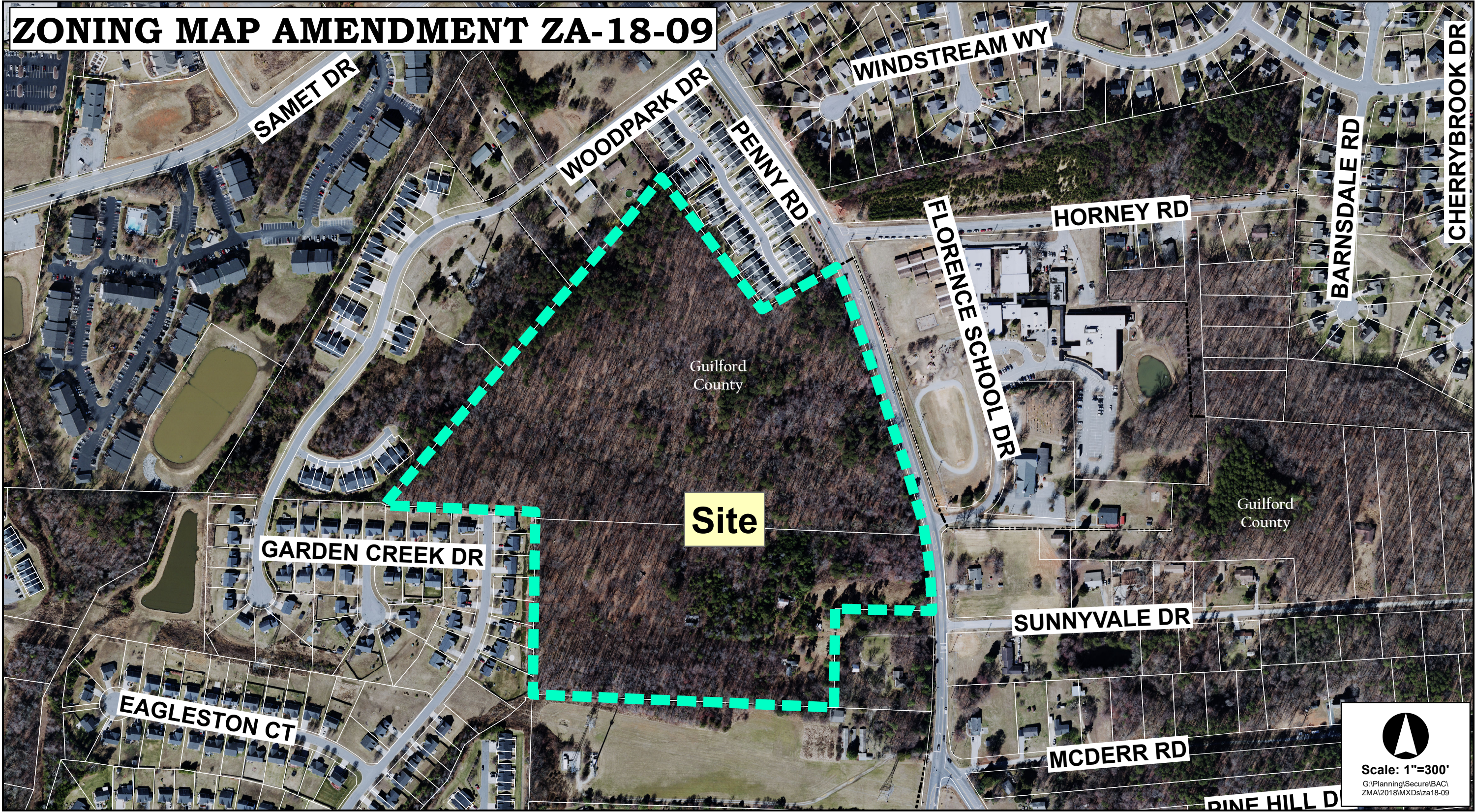


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# ZONING MAP AMENDMENT ZA-18-09



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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 **August 28, 2018** and before the City Council of the City of High Point on **September 17, 2018** regarding **Zoning Map Amendment Case 18-09 (ZA-18-09)** 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 **August 19, 2018**, for the Planning and Zoning Commission public hearing and on **September 5, 2018** and **September 12, 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 **September 17, 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: **Conditional Zoning Residential Multifamily -16 (CZ RM-16) District**. The property is approximately 39 acres and lying west of the intersection of Penny Road and Florence School Drive. The property is also known as Guilford County Tax Parcel Parcels 0196595 & 0196580.

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

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

A 100-foot wide Perimeter Compatibility Area shall be established along the northwestern and southwestern boundary of the zoning site (See Exhibit #1 for Perimeter Compatibility Areas A and B). The following development standards shall apply for any non-single family detached dwelling use type developed within these areas.

1. Compatibility Area A (100-foot wide area at northwestern boundary of site)

- a. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.
- b. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.

2. Compatibility Area B (100 foot wide area at southwestern boundary of site)

- a. Prohibited Uses within 100-foot wide compatibility area:
    - i. Multifamily structures (principal and accessory structures) and parking associated with a multifamily use.
    - ii. Outdoor courts and Swimming pools associated with a Common Element Recreation Uses.
  - b. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.
  - c. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.
  - d. Building Heights: Structures located within Compatibility Area B shall be restricted to a maximum building height of 50 feet.
3. Revocation: The above noted standards shall not apply in the event the use on the parcel(s) abutting the compatibility area are changed to a non-single family detached dwelling use type.

B. Transportation Conditions.

- 1. Access: A maximum of two (2) access points shall be permitted to Penny Road.
- 2. Improvements: The Improvements listed below shall be installed concurrent with all site driveway construction.
  - a) Penny Road at Florence School Drive (Site Access 2)
    - i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
    - ii. Provide separate left and right egress lanes.

- b) Penny Road at Site Access 1
  - i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
  - ii. Provide southbound right turn lane of 100 feet of storage and appropriate taper.
  - iii. Provide separate left and right egress lanes.
- 3. 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.

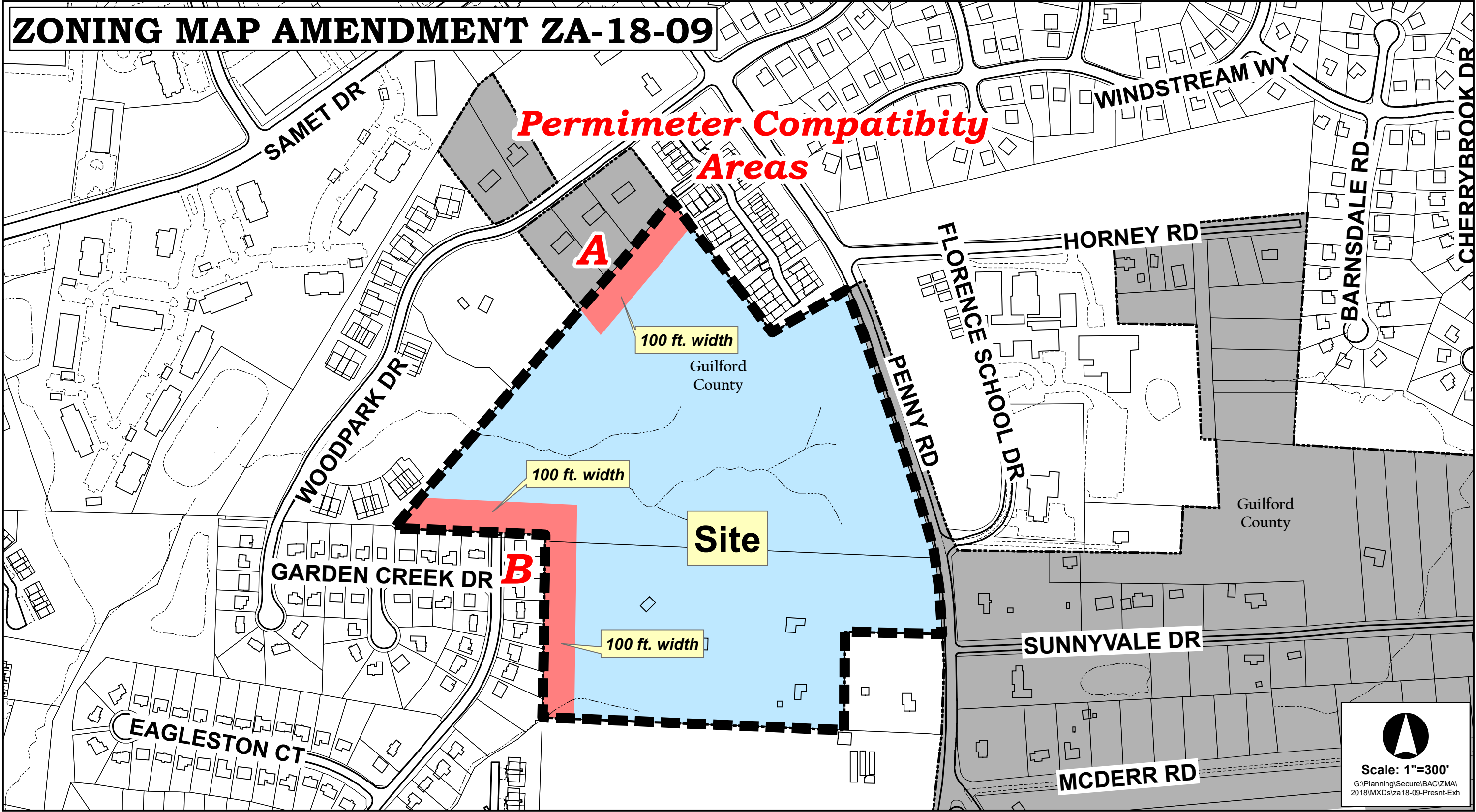
### SECTION 6.

This ordinance shall become effective upon the date of adoption.

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

Lisa B. Vierling, City Clerk

# ZONING MAP AMENDMENT ZA-18-09



The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.





# Transportation Impact Analysis

## Briggs Development High Point, NC

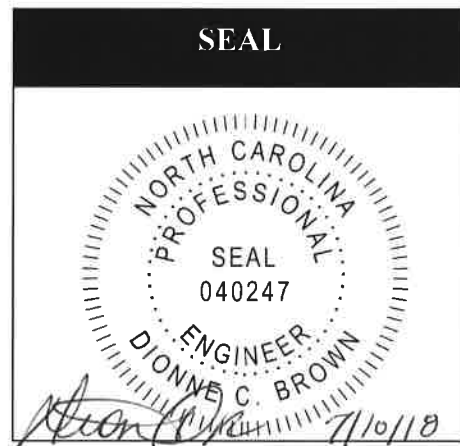
Prepared for Keystone Homes  
July 6, 2018

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Frank Amenya, P.E., PTOE  
Andrew Hayes, P.E.

Sealed by: Dionne C. Brown, P.E.



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**Briggs Development – Transportation Impact Analysis**  
**Prepared for Keystone Homes**  
**High Point, NC**  
**July 6, 2018**

**Executive Summary**

The proposed Briggs Development is to be located on the west side of Penny Road between Horney Road and Florence School Drive in High Point, North Carolina. The proposed residential development is planned to consist of 297 apartment dwelling units and 159 townhome dwelling units. The development will utilize three (3) access points, with two (2) full accesses on Penny Road and one (1) connector road on Hickwood Forest Road

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Penny Road at Wendover Avenue
- Penny Road at Samet Drive
- Penny Road at Horney Road
- Penny Road at Florence School Drive/ Site Access 2
- Penny Rod at E. Fork Road
- Penny Road at Willard Road
- Hickwood Road at Hickwood Forest Road
- Penny Road at Site Access 1

The above-mentioned intersections were analyzed for the following scenarios:

- 2018 Existing Conditions
- 2023 Future No Build Conditions
- 2023 Future Build Conditions
- 2023 Future Build with Improvements (as necessary)

Though the development is expected to be in place by 2020, City of High Point uses a 5-year build out for analyses. The Weekday AM (7 am – 9 am) and PM (4 pm – 6 pm) peaks were studied.

The NCDOT and City of High Point were contacted to obtain background information and to ascertain the elements to be covered in this TIA. Information regarding the property was provided by Keystone Homes.



## ***Level of Service Results***

The results of the study are discussed by intersection below:

### ***Penny Road at Wendover Avenue***

This signalized intersection currently operates at LOS E in both the AM and PM peaks. In 2023 future no build conditions, it is expected to remain unchanged. In 2023 future build condition, LOS F is expected in the AM peak and LOS E in the PM peak. Since this intersection is expected to operate unsatisfactory in the future regardless of the proposed development, no improvements are recommended.

### ***Penny Road at Samet Drive***

This signalized intersection currently operates at LOS C in the AM peak and LOS D in the PM peak. In 2023 future no build and build conditions, it is expected to remain unchanged. No improvements are recommended.

### ***Penny Road at Horney Road***

This unsignalized intersection currently operates at LOS D in the AM peak and LOS C in the PM peak. In the 2023 future no build and build conditions, it is expected to operate at LOS F in the AM peak and LOS C in the PM peak. This is due to the minor street movement trying to access Penny Road which is a major roadway. It is typical for stop-controlled intersections to experience a LOS F due to lack of gaps for the minor street movements. No improvements are recommended.

### ***Penny Road at Florence School Drive/ Site Access 2***

This unsignalized intersection currently operates at LOS C in the AM and PM peaks. In 2023 future no build conditions, it is expected to operate at LOS D in the AM and PM peaks. In the 2023 future build conditions, it is expected to operate at LOS F in the AM and PM peaks. This is due to the minor street movement trying to access Penny Road which is a major roadway. It is typical for stop-controlled intersections to experience a LOS F due to lack of gaps for the minor street movements. To accommodate the site traffic, it is recommended to restripe the two-way left turn lane to provide 100 feet of storage and appropriate taper. It is also recommended to provide a separate left and right egress lane at the site. With the recommendations, this intersection is still expected to experience LOS F in the AM peak; however, vehicles can use Site Access 1 if delay is too long.

### ***Penny Road at E. Fork Road***

This signalized intersection currently operates at LOS B in the AM and PM peaks. In 2023 future no build conditions, it is expected to remain unchanged. In the 2023 future build conditions, it is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

***Penny Road at Willard Road***

This unsignalized intersection currently operates at LOS D in the AM peak and LOS F in the PM peak. In 2023 future no build conditions, it is expected to operate at LOS E in the AM peak and LOS F in the PM peak. This is due to the minor street movement trying to access Penny Road which is a major roadway. It is typical for stop-controlled intersections to experience a LOS E/F due to lack of gaps for the minor street movements. Regardless of the proposed development being constructed, improvements to this intersection should be evaluated. In the 2023 future build conditions, it is expected to operate at LOS F in the AM and PM peaks. It is expected to add approximately 91 site trips through this intersection in the AM peak and 111 site trip in the PM peak, which is 7% and 6% respectively of the total volumes in the future build. The volume increase is a small percentage overall and therefore, no improvements are recommended.

***Hickwood Road at Hickwood Forest Drive***

This unsignalized intersection currently operates at LOS A in the AM and PM peaks. In 2023 future no build conditions, it is expected to operate at LOS B in the AM peak and LOS A in the PM peak. In the 2023 future build conditions, it is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

***Penny Road at Site Access 1***

In 2023 future build conditions, this intersection is expected to operate at LOS C in the AM peak and LOS D in the PM peak. It is recommended to restripe the two-way left turn lane to provide 100 feet of storage and appropriate taper, and provide a southbound right turn lane of 100 feet of storage and appropriate taper. It is also recommended to provide a separate left and right egress lane at the site.

Figure 9 illustrates the recommended improvements for the proposed development in the report.

**Level of Service Summary**

| Table A - Level of Service Summary  |                         |                          |                          |                              |
|---|-------------------------|--------------------------|--------------------------|------------------------------|
| AM Peak   | 2018 Existing           | 2023 No Build            | 2023 Build               | 2023 Build with Improvements |
| Penny Road at Wendover Avenue   | E (63.2)                | E (74.6)                 | F (82.6)                 |                              |
| Penny Road at Samet Drive   | C (23.0)                | C (29.4)                 | C (33.5)                 |                              |
| Penny Road at Horney Road   | D (31.4)<br>WB Approach | F (58.4)<br>WB Approach  | F (91.6)<br>WB Approach  |                              |
| Penny Road at Florence School Drive/ Site Access 2  | C (23.2)<br>WB Approach | D (33.0)<br>WB Approach  | F (Err)<br>EB Approach   | F (4354.8)<br>EB Approach    |
| Penny Road at E. Fork Road  | B (16.4)                | B (19.1)                 | B (19.3)                 |                              |
| Penny Road at Willard Road  | D (27.3)<br>EB Approach | E (43.4)<br>EB Approach  | F (68.4)<br>EB Approach  |                              |
| Hickwood Road at Hickwood Forest Drive  | A (9.9)<br>SB Approach  | B (10.1)<br>SB Approach  | B (10.5)<br>SB Approach  |                              |
| Penny Road at Site Access 1   |                         |                          | C (23.7)<br>EB Approach  | C (20.8)<br>EB Approach      |
| PM Peak   | 2018 Existing           | 2023 No Build            | 2023 Build               | 2023 Build with Improvements |
| Penny Road at Wendover Avenue   | E (63.0)                | E (70.9)                 | E (77.8)                 |                              |
| Penny Road at Samet Drive   | D (40.8)                | D (38.4)                 | D (39.8)                 |                              |
| Penny Road at Horney Road   | C (17.2)<br>WB Approach | C (20.3)<br>WB Approach  | C (21.9)<br>WB Approach  |                              |
| Penny Road at Florence School Drive/ Site Access 2  | C (22.0)<br>WB Approach | D (28.9)<br>WB Approach  | F (61.2)<br>EB Approach  | E (49.9)<br>EB Approach      |
| Penny Road at E. Fork Road  | B (15.8)                | B (19.4)                 | C (27.1)                 |                              |
| Penny Road at Willard Road  | F (64.4)<br>EB Approach | F (163.4)<br>EB Approach | F (268.1)<br>EB Approach |                              |
| Hickwood Road at Hickwood Forest Drive  | A (9.6)<br>SB Approach  | A (9.8)<br>SB Approach   | B (10.2)<br>SB Approach  |                              |
| Penny Road at Site Access 1   |                         |                          | D (30.4)<br>EB Approach  | D (26.4)<br>EB Approach      |
| LOS (delay in seconds)  |                         |                          |                          |                              |
| Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay |                         |                          |                          |                              |

## Summary and Conclusion

The proposed Briggs Development is to be located on the west side of Penny Road between Horney Road and Florence School Drive in High Point, North Carolina. The proposed residential development is planned to consist of 297 apartment dwelling units and 159 townhome dwelling units. The development will utilize three (3) access points, with two (2) full accesses on Penny Road and one (1) connector road on Hickwood Forest Road.

The trip generation indicates that the proposed development is expected to generate 219 trips in the Weekday AM peak hour and 264 trips in the PM peak hour.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

Based on the analysis of this development, improvements are needed to certain intersections to make safe turning movements in the roadway network. A summary of the recommended improvements can be found in Table B.

In conclusion, this study has reviewed the impacts of both background traffic and proposed development traffic, and has provided recommendations to accommodate future traffic. Please note the proposed site accesses should be designed according to NCDOT standards.

| <b>Table B – Recommended Improvement Summary</b>   |  |
|--|--|
| Penny Road at Wendover Avenue                      | No improvements recommended  |
| Penny Road at Samet Drive                          | No improvements recommended  |
| Penny Road at Horney Road                          | No improvements recommended  |
| Penny Road at Florence School Drive/ Site Access 2 | <ul style="list-style-type: none"> <li>• Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper</li> <li>• Provide separate left and right egress lanes</li> </ul>  |
| Penny Road at E. Fork Road                         | No improvements recommended  |
| Penny Road at Willard Road                         | No improvements recommended  |
| Hickwood Road at Hickwood Forest Drive             | No improvements recommended  |
| Penny Road at Site Access 1                        | <ul style="list-style-type: none"> <li>• Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper</li> <li>• Provide southbound right turn lane of 100 feet of storage and appropriate taper</li> <li>• Provide separate left and right egress lanes</li> </ul> |

# **Citizens Information Meeting Report**

## **Zoning Map Amendment 18-09**

Submitted by: Ms. Judy Stalder (Zoning Consultant) on  
behalf of Keystone Group, Inc.

# **Citizen Information Meeting Report**

## **Zoning Case ZA18-09**

The Citizen Information meeting for Zoning Case ZA18-09 was held at Keystone at James Landing Clubhouse, 5500 Freedom Lane in Jamestown NC 27282 on Tuesday, July 31 from 6:00 to 7:00 pm. The location is within a few minutes of the development site and was chosen to show property owners a similar apartment development.

A notification letter dated July 23 was sent by US Mail to 112 properties as supplied by the City of High Point Planning and Development Department. This mailing included the *City of High Point Conditional Use District Zoning Citizen Information Meetings* statement. A copy of the notification letter and list of addressees is attached.

There were 16 property owners in attendance, as follows:

Stanley Karboski  
Catherine Karboski  
Jeri Stepp  
Linda Myers  
Nancy Johnson  
Betty Neese  
Kenneth Carpenter  
Susan Call  
Garland Ellison  
Kim Skrzecz  
Adam Skrzecz  
Deborah Love  
Sylvia Jenkins  
William Robertson  
Edward Jordan  
Geraldine Jordan

Also, in attendance were Scott Wallace of Keystone Group and representative, Judy Stalder. The sign in sheet is attached.

At the meeting a 24" x 36" illustrative site plan (attached) was presented showing how the property might develop under the requested zoning.

Judy Stalder presented the current zoning case and the illustrative map so that property owners could see how the property might develop. The following observations were made:

- 1) The requested zoning designation is RM-16 to allow the development of townhomes and apartments.
- 2) A site plan presented is an illustration of how the property may develop and is not part of the zoning request.
- 3) The property will have three points of access: two to Penny Road and a continuation of the existing stub from Hickswood Forest



- 4) The first public hearing will be with the Planning and Zoning Commission at 6:00 pm on Tuesday, August 28. The hearing is held in Council Chambers, on the third floor at 211 South Hamilton Street.

Scott Wallace presented information about the Keystone Group and its current developments including Keystone at James Landing. He stated that Keystone is a local company and proud of all its developments. He said the apartments on the Briggs property will be similar to Keystone at James Landing and the townhomes will be like The Trellises.

Questions and comments from the attendees:

- 1) How many apartments and townhomes will be developed? *Between 460 and 470.*
- 2) Will Penny Road be able to handle all the additional traffic from this development? *We have hired a professional engineering firm to assess the traffic on Penny Road and at various nearby intersections. The resulting Traffic Impact Analysis recommends mitigating improvements and we will incorporate those recommendations into the development plan.*
- 3) Will Penny Road be widened in front of the existing townhomes? *No. Right of way will be dedicated along the frontage of the Briggs property. Some road improvements will be required to provide turn lanes on Penny Road in front of the Briggs property.*
- 4) Will the existing sidewalks on Penny Road be removed in order to widen the road? *No.*
- 5) Will the water runoff from this development flood our property? *Water runoff will be controlled on site in accordance with state and local requirements.*
- 6) What will happen to the creek on the property? *The creek will be protected with required buffers in accordance with state and local requirements.*
- 7) There is a spring on the Florence School property that flows under Penny Road onto the Briggs property. *We will alert our engineer to this possibility.*
- 8) What is the expected impact on school district? *The City notifies the school system of impending development. Townhomes and apartments do not typically attract families with school aged children. They are mainly owned/rented by singles professionals, and empty nesters. We acknowledge that there will be some small families, however, it is likely that the impact will be minimal.*
- 9) How long will it take to build these units? *2-4 years*
- 10) When will construction begin? *Late spring, early summer.*
- 11) Will the developer consider removing existing trees along the western property line adjacent to townhomes fronting on Woodpark Drive? *We will look at the trees in question after a survey of the property is completed. If there are trees on the Briggs property that are in danger of falling, they will be removed. If the trees are on your townhome property, we will confer with your HOA.*

**THE STALDER GROUP LLC**  
665 North Main Street  
High Point North Carolina 27262  
336.688.2204  
[jstalder@northstate.net](mailto:jstalder@northstate.net)

July 23, 2018

Dear Neighbor,

This letter is to notify you of a Citizen Information Meeting concerning property at 1761-1781 Penny Road. The meeting will be held on Tuesday, July 31, from 6:00-7:00 pm at the Keystone at James Landing Clubhouse, 5500 Freedom Lane, Jamestown NC 27282.

The property consists of approximately 40 acres. Keystone Group Inc. has applied to rezone the property to Conditional Zoning Residential Multifamily-16 (CZ RM-16). The zoning will allow development of townhomes and apartments. The apartments will be located on the northern portion of the property; the townhomes situated on the southern portion. Conditions attached to the zoning will:

- 1) Limit the number of townhomes and apartments that will be allowed on the property,
- 2) Provide for the widening of Penny Road and addition of turn lanes,
- 3) Require setbacks along the perimeter of the property and landscaping adjacent to single family homes and along Penny Road.

At the Citizen Information Meeting you will be able to learn more about our plans and ask any questions you may have. A preliminary site plan will be presented for illustrative purposes.

Scott Wallace from Keystone and I will be available at this meeting. 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





| NAME                    | PHONE        | ADDRESS / EMAIL                |
|-------------------------|--------------|--------------------------------|
| Mr & Mrs KARIBOSKI      | 336-471-5347 | 3660 Hickwood Forest Dr, HP    |
| JERI STEPP              | 336 558 4259 | 7809 WOODPARK DR., HP          |
| Linda Myers             | 336-803-4367 | 7871 Woodpark Dr. HP.          |
| Nancy Johnson           | 336-875-4999 | 7867 Woodpark Dr HP            |
| Betty Meere             | 336-812-4519 | 7875 Woodpark Dr. H.P.         |
| Kenneth Carpenter       | 336.847.7892 | 7826 Woodpark Dr HP            |
| SUSAN CALL              | 336-688-5366 | 7839 WOODPARK DR. H.P.         |
| GARLAND ELLISON         | 336-257-8232 | 7549 JENNINGS DR. HP           |
| Kim Skrzec              | 336-312-2629 | 3550 Parkhill Crossing Dr. HP. |
| Adam Skrzec             | 336-937-4427 | 3550 Parkhill Crossing Dr. HP. |
| Deborah Love            | 336 269 0276 | 3546 Parkhill Crossing Drive   |
| Sylvia Jenkins          | 336-869-9127 | 7873 WOODPARK DR. HP           |
| WILLIAM ROBERTSON       | 336-882-7774 | 3523 PARKHILL CROSSING DR. HP  |
| Edward & Geraldine John | 336-454-2656 | 7814 Woodpark Dr. H. P.        |

WILLIAM ROBERTSON  
 email br122653@yahoo.com

ABEL, NANCY T  
3929 GARDEN CREEK DR  
HIGH POINT NC 27265

ALEXANDER, KIMBERLY A  
2942 SHADY VIEW DR  
HIGH POINT NC 27265

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

ANWAR, ZEBBA ; KHAN, AFZALUDDIN  
3020 SYCAMORE POINT TRIAL  
HIGH POINT NC 27265

BASHAM, JOHN DAVID ; BASHAM, RHODA C  
3639 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

BASHEER, MUHSIN ; BASHEER, YVONNE H  
3555 PARKHILL CROSSING DR  
HIGH POINT NC 27265

BEACOM, LAINE ALAN  
3514 PARKHILL CROSSING DR  
HIGH POINT NC 27265

BIELECKI, MARGARET  
7812 FRONT NINE DR  
STOKESDALE NC 27357

BILLY, GENEVA  
3561 PARKHILL CROSSING DR  
HIGH POINT NC 27265

BOYD, JAMES WESLEY TRUSTEE ; JAMES  
WESLEY BOYD REVOCABLE TRUST  
183 NACOOCHIE WAY  
CANTON GA 30114

BRIGGS DEVELOPMENT TRUST ; BRIGGS, E  
LEROY JR TRUSTEE ; BRIGGS, BENJAMIN II  
TRUSTEE  
1753 PENNY RD  
HIGH POINT NC 27260

BRIGGS, BENJAMIN  
1753 PENNY RD  
HIGH POINT NC 27260

BROWN, ELIZABETH R ; BROWN, KEVIN L  
3513 PARKHILL CROSSING DR  
HIGH POINT NC 27265

BUCKMAN, JON P ; BUCKMAN, AMY H  
3913 GARDEN CREEK DR  
HIGH POINT NC 27265

CALDABAUGH, CONSTANCE E  
3624 ROCK MEADOW CIR  
HIGH POINT NC 27265

CALDWELL, TORI  
3560 PARKHILL CROSSING DR  
HIGH POINT NC 27265

CALL, SUSAN C  
7839 WOODPARK DR  
HIGH POINT NC 27265

CARTER, DANIELLE K  
3531 PARKHILL CROSSING DR  
HIGH POINT NC 27265

CASTLE PINES HOA INC  
7822 WOODPARK DR  
HIGH POINT NC 27265

CAUSEY, J W  
PO BOX 5068  
HIGH POINT NC 27262

CECIL, RHONDA LYNN  
3528 PARKHILL CROSSING DR  
HIGH POINT NC 27265

CHAMORRO, GUMARO ALONSO  
3654 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

CORNS, DALE E  
3908 GARDEN CREEK DR  
HIGH POINT NC 27265

CURRY, KAREN T  
3554 PARKHILL CROSSING DR  
HIGH POINT NC 27265

DAVIS, WILLIAM FREDERICK  
7865 WOODPARK DR  
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PO BOX 16207  
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ELLIS, MIKAEL F  
3515 PARKHILL CROSSING DR  
HIGH POINT NC 27265

ELLISON, GARLAND CARVER  
7549 SUNNYVALE DR  
HIGH POINT NC 27265

FITZGERALD, KATHLEEN PATRICIA  
3924 GARDEN CREEK DR  
HIGH POINT NC 27265

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3904 GARDEN CREEK DR  
HIGH POINT NC 27265

FUNDERBURK, MARY H  
3518 PARKHILL CROSSING DR  
HIGH POINT NC 27265

GAGLIANO, SANDRA  
3537 PARKHILL CROSSING DR  
HIGH POINT NC 27265

GARCIA, ROLANDO CHAVEZ ; LORENTA, ANA  
VERONICA  
3655 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

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3556 PARKHILL CROSSING DR  
HIGH POINT NC 27265

GILYARD, LAKEISHA J  
3558 PARKHILL CROSSING DR  
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GRIFFITH, BONNIE J  
7857 WOODPARK DR  
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HALL, STACIE D  
3559 PARKHILL CROSSING DR  
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HIGH POINT NC 27265

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3648 HICKSWOOD FOREST DR  
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HUNT, JEFFREY R  
7837 WOODPARK DR  
HIGH POINT NC 27265

JAMES, KAREN R  
3548 PARKHILL CROSSING DR  
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JENKINS, SYLVIA  
7873 WOODPARK DR  
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7867 WOODPARK DR  
HIGH POINT NC 27265

JONES, TOBY T  
3925 GARDEN CREEK DR  
HIGH POINT NC 27265

JONES, WILLIAM C ; JONES, MARGARET S  
3643 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

JORDAN, EDWARD H  
7814 WOODPARK DR  
HIGH POINT NC 27265

KARBOSKI, STANLEY J ; KARBOSKI, CATHERINE M  
3660 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

KAUR, RAJWINDER ; KAUR, MANJEET SINGH  
3979 HANES BROOK CT  
HIGH POINT NC 27265

KENJIC, MILIVOJE ; KENJIC, ANA  
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HIGH POINT NC 27265

KREIDLER, BRIAN S  
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HIGH POINT NC 27265

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HIGH POINT NC 27265

LOPEZ, BREENA  
3522 PARKHILL CROSSING DR  
HIGH POINT NC 27265

LOVE, DEBORAH T  
3546 PARKHILL CROSSING DR  
HIGH POINT NC 27265

LOWE, JOSHUA R  
3758 WINDSTREAM WAY  
JAMESTOWN NC 27282

LUGO, EMMA ESTHER  
7835 WOODPARK DR  
HIGH POINT NC 27265

LYON, SHARON K  
3519 PARKHILL CROSSING DR  
HIGH POINT NC 27265

LYONS, TEREAS A  
3921 GARDEN CREEK DR  
HIGH POINT NC 27265

MA, FRANCES  
3920 GARDEN CREEK DR  
HIGH POINT NC 27265

MANN, FRANCES B  
3534 PARKHILL CROSSING DR  
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MARKWOOD, SCOTT E ; MARKWOOD, JANDRA L  
3651 HICKSWOOD FOREST DR  
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MCCOY, JAMES DUDLEY JR ; MCCOY, NANCY T  
1702 PENNY RD  
HIGH POINT NC 27265

MENA, CARMEN ; MENA, YORAIMA  
3909 GARDEN CREEK DR  
HIGH POINT NC 27265

MITCHELL, SHARON T  
3536 PARKHILL CROSSING DR  
HIGH POINT NC 27265

MOLLISON, LINDA J  
3527 PARKHILL CROSSING DR  
HIGH POINT NC 27265

MOORE, LATONYA D  
3524 PARKHILL CROSSING DR  
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MYERS, LINDA S  
7871 WOODPARK DR  
HIGH POINT NC 27265

NEESE, BETTY GILBREATH  
7875 WOODPARK DR  
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HIGH POINT NC 27265

PRICE, PAMELA DAWN  
3517 PARKHILL CROSSING DR  
HIGH POINT NC 27265

PRINCE, AMBER C ; PRINCE, JOSHUA W  
7855 WOODPARK DR  
HIGH POINT NC 27265

RALEY, KAREN ; HOLMES, SUSAN  
3413 LANGDALE DR  
HIGH POINT NC 27265

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JAMESTOWN NC 27282

ROBERTSON, WILLIAM A  
3523 PARKHILL CROSSING DR  
HIGH POINT NC 27265

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3525 PARKHILL CROSSING DR  
HIGH POINT NC 27265

SIMMONS, ZALLO ; SIMMONS, PENNY D  
3632 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

SKRZECZ, KIMBERLY W  
3550 PARKHILL CROSSING DR  
HIGH POINT NC 27265

SMITH, VALERIE  
3516 PARKHILL CROSSING DR  
HIGH POINT NC 27265

STEPP- SCHNEPF, JERI  
7809 WOODPARK DR  
HIGH POINT NC 27265

SYKES, MATTHEW EDWARD  
3530 PARKHILL CROSSING DR  
HIGH POINT NC 27265

TAYLOR, CYNTHIA  
7859 WOODPARK DR  
HIGH POINT NC 27265

THAPA, SANJAY ; THAPA, AZITA  
3647 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

TRAN, PHUONG N ; NGUYEN, PHUONG B  
3112 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

TROXLER, ANNA L  
3905 GARDEN CREEK DR  
HIGH POINT NC 27265

TURNERS CHAPEL AME CHURCH  
7615 FLORENCE SCHOOL RD  
HIGH POINT NC 27265

VINCE CAPITAL GROUP LLC  
3552 PARKHILL CROSSING DR  
HIGH POINT NC 27265

WALKER, CYNTHIA F  
3557 PARKHILL CROSSING DR  
HIGH POINT NC 27265

WALTERS, STEPHANIE Z  
3521 PARKHILL CROSSING DR  
HIGH POINT NC 27265

WILLIAMS, LESLIE LYNN  
3539 PARKHILL CROSSING DR  
HIGH POINT NC 27265

WILLIAMS, ROBERT G ; WILLIAMS, TERRI J  
3642 HICKSWOOD FOREST DR  
HIGH POINT NC 27265

WILSON, DANIEL M ; WILSON, YUNERDI G  
3533 PARKHILL CROSSING DR  
HIGH POINT NC 27265

WOOD, NIGEL ; WOOD, FESSOR TOLAND ; WOOD,  
ISABEL  
3544 PARKHILL CROSSING DR  
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)