

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-24
(LeoTerra Acquisitions, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 18, 2019

Public Hearing: Yes

Advertising Date: February 6, 2019 and
February 13, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by LeoTerra Acquisitions, LLC to rezone an approximate 47-acre parcel from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is lying along the east side of Kendale Road, approximately 2,000 feet north of Skeet Club Road, Sawyers Lane.

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 January 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-24. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

LeoTerra Acquisitions, LLC

Zoning Map Amendment 18-24

At its January 22, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 47-acre parcel to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. All members of the Commission were present except for Mr. Ozzie Hough and Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Tom Terrell, attorney, Fox Rothschild LLP, 300 N. Greene Street, Suite 1400, Greensboro. Mr. Terrell provided an overview of his client's proposal to develop a single family subdivision on this property. He stated that the zoning request is consistent with the City's Land Use Plan which permits residential development up to five dwelling units per acre. However, because the property is within a watershed critical area their proposed development will not reach the five units per acre threshold. The Commission asked what is the anticipated number of homes that will be developed. Mr. Buddy Lyons, 3608 W. Friendly Avenue, Greensboro, applicant, spoke and stated they are looking at approximately 135 to 150 home, which is around 2.8 to 3.2 units per acre.

Speaking in opposition to the request were Ms. Sandra Culmer, 4326 Oakton Drive, High Point; Ms. Pamela Hunter, 2424 Wildcrest Court, High Point; and Ms. Ann Williams (no address provided). These speakers expressed concern with traffic congestion, school overcrowding, higher density development and the amount of development taking place in this general area of the city.

Planning & Zoning Commission Action

Consistency & Reasonableness Statements

The Commission stated that the requested CZ R-5 zoning is in harmony with the Low Density Residential designation for the site. Furthermore, adjacent properties in the City, along this segment of Kendale Road, are similarly zoned to support single family development.

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

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-24, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-24
January 22, 2019**

Request	
Applicant: LeoTerra Acquisitions, LLC	Owners: Scott Motsinger, Tammy Motsinger and Jay Stephen Motsinger as trustee of Motsinger Family Trust under Will of Wesley Motsinger
Zoning Proposal: To annex and apply initial City zoning to approximately 47 acres	From: AG Agricultural District (Guilford County)
	To: CZ R-5 Conditional Zoning Residential Single Family - 5 District

Site Information	
Location:	The site is lying along the east side of Kendale Road, approximately 2,000 feet north of Skeet Club Road, opposite the intersection of Kendale Road and Sawyers Lane
Tax Parcel Numbers:	Guilford County Tax Parcel 0171235
Site Acreage:	Approximately 47 acres
Current Land Use:	Single family detached dwelling with accessory farm/agricultural use.
Physical Characteristics:	The site consists of open pasture lands with farm structures on a moderately sloping terrain. An intermittent stream, running in a north to south directions, bisects the northwestern portion of the property.
Water and Sewer Proximity:	An 8-inch City water line lies adjacent to the site along Kendale Road and to the north within Oakton Drive. An 8-inch City sewer line lies to the west within Sawyers Lane, to the north within Oakton Drive and to the east adjacent to a stream corridor.
General Drainage and Watershed:	The eastern portion of the site drains in an easterly direction and the western portion of the site drains in a westerly direction. Development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered storm water 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.
Overlay Districts:	Oak Hollow Lake Watershed Critical Area – Tier 2 Oak Hollow Lake Watershed Critical Area – Tier 3 Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	CU R-3	Conditional Use Single Family Residential – 3 District	Single family detached dwellings
	AG	Agricultural District (<i>Guilford County</i>)	

South:	AG	Agricultural District (<i>Guilford County</i>)	Single family detached dwelling
East:	PNR PDM	Parks and Natural Resources District Planned Development Mixed District	Undeveloped lands within a stream corridor
West:	CZ R-5 AG	Conditional Zoning Residential Single Family – 5 District Agricultural District (<i>Guilford County</i>)	Single family detached dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	Obj. 1C: Protect the city's water supply through compatible use and design innovations, and minimizing the disturbance of land.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goal and objective of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.
Relevant Area Plan:	Not Applicable
Zoning History:	The following zoning requests have been approved in this general area along Kendale Road: <ul style="list-style-type: none"> • <u>2016 - Westmoreland Place and Landing at Westmott Subdivision:</u> A 71-acre Planned Development Periphery District that will contain up to 400 dwelling units. This development is currently under construction and will contain a mixture of single family detached, single family attached and multifamily dwelling units. This development is lying approximately ¾ mile north of the zoning site, west of the intersection of Kendale Road and Sandy Camp Road. • <u>2015 - Alderbrook South Subdivision:</u> A 23.4-acre, CU R-5 District, single-family subdivision lying directly west of the zoning site, along the west side of Kendale Road. • <u>2002 - Alderbrook Subdivision:</u> A 131-acre, CU R-3 and CU R-5 District, single-family subdivision lying approximately ½ mile north of the zoning site along the east side of Kendale Road. • <u>1998 - Ashton Oaks Subdivision:</u> A 50-acre, CU R-3 District, single-family subdivision lying directly north of the zoning site.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Kendale Road	Minor Thoroughfare	2,200 ft
	Oakton Drive	Local Street	50 ft.

Vehicular Access:	There will be two access points from Kendale Road and an extension of Oakton Drive, as required by the Development Ordinance and depicted on the recorded Ashton Oaks Subdivision Plat in 1999.		
Traffic Counts: (Average Daily Trips)	Kendale Road	2,300 ADT (NCDOT 2017 traffic count)	
Estimated Trip Generation:	Development of the site is anticipated to generate approximately 1,436 trips over a 24-hour time period. AM Peak Hour, 116 trips (30 entering / 86 exiting) PM Peak Hour, 153 trips (98 entering / 55 exiting)		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	None
Conditions:	<u>Right-of-Way Dedication:</u> The property owner shall dedicate a minimum of fifty (50) feet of right-of-way as measured from the existing centerline of Kendale Road along the entire property frontage. <u>Access:</u> Two points of access shall be allowed to Kendale Road. <u>Improvements:</u> A left turn lane shall be installed with appropriate storage and taper at the southernmost access point to Kendale Road		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2018 – 2019 (20 th day of class)	Built Capacity (2018 – 2019)	Mobile Classrooms:	Projected Additional Students:
Southwest Elementary	921	1,056	6	42 - 44
Southwest Middle	1,252	1,223	10	19 - 21
Southwest High	1,595	1,506	11	19 - 21
<u>School District Remarks:</u> 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.				

Details of Proposal

This application proposes to establish initial City of High Point zoning for this parcel. The property currently has an Agricultural (AG) District zoning under Guilford County's zoning jurisdiction. The applicant has submitted an annexation petition, to connect onto City utilities, and has requested a CZ R-5 District zoning be established on the property to support development of a single family subdivision.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to right-of-way dedication, limiting the number of access points to Kendale Road and road improvements (access point turn lanes).

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>	<p>Results in a development that is compatible with surrounding development character and land uses;</p> <ul style="list-style-type: none"> ❖ The site abuts existing City residential developments to the north, east and west (across Kendale Road). ❖ The majority of the site is within Tier 3 of the Oak Hollow Lake Watershed Critical Area, which restricts residential uses to two dwelling units per acre or 35 percent built upon area. Development intensity associated with this site will be compatible with the surrounding area since adjacent lands are also governed by the same watershed restrictions.
<u>Factor #2</u>	<p>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.;</p> <p>The proposed zoning allows single family development on the site and it is surrounded by similar zoned single family developments. No adverse impacts have been identified.</p>
<u>Factor #3</u>	<p>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</p> <p>The site is within a Watershed Critical Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance. Furthermore, stream buffer standards will apply where an intermittent stream bisects the site.</p>
<u>Factor #4</u>	<p>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;</p> <p>The site can be adequately served by City of High Point utilities and municipal services. Conditions are offered pertaining to right-of-way dedication along the parcel's Kendale Road frontage for future road improvements and to provide turn lanes at the sites southernmost access point.</p>
<u>Factor #5</u>	<p>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <p>Single family developments are adjacent to the north in a CU R-3 District and to the west in a CZ R-5 District. The proposed CZ R-5 District will produce a development that is similar to those on adjacent properties.</p>

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

This northern part of the City's Planning Area has experienced steady growth from the approval of numerous annexations, totaling more than 1,170 acres since the 1990s. There have been no significant changes in land use policy for this portion of the City's planning area. Since 1992, the Land Use Map has designated this portion of the City's planning area for residential development at a maximum density of five units per acre.

Development Patterns:

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

Residential developments along Kendale Road consist of residential subdivisions developed under the R-3 and R-5 District standards of the Development Ordinance. The applicant's request to establish a CZ R-5 District is consistent with established zoning districts in this area

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 R-5 zoning is in harmony with the Low Density Residential designation for the site.

Reasonableness/Public Interest:

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

Adjacent properties in the City, along this segment of Kendale Road, are similarly zoned to support single family development.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 47-acre parcel to the CZ R-5 District. The requested CZ R-5 District is 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

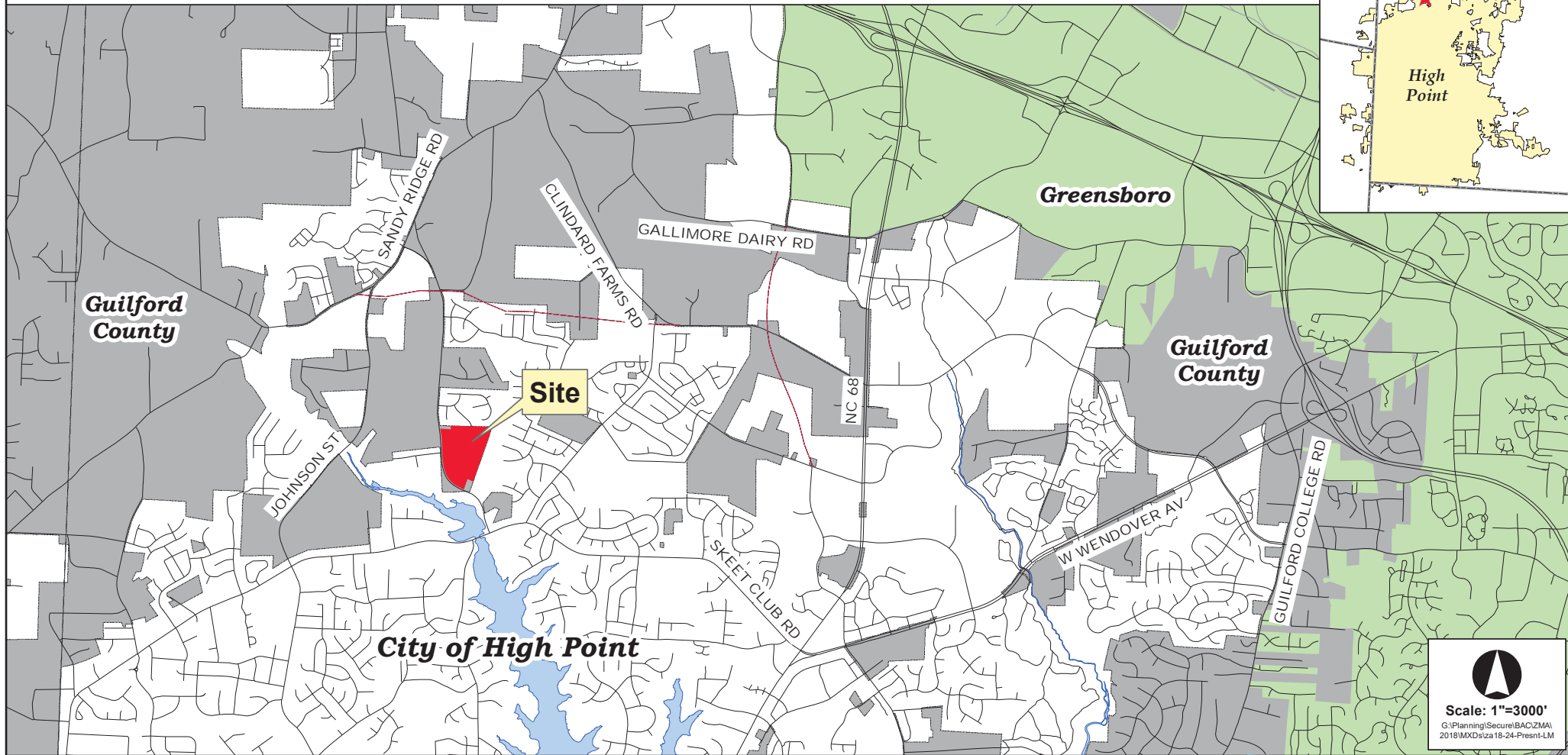
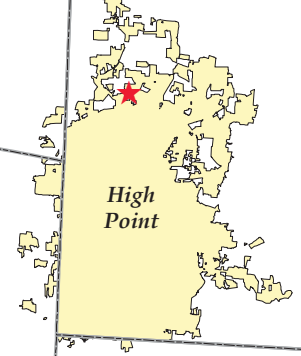
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-24

Applicant: LeoTerra Acquisition, LLC

Vicinity Map



Scale: 1"=3000'

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ZONING MAP AMENDMENT ZA-18-24

PNR

CU R-3

PDM

CZ R-5

PNR

R-3

Site

CU R-5

Guilford
County

Guilford
County

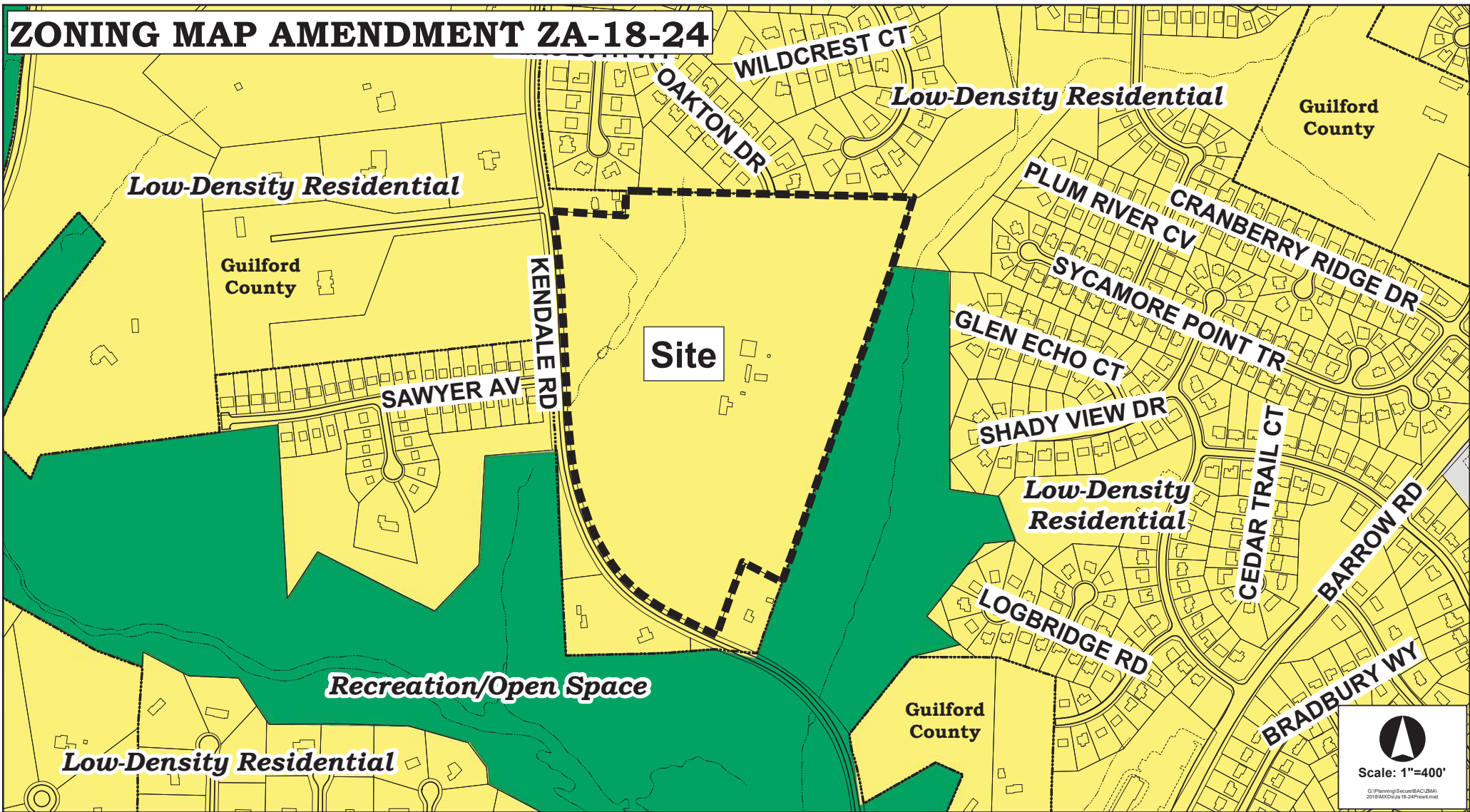
CU



Scale: 1"=400'

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2018 MDC/2018-19-24/Print.mxd

ZONING MAP AMENDMENT ZA-18-24



ZONING MAP AMENDMENT ZA-18-24

Site

Wildcrest Ct
Oakton Dr
Plum River Cv
Cranberry Ridge Dr
Sycamore Point Tr
Glen Echo Ct
Shady View Dr
Logbridge Rd
Cedar Trail Ct
Barrow Rd
Bradbury Wy
Sawyer Av
Kendale Rd

Guilford County

FLOODWAY

Scale: 1"=400'

**Guilford
County**

**Guilford
County**

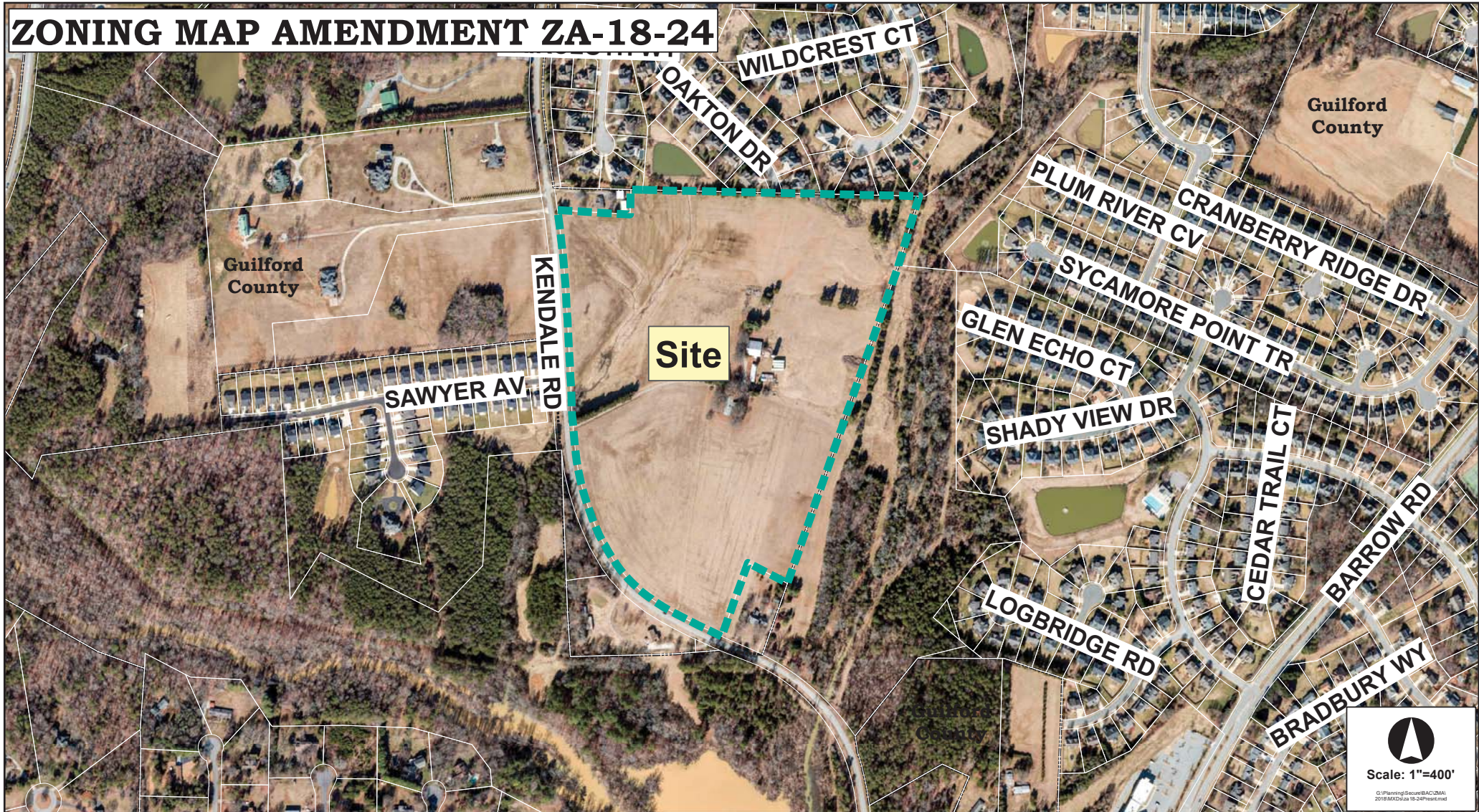
Site

**Guilford
County**



Scale: 1"=400'

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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 January 22, 2019 and before the City Council of the City of High Point on February 18, 2019 regarding **Zoning Map Amendment Case 18-24 (ZA-18-24)** 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 January 13, 2019, for the Planning and Zoning Commission public hearing and on February 6, 2019 and February 13, 2019, 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 **xxxxxxxxxxxx xx, 2019.**

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Residential Single Family – 5 (R-5) District.** The property is approximately 47 acres and lying along the east side of Kendale Road, approximately 2,000 feet north of Skeet Club Road, opposite the intersection of Kendale Road and Sawyers Lane. The property is also known as Guilford County Tax Parcel 0171235.

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 Single Family – 5 (R-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Right-of-way Dedication

As a part of the Land Development Permit approval the property owner shall dedicate a minimum of fifty (50) feet of right-of-way, as measured from the existing centerline of Kendale Dairy Road, along the entire frontage of the zoning site.

2. Access: The zoning site shall be limited to two points of access to Kendale Road.

3. Improvements: As part of the driveway permit approval, the property owner shall install a left turn lane, with appropriate storage and taper, at the southernmost access point to Kendale Road.

4. 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.

____th day of February, 2019.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

Zoning Map Amendment 18-24

Submitted by: Mr. Tom Terrell, on behalf of the
applicant, LeoTerra Acquisitions, LLC

Report of Citizens' Information Meeting

Rezoning Case ZA-18-24
January 8, 2019, 5:00 P.M.

Rezoning applicant Leoterra Development conducted a Citizens' Information Meeting for Rezoning Case ZA-18-24 on January 8, 2019. The meeting was held near the site at Deep River Friends Meeting at 5300 West Wendover Avenue, High Point, NC.

Letters of invitation were mailed to 47 residents on January 2, 2019 from attorney Thomas E. Terrell, Jr. (Exhibit A). The letter included the standard information sheet required to be provided by the City of High Point and freely invited citizens to call or email if they could not attend the meeting. The list of recipients is attached as Exhibit B. The list of attendees is attached as Exhibit C.

Buddy Lyons and Kye Bunker of Leoterra Development, Rich Glover of Jamestown Engineering Group, Inc., and Brad Coe of Coe Forestry and Surveying represented the applicant.

Mr. Lyons informed the attendees what the propose use of the proposed use of the property would be as well as the conditions of the rezoning. It was a very positive meeting with specific discussion focused on the following:

- Some adjoining residents were concerned with the materials that would be used and whether it would be compatible with the surrounding homes
- The street connection with Ashton Oaks did not seem to be an issue with any of the attendees. The main concern was speed. We discussed that speed would be addressed through the design process with either street layout or traffic calming devices.
- The density of the development was discussed and it was explained that although the zoning allows for 5 units per acre, due to watershed regulations and the size of the lots, this development will have a density closer to 3 units per acre.
- The attendees asked when and if a stoplight will be installed at Kendale and Skeet Club. We did not know the answer at this time.
- There was concern with what the price of the new homes would be and if it would be compatible with Ashton Oaks. It was explained that due to the high cost of the land, the lots being sold are high thus requiring a high cost home to be built to justify the land cost.
- Attendees asked if there would be an HOA with restrictive covenants to help preserve the character of the surrounding neighborhoods. We stated there would be.
- One resident stated that Ashton Oaks' detention pond to the north of our site has had substantial flow at times and wants to make sure it is accounted for in downstream construction. We explained the stream exiting their pond would have buffers and any water quality devices would be offline and not in the main channel.
- One resident requested that a barrier be place at the end of Oakton Drive during construction to prevent construction traffic from using that access point. We stated that a barrier would be placed and construction equipment would access the site directly from Kendale.

- A few attendees asked who the builder would be and if there would be multiple builders.
- One attendee mentioned that he was concerned about the overall width of the streets. The example of if it is garbage day and each home has 2 canisters out on the street then the road is too narrow to fit two cars at the same time.
- One attendee asked if the entire site was usable or if there is open area that drives the units per acre down. She was wondering if the 3 units an acre we discussed would really look like 5 an acre if not all the area was being used.
- A couple people were worried about construction traffic going down their street, which won't be necessary because the subdivision will have its own entrance.
- Someone asked if the clearing crews would stay on the property of the project, we assured that no clearing will be done on any land we do not own.
- Asked about timeframe of when they can be expecting neighbors.

EXHIBIT A



Fox Rothschild LLP
ATTORNEYS AT LAW

300 N. Greene Street, Suite 1400
Greensboro, NC 27401
T: 336.378.5200 F: 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

January 2, 2019

Dear Neighbor:

I represent LeoTerra Development. Leoterra has filed a petition for annexation of the Motsinger property on Kendale (see map enclosed) and an Application for Rezoning from agricultural to Conditional Zoning R-5 for development of a high quality residential subdivision consistent with the current City of High Point Land Use Plan and Land Use Map.

Enclosed is a statement prepared by the City of High Point about the rezoning process. This matter is scheduled to be heard by the High Point Planning & Zoning Commission on January 22nd at 6:00 p.m.

In the meantime, members of the LeoTerra team will hold an informational meeting for anyone who wishes to attend and learn more about this project. The meeting will be held Deep River Friends Meeting at the corner of Wendover Avenue and Penny Road on January 8 from 5:00 to 6:30 p.m. on a drop-in basis. Just come to the back of the Church and there will be a sign directing you to the meeting. If you have questions in the meantime, please feel free to call Kye Bunker at 336-496-3653 or Brad Coe at 336-970-7935.

Very truly yours,

A handwritten signature in black ink that reads "Tom Terrell".

Thomas E. Terrell, Jr.

TET:ths

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington

ACTIVE\83092899.v1-1/9/19

EXHIBIT B

ACCV LLC
4354 ASHTON OAKS CT
HIGH POINT NC 27265

ALDERBROOK SOUTH HOMEOWNERS
ASSOCIATION INC
2000 AERIAL CENTER PKWY STE 110
MORRISVILLE NC 27560

ARELLANO, JOEL ; ARELLANO, MARIA D
4362 ASHTON OAKS DR
HIGH POINT NC 27265

ASHTON OAKS LLC
2603 HOLLY HILL ST
BURLINGTON NC 27215

ASSOCIATION OF HOMEOWNERS OF WALNUT
CREEK INC
211 JAMES JACKSON AVE
CARY NC 27513

BENNETT, CHRISTOPHER C ; BENNETT, SHERRIE
E
4300 HARDIN CT
HIGH POINT NC 27265

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

COMBES, KATHRYN UHL ; COMBES, RICHARD
CARMAN
4322 OAKTON DR
HIGH POINT NC 27265

COX, JAMES C ; COX, ELIZABETH B
2915 GLEN ECHO CT
HIGH POINT NC 27265

CULMER, SANDRA
4326 OAKTON DR
HIGH POINT NC 27265

DAWKINS, WILLIAM D ; DAWKINS, MARY K
4370 ASHTON OAKS CT
HIGH POINT NC 27265

DUNCAN, CHERYL A
4329 OAKTON DR
HIGH POINT NC 27265

EDWARDS, CHRISTOPHER R ; GARNER-
EDWARDS, DARA KRISTIN
4301 HARDIN CT
HIGH POINT NC 27265

FISHER, GLENN J JR ; FISHER, TREVA F
4308 HARDIN CT
HIGH POINT NC 27265

GARROU, WILLIAM HERBERT ; GARROU, BROOKE
W
4361 ASHTON OAKS CT
HIGH POINT NC 27265

GAUNTLETT, MYIAH LLOYD ; GAUNTLETT,
NICHOLA KERRAN
1491 SAWYER AVE
HIGH POINT NC 27265

GREENE, JACKIE M ; GREENE, ELEANOR ELAINE
4441 KENDALE ROAD
HIGH POINT NC 27265

GUTTA, ABHINESH ; KALYANAM, ANUSHA
1498 SAWYER AVE
HIGH POINT NC 27265

HAM, ELISHIA ; HAM, ROSHAN
1483 SAWYER AVE
HIGH POINT NC 27265

HEBERT, GARTH D ; HEBERT, MARY BETH
4353 ASHTON OAKS CT
HIGH POINT NC 27265

HEDGECOCK, JERRY LEE ; HEDGECOCK,
BARBARA F
4301 KENDALE RD
HIGH POINT NC 27265

HUNT, JONATHAN M ; HUNT, LEANNE D
4325 OAKTON DR
HIGH POINT NC 27265

JOHNSON, KEVIN L ; SOOKDIEOPERSAD, SALOME
1486 SAWYER AVE
HIGH POINT NC 27265

JON, NAN SOON ; JON, HYU SOON
4314 OAKTON DR
HIGH POINT NC 27265

JU, JUSTINA Y ; LOGAN, BRENT J
1482 SAWYER AVE
HIGH POINT NC 27265

KYLE, MATTHEW J ; KYLE, KIMBERLEIGH M
4315 OAKTON DR
HIGH POINT NC 27265

LANHAM, ROBERT JAMES III ; LANHAM, LISA B
4310 OAKTON DR
HIGH POINT NC 27265

LIPE, BRUNER CLEVELAND III ; LIPE, PAULA Y
4321 OAKTON DR
HIGH POINT NC 27265

MABE, BRIAN W ; MABE, ANGELA P
4305 HARDIN CT
HIGH POINT NC 27265

MANTHENA, RAM KALYAN ; INDUKURI, KAUSALYA
RAJU
1490 SAWYER AVE
HIGH POINT NC 27265

MCPAHAN, RUBY P
4446 KENDALE RD
HIGH POINT NC 27265

MOTSINGER, DOROTHY J ; MOTSINGER, JAY
STEVEN MOTSI FAMILY TRUST
2122 PEACOCK DR
LEXINGTON NC 27292

MOTSINGER, SCOTT A ; MOTSINGER, TAMMY K T/C
4400 KENDALE RD
HIGH POINT NC 27265

NORRIS, BRIAN J ; NORRIS, ELIZABETH J
1499 SAWYER AVE
HIGH POINT NC 27265

PARRISH, DIANA LYNN
4210 EMILY LOOP APT 1C
HIGH POINT NC 27265

RENFRO, CHARLES C ; RENFRO, ANGELA N
4366 ASHTON OAKS CT
HIGH POINT NC 27265

ROSEN, DAVID ; ROSEN, AMY
4309 HARDIN CT
HIGH POINT NC 27265

SATHI, PRADEEPKUMAR REDDY ; SATHI, ANUSHA
1494 SAWYER AVE
HIGH POINT NC 27265

SCANLAN, MICHAEL ; SCANLAN, RACHEL
1487 SAWYER AVE
HIGH POINT NC 27265

SEO, SOON
4350 ASHTON OAKS CT
HIGH POINT NC 27265

SOSA, CONNIE L ; SOSA, FRED L
1117 BROOKHILL WAY
CARY NC 27519

STACKHOUSE, FAGAN D ; STACKHOUSE,
PATRICIA G
4318 OAKTON DR
HIGH POINT NC 27265

STEPHENS, WILLIAM D ; STEPHENS, DENISE H
4339 OAKTON DR
HIGH POINT NC 27265

VYAS, DHAVALKUMAR C ; TAILOR, ATISHKUMAR R
1495 SAWYER AVE
HIGH POINT NC 27265

WALDECKER, JENNIFER P ; WALDECKER,
KENNETH T
4358 ASHTON OAKS CT
HIGH POINT NC 27265

WARD, JERRY M ; WARD, KELLY J
4335 OAKTON DR
HIGH POINT NC 27265

WOOTEN, GINNIE H
2916 GLEN ECHO CT
HIGH POINT NC 27265

EXHIBIT C
Sign-In Sheet

Citizens Information Meeting
January 8, 2019
Leoterra Development
AG to CZ-R-5

Zoning Map Amendment ZA18-24
Rezoning Location: 4402 Kendale Road

<u>Name</u>	<u>Address</u>	<u>Phone No./E-Mail Address</u>
Ruby McMahon	4446 Kendale Rd.	336-869-5664
BRAD YOAER	4221 SWAYZE COURT	336-307-5252
Beth Cox	2915 Glen Echo Ct	336-442-8623
Butch Lipe	4321 Oakton Dr	336-847-5343
Caroline McKinley	4447 Ashton Oaks	336-803-1970
Brian Mahe	4305 Hardin Ct	336-847-2022
Cheryl Duncan Hill	4329 Oakton Dr.	336-880-2887 Cherdun56@yahoo.com
Jackie Greene	4441 Kendale Rd	
David Rosen	4309 Hardin Ct.	336-577-0547 drosen@triad.rr.com
Eleanor Greene	4441 Kendale Rd H.P.	336 841-6954
Mike Wood	2428 ^{NESTERS} NESTERS CT	336-841-2182
Tom Eller	4438 Ashton Oaks Ct.	336 841-3022
Christy Leimone	4422 Ashton Oaks Ct.	336 403 0870