

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-14
(O'Reilly Automotive Stores, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 5, 2018

Public Hearing: Yes

Advertising Date: October 24 & 31, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by O'Reilly Automotive Stores, Inc. to rezone approximately 1.7 acres from the General Business (GB) District and the Residential Multifamily – 16 (RM-16) District to a Conditional Zoning General Business (CZ-GB) District. The site is lying along the west side of S. Main Street, approximately 145 feet south of W. Springfield Road.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request, as outlined in the attached staff report.
- B. On September 25, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-14. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 8-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

O'Reilly Automotive Stores, Inc.

Zoning Map Amendment 18-14

At its September 25, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 1.7 acres to a Conditional Zoning General Business (CZ-GB) District. All members of the Commission were present except for Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speakers on the request:

Speaking in favor of the request was the applicant's representative, Mr. Paul Engel, P.E., Anderson Engineering, 2045 W. Woodland Street, Springfield, MO. Mr. Engel said he agrees with the conditions that were presented by staff and made himself available to answer questions.

Speaking in opposition was Mr. Wayne Quigley, 2428 Dane Street, High Point. He was pleased to hear there will be no access to Dane Street as there is already problems with the local Domino's Pizza delivery drivers using Dane Street as a cut through and speeding on this narrow street. He does not want commercial truck traffic added to this problem. He also expressed concerns as to property values, he stated the area is becoming overly commercialized, which seems to have a negative impact on property values. Mr. Quigley explained that he's owned two rental properties on Dane Street and the property values have decreased while the property taxes have gone up. This has kept him from being able to increase rental rates.

Finally, the Commission asked the Transportation Department if land needs to be dedicated by the applicant for future road improvement along Dane Street. Mr. Greg Venable, Transportation Planning Administrator, stated right-of-way dedication is not required as there are no plans to widen Dane Street.

Planning & Zoning Commission Action

Consistency & Reasonableness Statements

The Commission stated that the request is consistent with adopted policy guidance because the requested CZ-GB District is consistent with the Local/Convenience Commercial designation and is located within a portion of this corridor already established with similar commercial zoning. Furthermore, it is reasonable and would be in the public interest because the site fronts along an established commercial corridor and conditions offered by the applicant will ensure development activity will be oriented toward S. Main Street.

The Planning & Zoning Commission *adopted these statements* by a vote of 8-0.

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 18-14, as recommended by staff, by a vote of 8-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-14
September 25, 2018**

Request	
Applicant: O'Reilly Automotive Stores, Inc.	Owners: Tony Hill, Sara Hill, Deborah James, and Hill & Gordon Rentals
Zoning Proposal: To rezone approximately 1.7 acres	From: RM-16 Residential Multifamily – 16 District
	To: CZ-GB Conditional Zoning General Business District

Site Information	
Location:	Lying along the west side of S. Main Street, approximately 135 feet south of W. Springfield Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 0179458, 0179459, 0179460, 0179474, 0179475 & 0179476.
Site Acreage:	Approximately 1.7 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has been previously graded and has no noteworthy features.
Water and Sewer Proximity:	A 6-inch and a 12-inch City water line along with an 8-inch City sewer line lies adjacent to the site along S. Main Street and Dane Street.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the Randleman Lake General Watershed Area (GWA) and the Randleman Lake Credit Area requirements of the Development Ordinance. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.
Overlay District:	Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	GB RM-16	General Business District Residential Multifamily – 16 District	Medical office and single family dwelling
South:	GB RM-16	General Business District Residential Multifamily – 16 District	Pawn shop and single family dwelling
East:	GB	General Business District	Restaurant, hair salon and automotive repair facility
West:	RM-16	Residential Multifamily – 16 District	Single family dwellings and an undeveloped parcel

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 Local/Convenience Commercial land use classification. This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	None
Zoning History:	There has been no recent zoning activity in this area.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	S. Main Street		Major Thoroughfare	223 ft.
	Dane Street		Local Street	200 ft.
Vehicular Access:	Access shall only be from S. Main Street.			
Traffic Counts: <i>(Average Daily Trips)</i>	S. Main Street		23,000ADT (NCDOT 2015 traffic count)	
	Dane Street		No available count	
Estimated Trip Generation:	None available			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not applicable	
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.			
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Comment
Not applicable to this zoning case.

Details of Proposal

This is a request to rezone six parcels along the S. Main Street commercial corridor, totaling approximately 1.7 acres, to facilitate the construction of a moderate sized commercial development. Three of the parcels front S. Main Street and are currently zoned GB District, which permits a wide range of general retail, business, and service uses. The remaining parcels lie to the rear of these frontage lots and have a residential zoning of RM-16 District. The applicant desires to develop an approximately 12,200 square foot retail/warehouse distribution use along this commercial corridor. The S. Main Street fronting lots do not have sufficient depth; therefore, the applicant has submitted this zoning map amendment application to rezone these six parcels to the CZ-GB District to create a usable size commercial site. Included with this request is a conditional zoning ordinance in which the applicant has offered conditions pertaining to lot combination and vehicular access.

Staff Analysis

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

Review Factors:

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

<u>Factor #1</u>	Result in a development that is compatible with surrounding development character and land uses;
	This request is consistent with the city's adopted policy guidance in that the Land Use Map designates this area for Local/Convenience Commercial uses and the request is proposing to use undeveloped land in a commercial area.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	<ul style="list-style-type: none"> ❖ To minimize impact to adjacent residential uses on Dane Street, the applicant has offered a condition to require all lots associated with this request be combined to form one lot prior to development and to prohibit access to Dane Street. This ensures commercial development is oriented towards the S. Main Street commercial corridor and that accessory commercial activities do not adversely impact adjacent residential uses to the rear of the site. ❖ The Development Ordinance requires the installation of a Type B perimeter landscape yard where a retail commercial use abuts parcels developed with a single family dwelling. This landscape yard must have an average width of 25 feet and planted with at least 10 trees and 25 shrubs every 100 linear feet.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	The site is within the Randleman Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance.
<u>Factor #4</u>	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;
	<ul style="list-style-type: none"> ❖ As conditioned, traffic from the site will use S. Main Street, which is designed for higher traffic loads. ❖ The site can be adequately served by City of High Point utilities and municipal services.

Factor #5	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands. To the rear of the site is the Dane Street right-of-way and a residential neighborhood. Dane Street is a substandard right-of-way in that it is only 30 feet wide with an approximate 17-foot wide paved street. Conditions offered pertaining to lot combination and access will: a) Prevent the zoning site from being developed in a manner that will allow commercial development to use Dane Street as a primary or secondary access point; and b) Prevent accessory commercial traffic (delivery vehicles and trash pickup vehicles, etc.) from using this this substandard street and adversely impacting residential properties along this street.
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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.
There have been no significant changes in this area.

Development Patterns:
The proposed Conditional Zoning District results in development that promotes a logical, preferred and orderly development pattern.
The Land Use Map classifies this portion of S. Main Street as Local/Convenience Commercial, which supports moderate-intensity convenience retail or service uses. As development activity continues along the S. Main Street corridor, staff anticipates there will be other proposals to combine underutilized smaller parcels to create larger usable commercial sites. The combining of these smaller parcels and orienting commercial activities towards the S. Main Street corridor supports a preferred 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;
The requested CZ-GB District is consistent with the Local/Convenience Commercial designation and is located within a portion of this corridor already established with similar commercial zoning.

Reasonableness/Public Interest:
Whether an approval of the Conditional Zoning District is reasonable and in the public interest.
The site fronts along an establish commercial corridor and conditions offered by the applicant will ensure development activity will be oriented towards S. Main Street.

Recommendation

Staff Recommends Approval

The Planning & Development Department recommends approval of the request to rezone this 1.7-acre area to the CZ-GB District. As conditioned, the requested will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

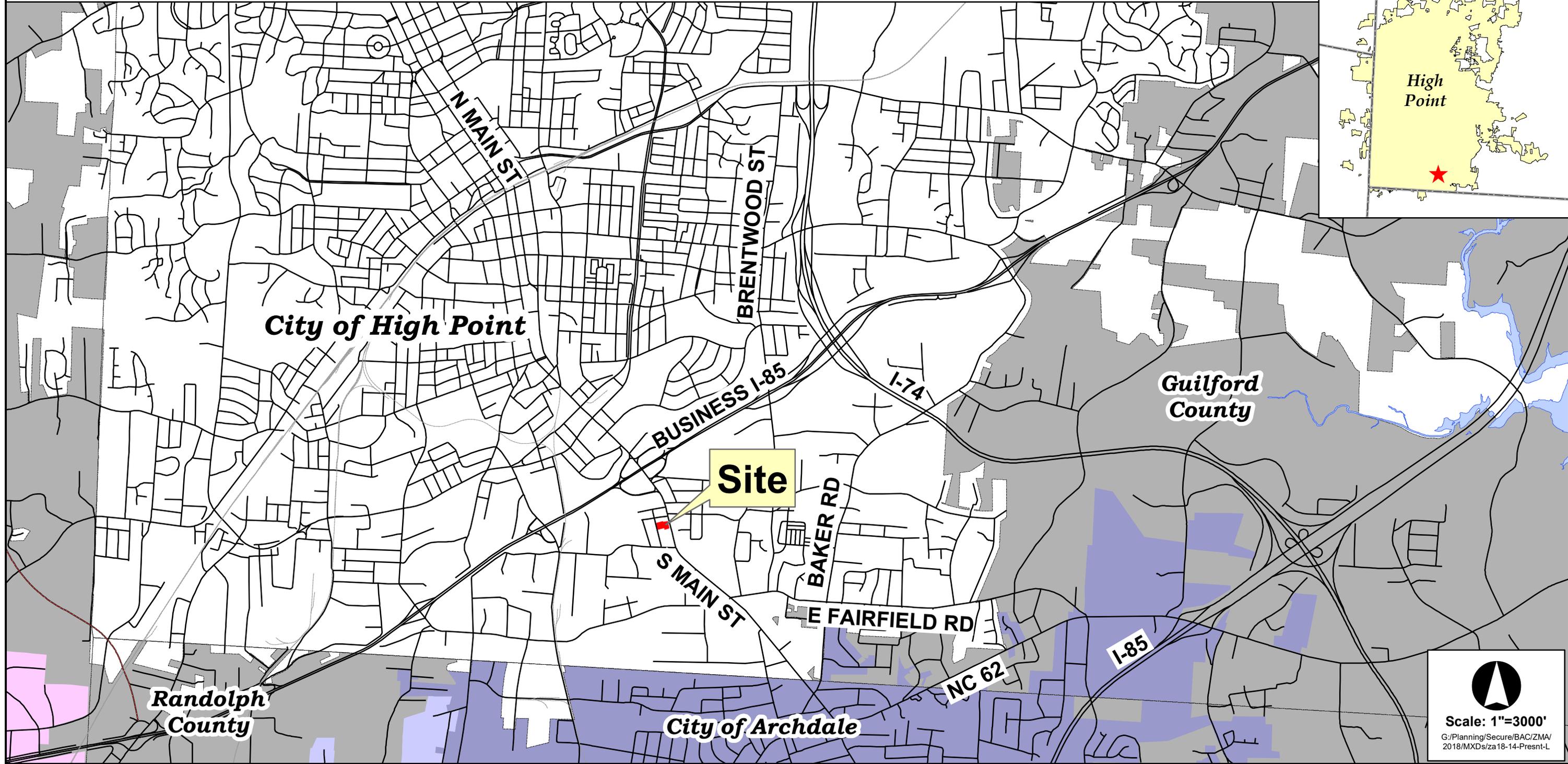
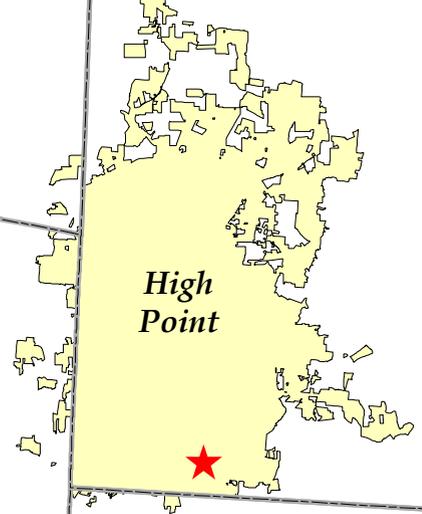
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-14

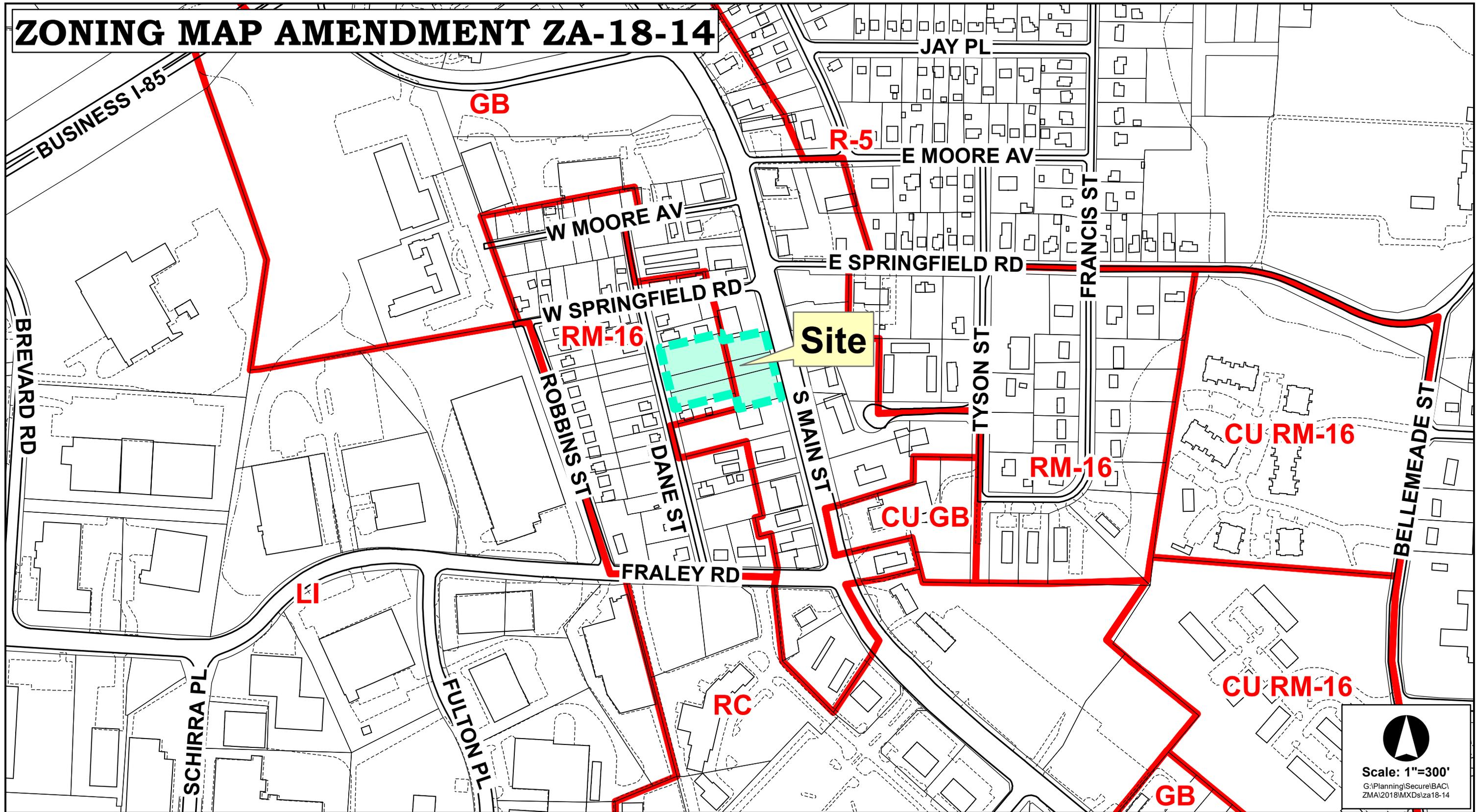
Applicant: O'Reilly Automotive Stores, Inc. □

Vicinity Map



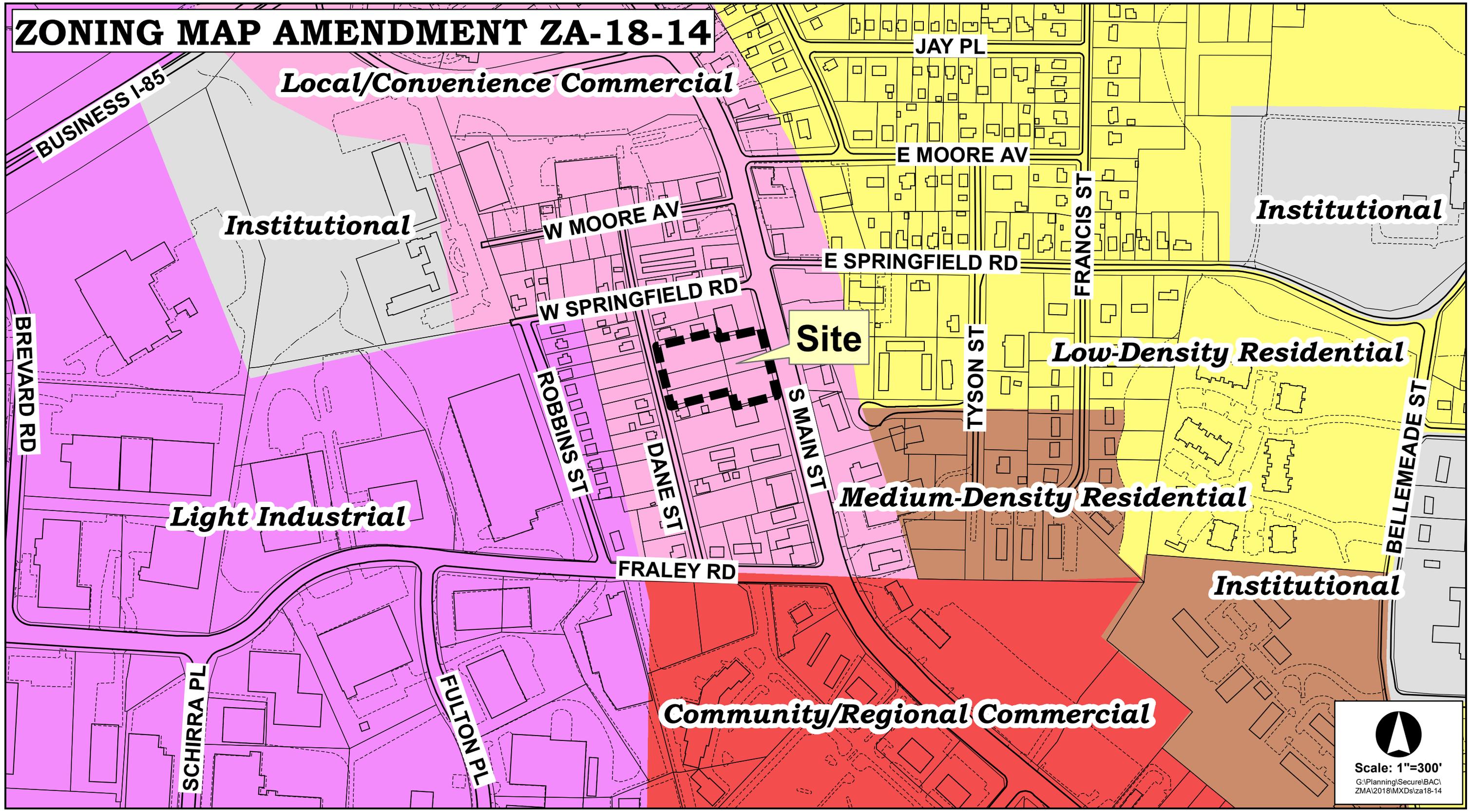
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ZONING MAP AMENDMENT ZA-18-14



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ZONING MAP AMENDMENT ZA-18-14



BUSINESS I-85

BREVARD RD

SCHIRRA PL

FULTON PL

ROBBINS ST

DANE ST

S MAIN ST

FRALEY RD

W MOORE AV

W SPRINGFIELD RD

E SPRINGFIELD RD

E MOORE AV

JAY PL

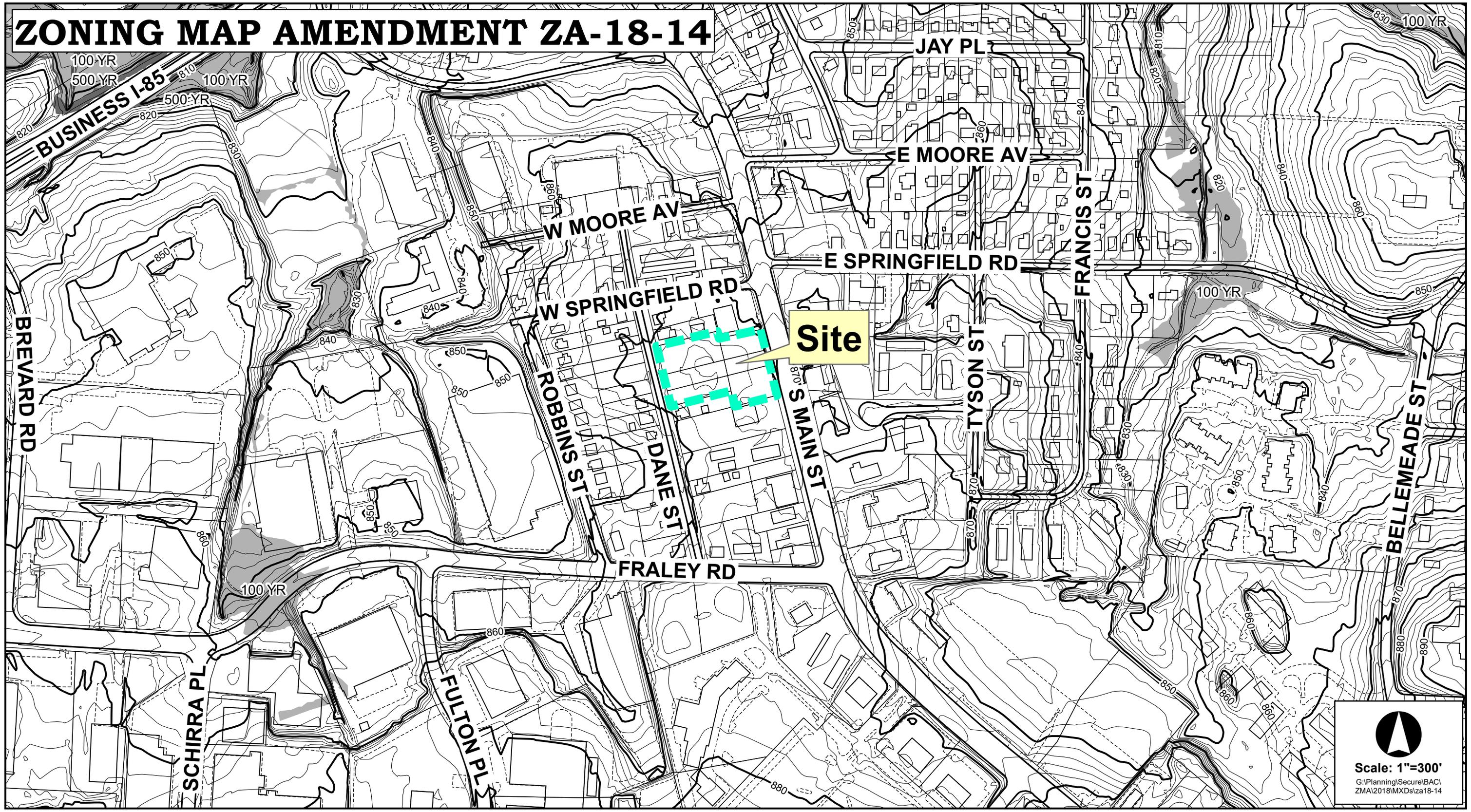
TYSON ST

FRANCIS ST

BELLEMEADE ST

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ZONING MAP AMENDMENT ZA-18-14



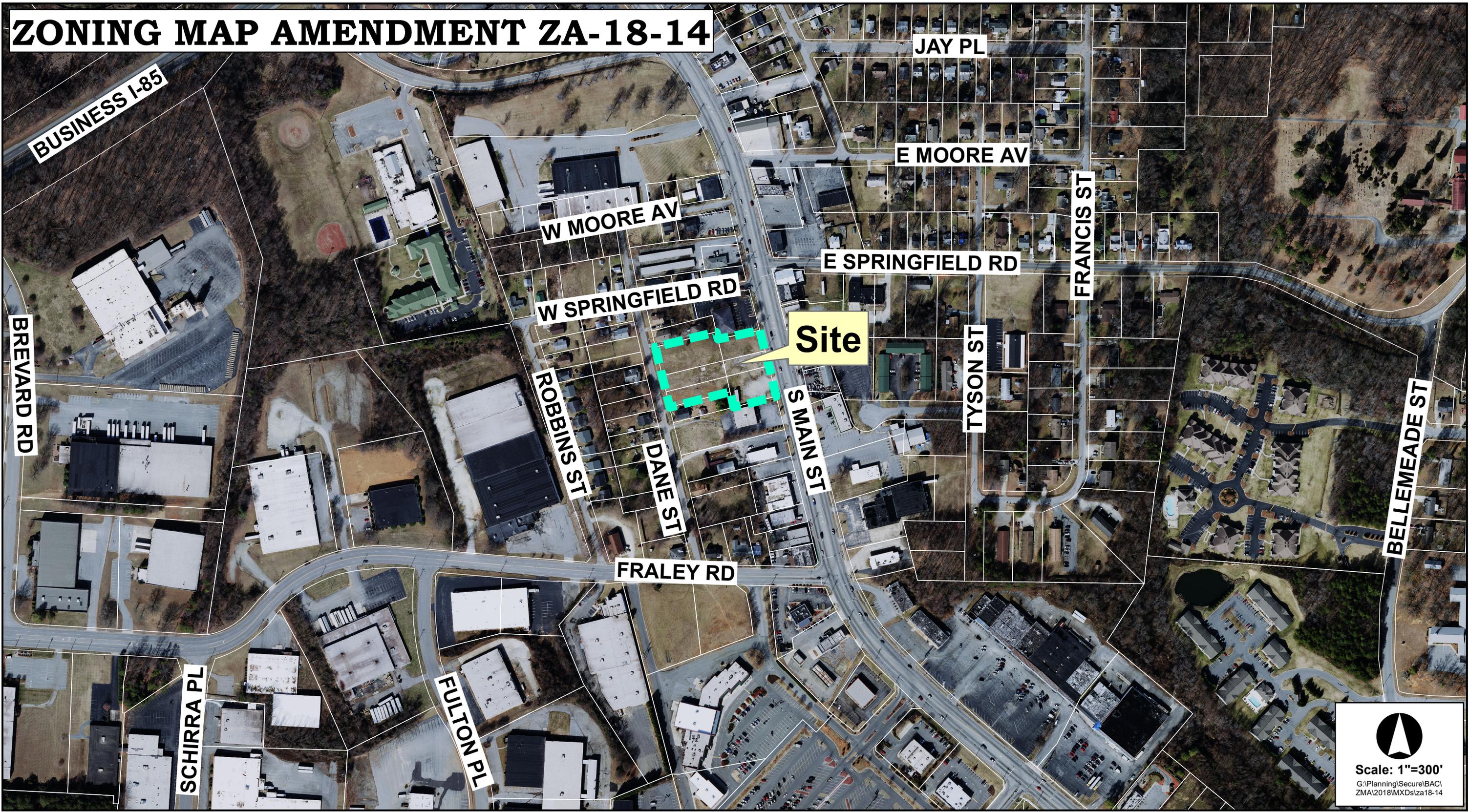
Site



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ZONING MAP AMENDMENT ZA-18-14



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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 September 25, 2018 and before the City Council of the City of High Point on November 5, 2018 regarding **Zoning Map Amendment Case 18-14 (ZA-18-14)** 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 September 16, 2018, for the Planning and Zoning Commission public hearing and on October 24, 2018 and October 31, 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 **November 5, 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 General Business (CZ-GB) District**. The property is approximately 1.79 acres lying along the west side of S. Main Street, approximately 135 feet south of W. Springfield Road. The property is also known as Guilford County Tax Parcels 0179458, 0179459, 0179460, 0179474, 0179475 & 0179476.

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 General Business (GB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- Part II. **CONDITIONS:**
- A. **Lot Combination:** All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. **Transportation:**
1. **Access:** No vehicular access shall be permitted to Dane Street.
 2. 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.
17th day of November, 2018.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

Zoning Map Amendment 18-14

Submitted by: Paul Engel, PE; Anderson Engineering
Anderson Engineering, Inc; Civil Engineer Representative
for O'Reilly Auto Parts

August 28, 2018

TO: Planning & Development Office, High Point, NC
FROM: Paul Engel, Anderson Engineering, Inc; Civil Engineer Representative for O'Reilly Auto Parts
for proposed new store at 2142 Main St, High Point, NC – Conditional Rezoning

RE: Citizen's Information Meeting Reports

Anderson Engineering, Inc conducted two (2) Citizen Information Phone Meetings in support of our application for a Conditional Rezoning on Wednesday, August 15th, from 5:00 PM to 7:00 PM (Eastern time zone) and on Thursday, August 16th, from Noon to 2:00 PM (Eastern time zone). Letters were mailed to 42 citizens on August 3rd, 2018 informing them of the two (2) meeting options. Only 2 people attended the meetings with 1 person calling directly prior to the scheduled meetings. Paul Engel with Anderson Engineering, Inc attended the meetings on behalf of O'Reilly Auto Parts.

A copy of the City of High Point Citizen Information Meetings information sheet, the meeting attendance information, the Development Proposal, and a proposed site plan with a map indicating the location of the proposed Conditional Rezoning were sent to all Citizens and they were invited to provide comments.

August 13, 2018 1:50 PM (E) Phone call from Dwain Grady (2403 Dane St, High Point, NC)
Mr. Grady is not opposed to the rezoning. He reported that he's only calling because his wife wanted him to see what was going on so she made him call. Mr. Grady asked the following questions.

Question #1: Is O'Reilly Auto Parts willing to subdivided and sell the offset sliver of property at the NW corner of their proposed property to him?

Response #1: No. If O'Reilly Auto subdivided that portion then they would not have enough lot area remaining for their proposed development and would not be able meet the City 25' landscape buffer area. O'Reilly Auto will comply with the current City of High Point, NC buffer requirements which will provide a generous amount of landscaping and buffering next to his property. He acknowledged this and expressed that this sounded good.

Question #2: Can the new fence (part of the required buffer yard) be moved closer to the O'Reilly building so that it looks like he has more property than he owns?

Response #2: It is our understanding that the intent of the privacy fence is to screen the neighboring property from the new property so moving it closer to the new building would defeat this. We have concerns that an offset fence would also introduce maintenance and security issues for the lawn area outside of the new privacy fence since it would be blocked from the O'Reilly Auto Parts site. Mr. Grady acknowledged this response.

August 15, 2018 5 PM – 7 PM (E) Scheduled & notified Community Conference call
5:03 PM (E) Phone call from Dean Kenny (2400 S Main St, High Point, NC)

Mr. Kenny is not opposed to the rezoning and asked the following questions.

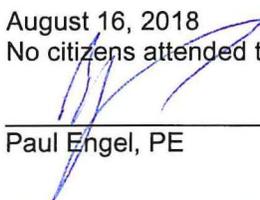
Question #1: What will be the distance between the proposed O'Reilly Auto building and Mr. Kenny's existing building?

Response #1: The current survey shows Mr. Kenny's building at 16' from the property line and the proposed O'Reilly Auto building will be at the required 10' offset for a total of 26'.

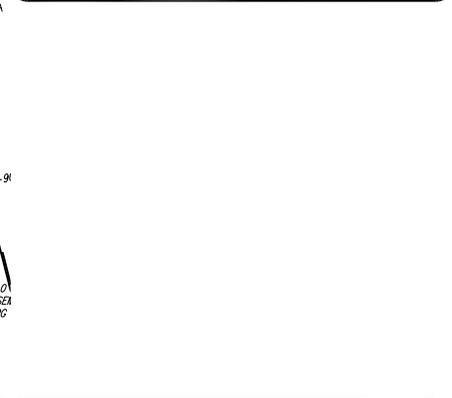
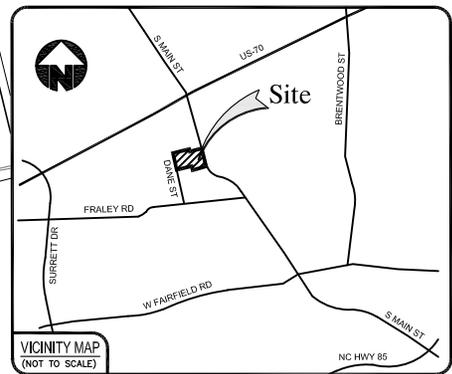
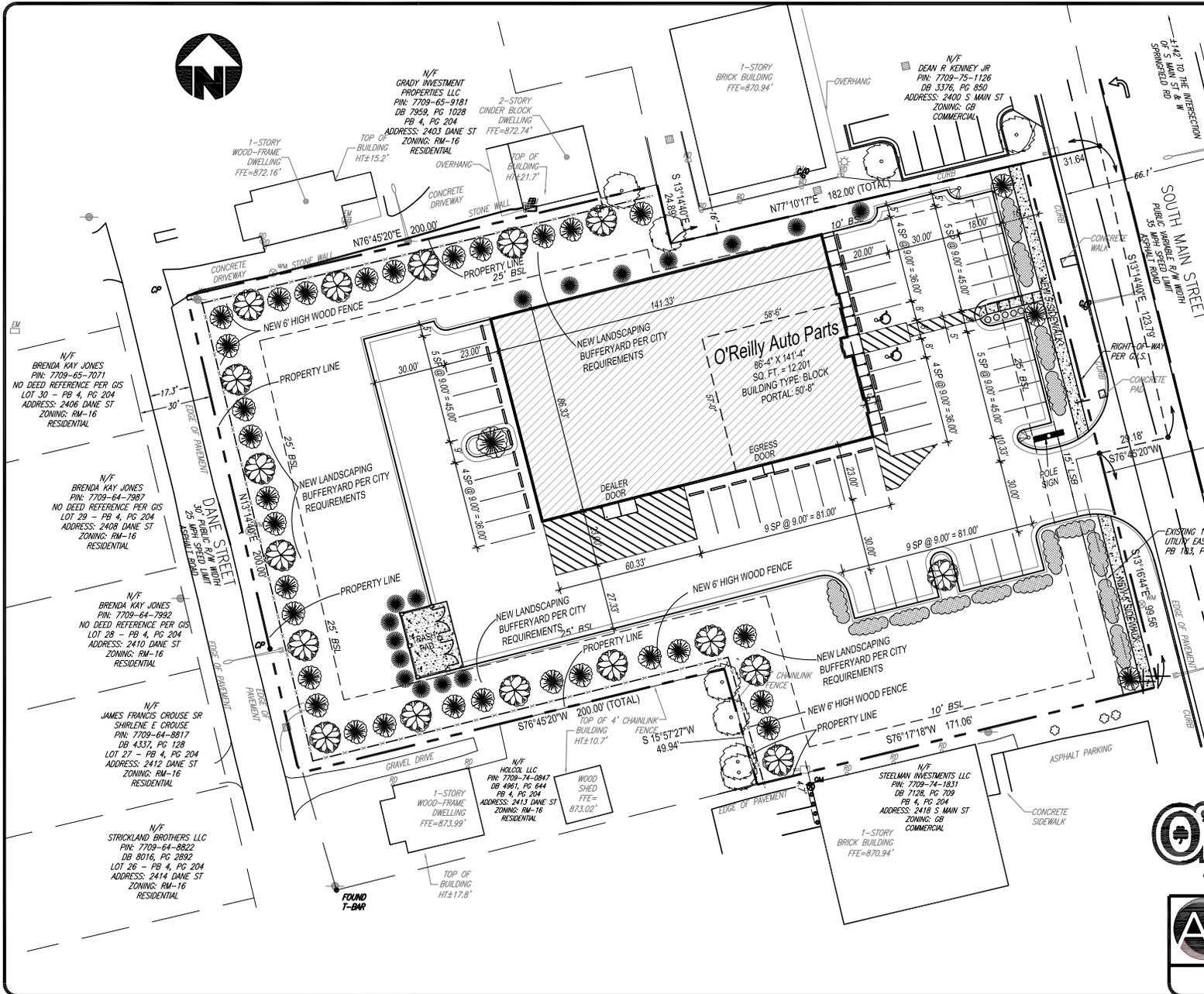
Question #2: Can O'Reilly Auto move the building further south?

Response #2: No. The building is fixed at this location due to the required driveway location by NCDOT and the delivery access for the store & per the required southern landscape buffer yard. This location complies with the City of High Point Building Setback Lines.

August 16, 2018 Noon – 2 PM (E) Scheduled & notified Community Conference call
No citizens attended this meeting.



Paul Engel, PE



- PRELIMINARY SITE PLAN NOTES:**
1. SITE CONSIST OF 6 PARCELS. THE FRONT 3 PARCELS ARE ZONED COMMERCIAL AND THE 3 REAR PARCELS ARE ZONED RESIDENTIAL. ALL PARCELS ARE BEING REZONED TO CONDITIONAL ZONING - GENERAL BUSINESS AND COMBINED.
 2. NO ACCESS TO DANE STREET.
 3. A MIN 15' WIDE FRONT LANDSCAPE BUFFER IS REQ'D. ALONG SOUTH MAIN ST. A 6' HIGH WOOD FENCE AND 25' WIDE LANDSCAPE BUFFER YARD IS PROVIDED ALONG THE NORTH, WEST & EAST PROPERTY LINES ABUTTING RESIDENTIAL.
 4. A MASONRY BUILDING IS PROPOSED.
 5. TRASH PAD IS TO BE SCREENED WITH A 6' HIGH MASONRY WALL AND LANDSCAPING PER CITY OF HIGH POINT, NC REQUIREMENTS.

O'Reilly HIGH POINT, NC #1
 AUTO PARTS
 ~2412 S. MAIN STREET
 REZONING PRELIMINARY SITE PLAN

MO ANDERSON ENGINEERING
 EMPLOYEE OWNED
 2045 W. WOODLAND
 SPRINGFIELD, MISSOURI 65807
 PHONE (417) 866-2741
 CONTACT: PAUL ENGEL, PE
 pengel@andersonengineeringinc.com

SCALE: 1" = 40'
 DATE: 8/3/18
 NOTE: SITE PLAN IS SUBJECT TO CHANGE BASED UPON CITY REVIEW

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August 03, 2018

TO: Owners of property near vacant properties at ~2412 S Main St, High Point, NC
RE: Citizens Information Meeting for proposed conditional rezoning.

PROPERTIES BEING REZONED:

2406 S MAIN ST, HIGH POINT, NC (PARCEL ID: 0179476)
2408 S MAIN ST, HIGH POINT, NC (PARCEL ID: 0179475)
2412 S MAIN ST, HIGH POINT, NC (PARCEL ID: 0179474)
2407 DANE ST, HIGH POINT, NC (PARCEL ID: 0179458)
2409 DANE ST, HIGH POINT, NC (PARCEL ID: 0179459)
2411 DANE ST, HIGH POINT, NC (PARCEL ID: 0179460)

This letter is to inform you about an upcoming conditional rezoning application for properties that are within 300 feet of your property in High Point, NC per the City rezoning requirements. Refer to the enclosed City of High Point Citizen Information Meetings flyer for further details why you are receiving this notice.

Scheduled conference call times to share your comments and questions:

Conference call-in #1: Wednesday, August 15, 2018 5:00 PM – 7:00 PM (Eastern Timezone)
Phone#: 417-893-6630, ID: 2678#, Password: 981# (# is to be input after ID & Password)

Conference call-in #2: Thursday, August 16, 2018 12:00 PM – 2:00 PM (Eastern Timezone)
Phone#: 417-893-6630, ID: 1799#, Password: 101# (# is to be input after ID & Password)

- A. Description of the Proposed Development (Development Proposal):
New O'Reilly Auto Parts retail store. Refer to the attached Preliminary Site Plan. The project area consists of 6 separate parcels (3 commercial zoning along S Main St & 3 residential zoning along Dane St) that will be rezoned Conditional Zoning – General Business & combined into 1 lot.
- B. Information provided by the Department of Planning & Development:
1. Purpose of citizen information meeting: Refer to Citizen Information Meeting Flyer.
 2. Development Review Procedure: Applicant hold Citizen Information Meeting, Citizens provide input, Applicant reports input to City Planning Staff, Applicant attends Planning Commission Hearing (09/25/2018), if recommended for approval, Applicant attends City Council Meeting (11/05/2018).
 3. Potential for Changes: The development proposal is subject to change based upon community and City Staff input compliant with City of High Point Ordinances.
 4. Sources of further information about the development review process:
www.buildhighpoint.com.
 5. Additional Information: None; however, you are welcome to contact us with questions.

Thank you for your time and please contact me with any questions.

Paul Engel, PE
Vice-President / Project Engineer
mo Anderson Engineering, Inc.
2045 West Woodland St, Springfield, MO 65807
Email: pengel@andersonengineeringinc.com
Phone: 417-866-2741

AndersonEngineeringInc.com

2045 W. Woodland, Springfield, Missouri 65807 • Phone: 417.866.2741 • E-mail: info@andersonengineeringinc.com

List of surrounding property owners

BRYDEN PARTNERS LLC
2706 BARTRAM PL
WINSTON SALEM NC 27106

BUHRMAN LLC
P O BOX 5965
HIGH POINT NC 27262

BUI, LUA T
2402 DANE ST
HIGH POINT NC 27263

CARON, ANTOINETTE ; CARON, KEITH
6707 BANKS RD
MEBANE NC 27302

CHILDRESS, DAVID W
2438 BRENTWOOD ST
HIGH POINT NC 27263

CHILDRESS, DAVID W
2438 BRENTWOOD ST
HIGH POINT NC 27263

CITY OF HIGH POINT
P O BOX 230
HIGH POINT NC 27262

COX, JOANN L
7015 STAR FLOWER DR
ARCHDALE NC 27263

CROUSE, JAMES FRANCIS SR ; CROUSE,
SHIRLENE E
3574 UPPER KING RD
DOVER DE 19904

DAVIS MEDURI FAMILY LIVING TRUST ; DAVIS,
SHIRLEY S ESTATE
330 ORTEGA ST
SAN FRANCISCO CA 94122

GRADY INVESTMENT PROPERTIES LLC
P O BOX 1122
HIGH POINT NC 27261

GRIMES, JAMES MICHAEL
2420 DANE ST
HIGH POINT NC 27263

HILL, R TONY ; HILL, SARA C
PO BOX 2603
HIGH POINT NC 27263

HILL, TONY R ; HILL, SARA C ; JAMES, DEBORAH ;
HILL & GORDON RENTALS
1137 GATEHOUSE RD
HIGH POINT NC 27262

HOLCOL LLC
PO BOX 3002
THOMASVILLE NC 27361

HOWARD, KENNETH J
PO BOX 5733
HIGH POINT NC 27262

HUGHES, TOMMIE JEAN ELLIN
2500 S MAIN ST
HIGH POINT NC 27263

IGLESIA DE DIOS MANANTIALES DE AGUA VIVA ;
IGLESIA DE DIOS PENTACOSTAL LA NUEVA
JERSUALEM
210 FRALEY RD
HIGH POINT NC 27263

JENNINGS, SPENCER DANIEL ; JENNINGS, DOLLY
FAY ; JENNINGS, WESLEY DALE
2000 N MAIN ST
HIGH POINT NC 27262

JOHNSON, WRINNIE P
107 W SPRINGFIELD RD
HIGH POINT NC 27263

JONES, BRENDA KAY
155 LAGRANGE CT
FAYETTEVILLE GA 30214

KALIVIOTIS, SOTIRIOS I ; KALIVIOTIS, PENELOPE N
4912 KNOB VIEW CT
WINSTON SALEM NC 27104

KENNEY, DEAN R JR
2400 S MAIN ST
HIGH POINT NC 27263

KHAN, GHULAM GILANI ; KOUSAR, SHAHEEN
110 MITCHELL STREET
ARCHDALE NC 27263

KHAN, SUMAKA ; YAHYA, MUHAMMAD
2418 DANE ST
HIGH POINT NC 27263

KLEMME INVESTMENTS LLC
2905 SWAN LAKE DR
HIGH POINT NC 27262

L & R PROPERTIES LLC
2315 S MAIN ST
HIGH POINT NC 27263

LAMBERT, CHARLES F ; LAMBERT, ALICE S
3383 GIANT OAKS DR
SOPHIA NC 27350

LAND, HAZEL P
18 SHADES CREST RD
BIRMINGHAM AL 35226

MASON, RONALD M SR
2075 THOMAS RD
LEXINGTON NC 27292

MORGAN, JAMES F ; MORGAN, ANN T
416 HILLCREST DR
HIGH POINT NC 27262

MOSQUEDA, J SALVADOR
2416 DANE ST
HIGH POINT NC 27263

NGUYEN, TRUC VAN
202 W SPRINGFIELD RD
HIGH POINT NC 27263

QUIGLEY, SIDNEY WAYNE SR ; QUIGLEY, JOAN B
PO BOX 1165
HIGH POINT NC 27261

RAY-MAIN ST LLC
1401 NORWALK ST
GREENSBORO NC 27407

SINK, E MAX
6108 RIVERDALE DR
HIGH POINT NC 27263

STEELMAN INVESTMENTS LLC
2418 S MAIN ST
HIGH POINT NC 27263

STRICKLAND BROTHERS LLC
2350 MEMORIAL INDUSTRIAL SCHOOL RD
RURAL HALL NC 27045

STYRON, MARY ALLENE
2424 DANE ST
HIGH POINT NC 27263

TODD, SHARRON KAY ; TODD, WILSON TODD
2407 ROBBINS ST
HIGH POINT NC 27263

WALKER, ROSA MAE
200 W SPRINGFIELD RD
HIGH POINT NC 27263

WILLIARD INVESTMENT LLC
449 S WRENN ST
HIGH POINT NC 27260