

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-25
(R&J Hudson Family Limited Partnership et al.)

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 the R&J Hudson Family Limited Partnership et al. to rezone an approximate 33-acre parcel from the Agricultural/Rural (AGR) District to a Conditional Zoning Employment Center (CZ EC) District. The site is lying at the northwest corner of Gallimore Dairy Road and Pegg 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 January 25, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-25. 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

R&J Hudson Family Limited Partnership et al. **Zoning Map Amendment 18-25**

At its January 22, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 33-acre parcel to a Conditional Zoning Employment Center (CZ EC) 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. Luke Dickey with Stimmel & Associates, 601 N. Trade Street, Suite 200, Winston-Salem. Mr. Dickey gave an overview of the request and outlined how the transportation conditions that they have offered will help improve traffic flow along the frontage of the site.

Speaking in opposition was Mr. William Mills, 8105 Tam Oshanter Drive, Greensboro. Mr. Mills stated that he lives across the street from the zoning site and expressed concerns regarding vehicles constantly speeding, limited visibility from an S-curve at the northern portion of the zoning site, and that the additional development will increase crime in the area.

Planning & Zoning Commission Action

Consistency & Reasonableness Statements

The Commission stated that the request is in harmony with the Restricted Industrial land use designation and it represents an orderly expansion of industrial development. Furthermore, the requested EC District is similar and compatible with previous conditional zoning approvals granted in this area.

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

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-25, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-25
January 22, 2019**

Request	
Applicant: R&J Hudson Family Limited Partnership et al.	Owners: R&J Hudson Family Limited Partnership, Pleasants Farm Family Limited Partnership and Stella L Pleasant
Zoning Proposal: To rezone approximately 33 acres	From: AGR Agricultural/Rural District
	To: CZ-EC Conditional Zoning Employment Center District

Site Information	
Location:	The site is lying at the northwest corner of Gallimore Dairy Road and Pegg Road.
Tax Parcel Number:	Guilford County Tax Parcel 0216526
Site Acreage:	Approximately 33 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site is wooded with a relatively flat to moderately sloping terrain. The applicant's property survey has identified a drainage draw and wetlands lying at the western center portion of the parcel.
Water and Sewer Proximity:	A 12-inch City water line lie adjacent to the site along Pegg Road. Furthermore, a 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Gallimore Dairy Road.
General Drainage and Watershed:	The site drains in a westerly direction, and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that is greater than 24% of the site.
Overlay Districts:	City Lake General Watershed Area Airport Overlay District – Zone 1

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Warehousing/distribution use
South:	AG	Agricultural District (<i>Guilford County</i>)	Vacant single family dwelling and industrial use
	CU-EC	Conditional Use Employment Center District	
East:	R-3	Residential Single Family-3 District (<i>City of Greensboro</i>).	Single-family dwellings, industrial use and undeveloped parcel
	CD-LI	Conditional District Light Industrial District (<i>City of Greensboro</i>)	
	CZ-LI	Conditional Zoning Light Industrial District (<i>City of High Point</i>)	

West:	CZ-EC CU-LI	Conditional Zoning Employment Center District Conditional Use Light Industrial District	Warehouse/distribution uses
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Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with, nor does it promote the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research & development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is 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.
Relevant Area Plan:	There are no area plans relevant to this property.
Zoning History:	<p>Since the late 1980s, approximately 20 zoning requests have been approved in this northern portion of the City's Planning area to support restricted industrial uses. This 33-acre zoning site was initially annexed and granted City of High Point zoning of Conditional Use Light Industrial (CU-LI) District in 2007. The zoning was changed to the Agricultural/Rural District (AGR) District in 2008, as a holding district, due to a dispute over zoning application authority between the property owners and the applicant.</p> <p>Abutting parcels to the north and southwest were annexed during the 2000s and granted CZ-LI District zoning, with conditions to develop to the former Corporate Park (CP) District standards. There is also an abutting 30-acre parcel to the west and a 41-acre parcel to the west, both of which are under development, and were granted a CZ-EC District zoning in 2016 and 2018, respectively.</p>

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Gallimore Dairy Road Pegg Road	Major Thoroughfare Collector Street	550 ft. 2,360 ft.
Vehicular Access:	Vehicle access is proposed to be from Pegg Road.		
Traffic Counts: (Average Daily Trips)	Gallimore Dairy Road Pegg Road	4,700 ADT (NCDOT 2017 traffic counts) 2,800 ADT (NCDOT 2017 traffic counts)	
Estimated Trip Generation:	<p>Based on a concept plan provided by the applicant, development of the site is estimated to generate approximately 2,172 daily trips at build out.</p> <p>Phase 1 (southern half of site) 716 Trips (Average Daily Trips) Phase 2 (northern half of site) 1,456 Trips (Average Daily Trips)</p>		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u> X	<u>No</u>	The TIA Executive Summary is attached at the end of this staff report.

Conditions:	<p><u>Right-of-Way Dedication:</u> The property owner shall dedicate 60 feet of right of way from the existing centerline of Gallimore Dairy Road and dedicate 42 feet of right of way from the existing centerline of Pegg Road.</p> <p><u>Access:</u> Two points of access shall be allowed to the rezoning site from Pegg Road and no access shall be allowed to Gallimore Dairy Road</p> <p><u>Improvements</u></p> <ul style="list-style-type: none"> • Left and right turn lanes are required at all access points along Pegg Road with a minimum of 100 feet of storage and 150 foot taper. • Construct an exclusive right turn lane on the south bound approach of Pegg Road at the intersection of Pegg Road and Gallimore Dairy Road.
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 a 33-acre parcel to the CZ EC District to facilitate the development of a 400,000± square foot industrial/office/warehouse facility. The site is located in the northern portion of the City's Planning Area within an area designated by the adopted Land Use Map for Restricted Industrial uses.

With the implementation of the new Development Ordinance in January 2017, the former CP District has been replaced with the EC District. This new district was developed to implement Restricted Industrial land use designation policy and designed to permit a wider range of uses, greater site flexibility and higher building coverage allotments. Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to perimeter landscaping, right-of-way dedication, vehicular access and roadway improvements.

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.

<u>Review Factors:</u> 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>Result in a development that is compatible with surrounding development character and land uses;</p> <p>Adjacent annexed parcels have similar industrial zoning. The requested CZ EC District is consistent with the zoning for those existing parcels.</p>

<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.;
	The requested zoning district is similar to that applied to adjacent properties; no adverse impacts have been identified.
<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 City 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"> ❖ The site is within an area adequately served by City of High Point utilities and municipal services. ❖ Impacts to abutting streets will be mitigated based on conditions offered to dedicate land for the future widening of Pegg Road and Gallimore Dairy Road and to improve the intersection of Pegg Road and Gallimore Dairy Road with the construction of turn lanes. Furthermore, the site is limited to two points of access from Pegg Road and turn lanes will be installed at these access points so as to move turning traffic out of the travel lanes.
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.
	In addition to exterior lighting and perimeter landscaping standards of the Development Ordinance, the EC District contains district standards that address building orientation, fencing, location of mechanical equipment, loading docks, outdoor storage and prohibition on any outdoor manufacturing. Furthermore, to ensure compatibility with an adjacent residential subdivision on the opposite side of Pegg Road, conditions were offered to provide a higher street yard planting rate at the northern portion of the site's Pegg Road frontage at the entrance to this subdivision.

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.

Since the early 1990s there have been multiple industrial projects developed, consistent with goals and objectives of the Restricted Industrial Land Use classification, in this northern portion of the City's Planning Area.

Development Patterns:

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

The requested CZ-EC District is similar to zoning that was approved on other nearby properties.

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 request is in harmony with the Restricted Industrial land use designation and it represents an orderly expansion of industrial development.

Reasonableness/Public Interest:

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

The requested EC District is similar and compatible with previous conditional zoning approvals granted in this area.

Recommendation

Staff Recommends Approval

The Planning & Development Department recommends approval of the request to rezone this 33-acre parcel to the CZ-EC District.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

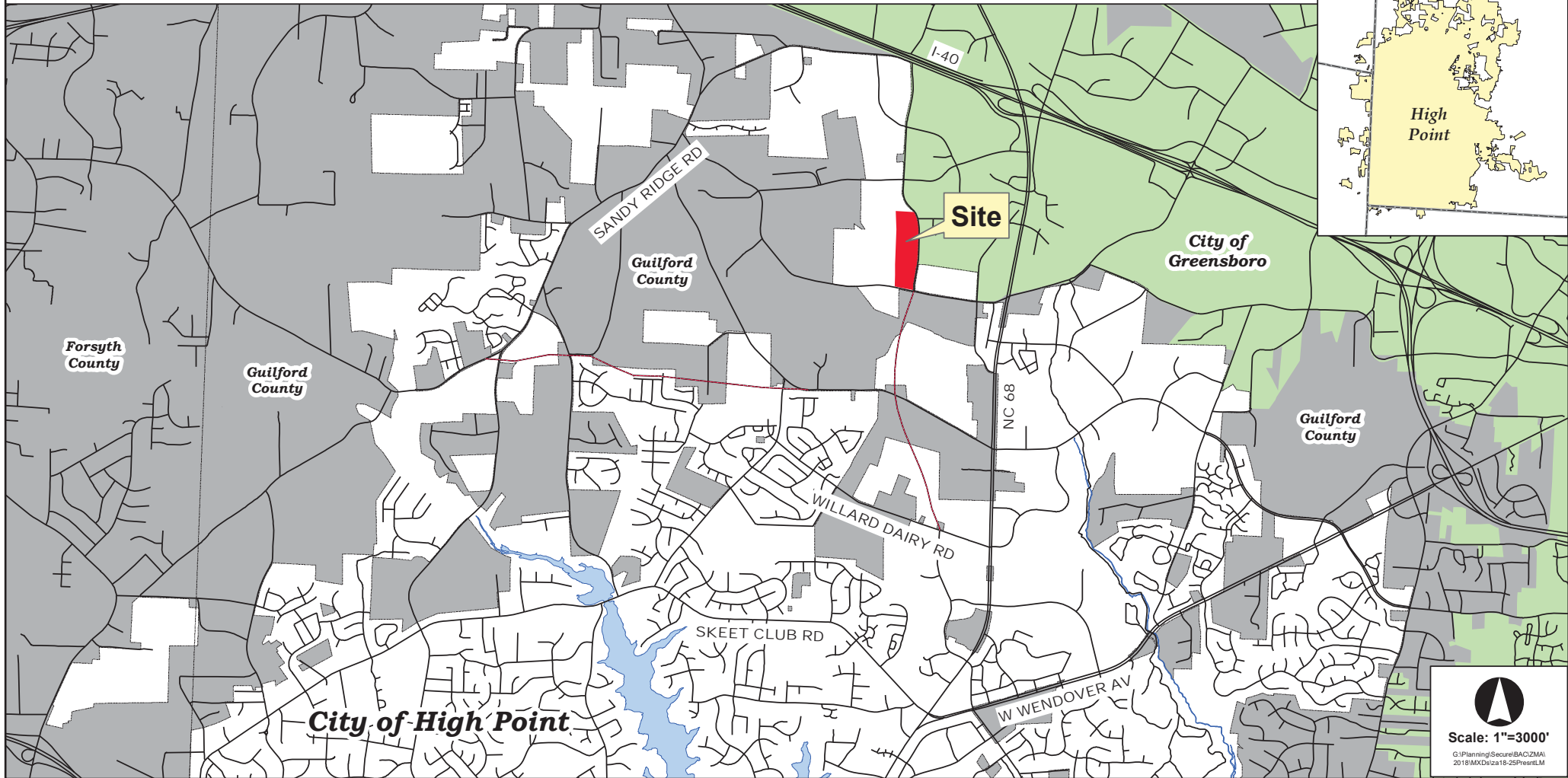
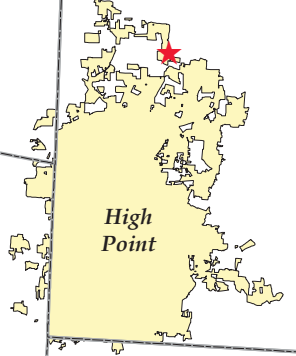
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-18-25

Applicant: R&J HUDSON FAMILY LIMITED PARTNERSHIP ET AL

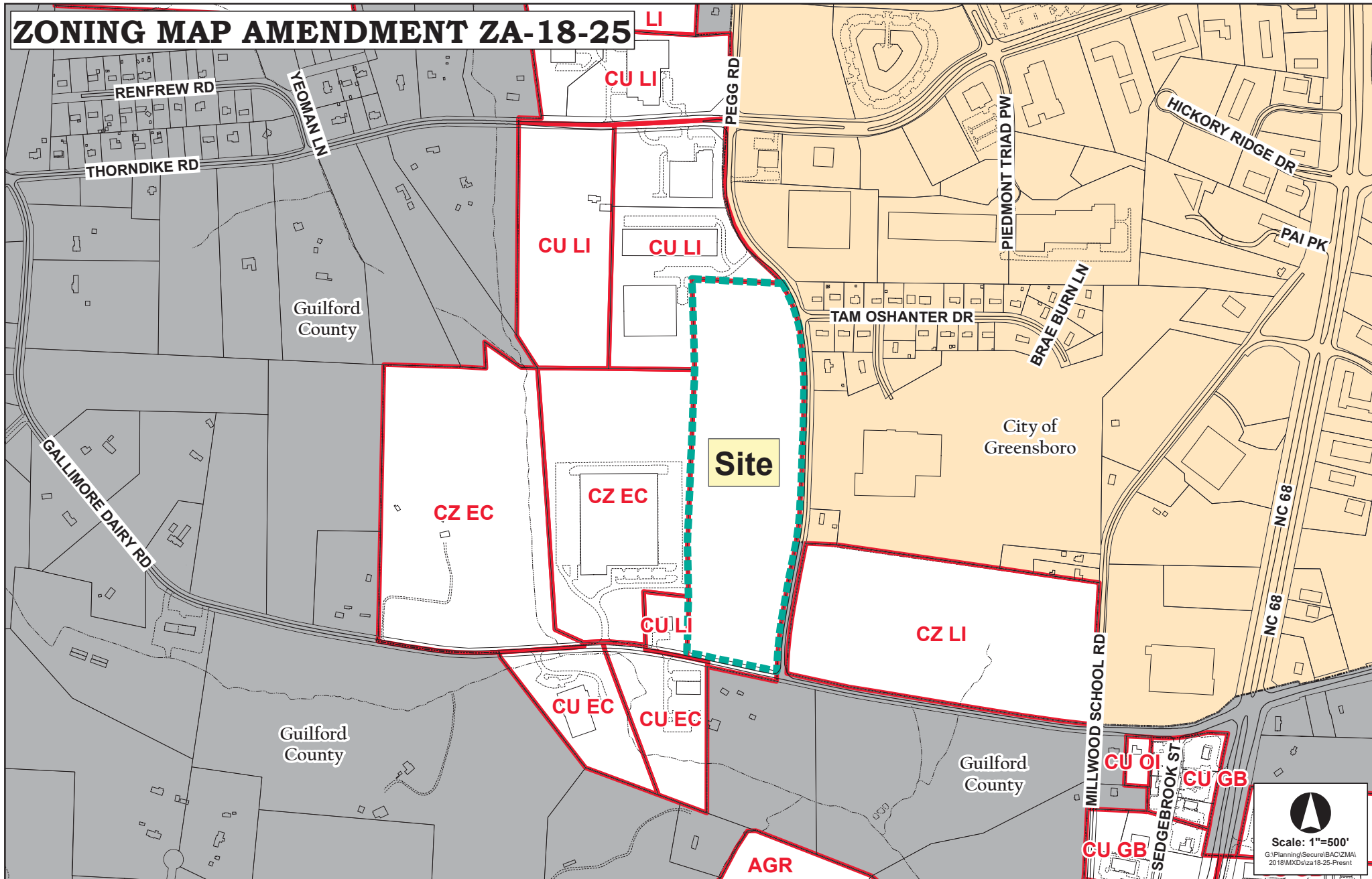
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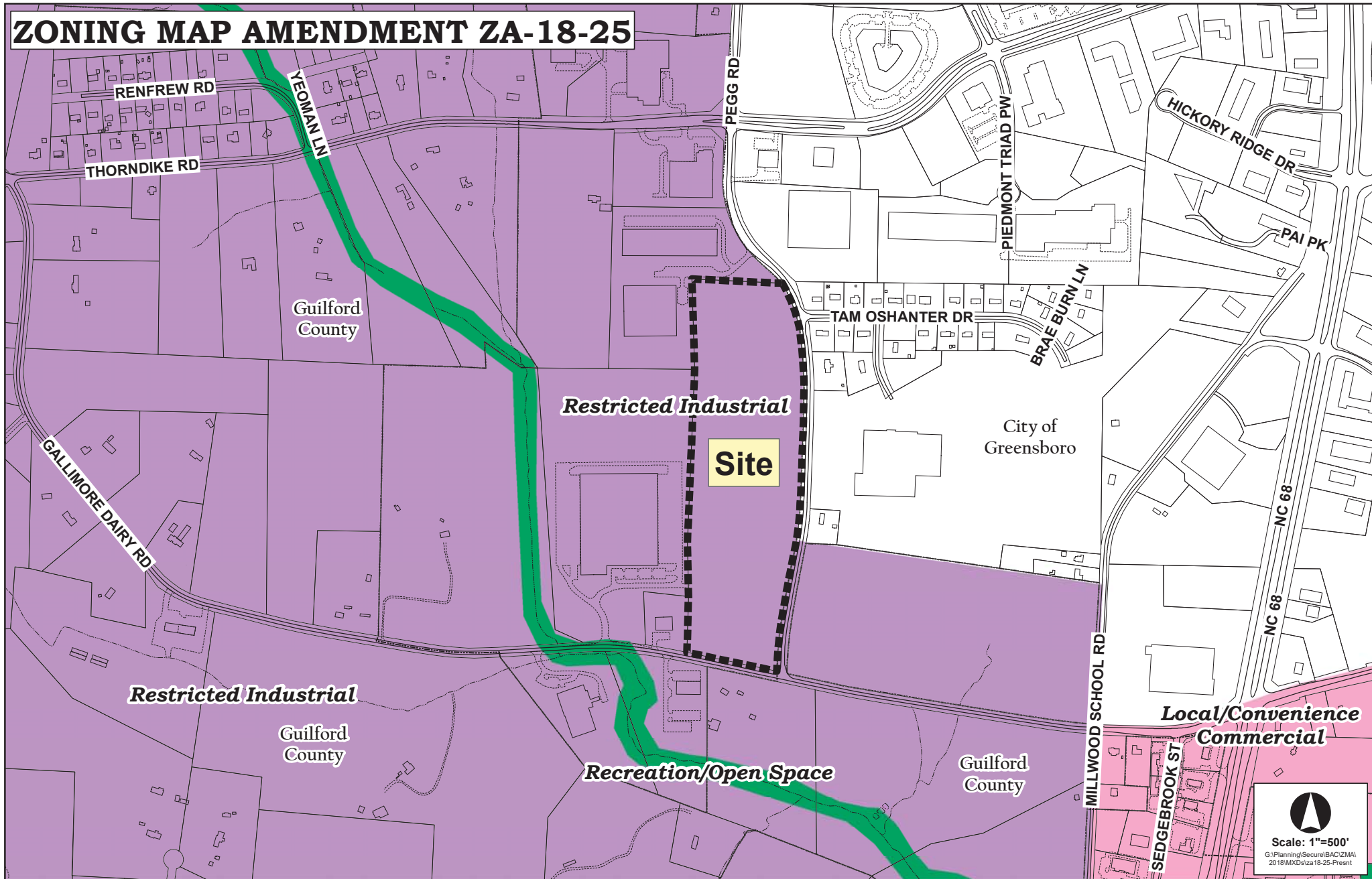
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ZONING MAP AMENDMENT ZA-18-25

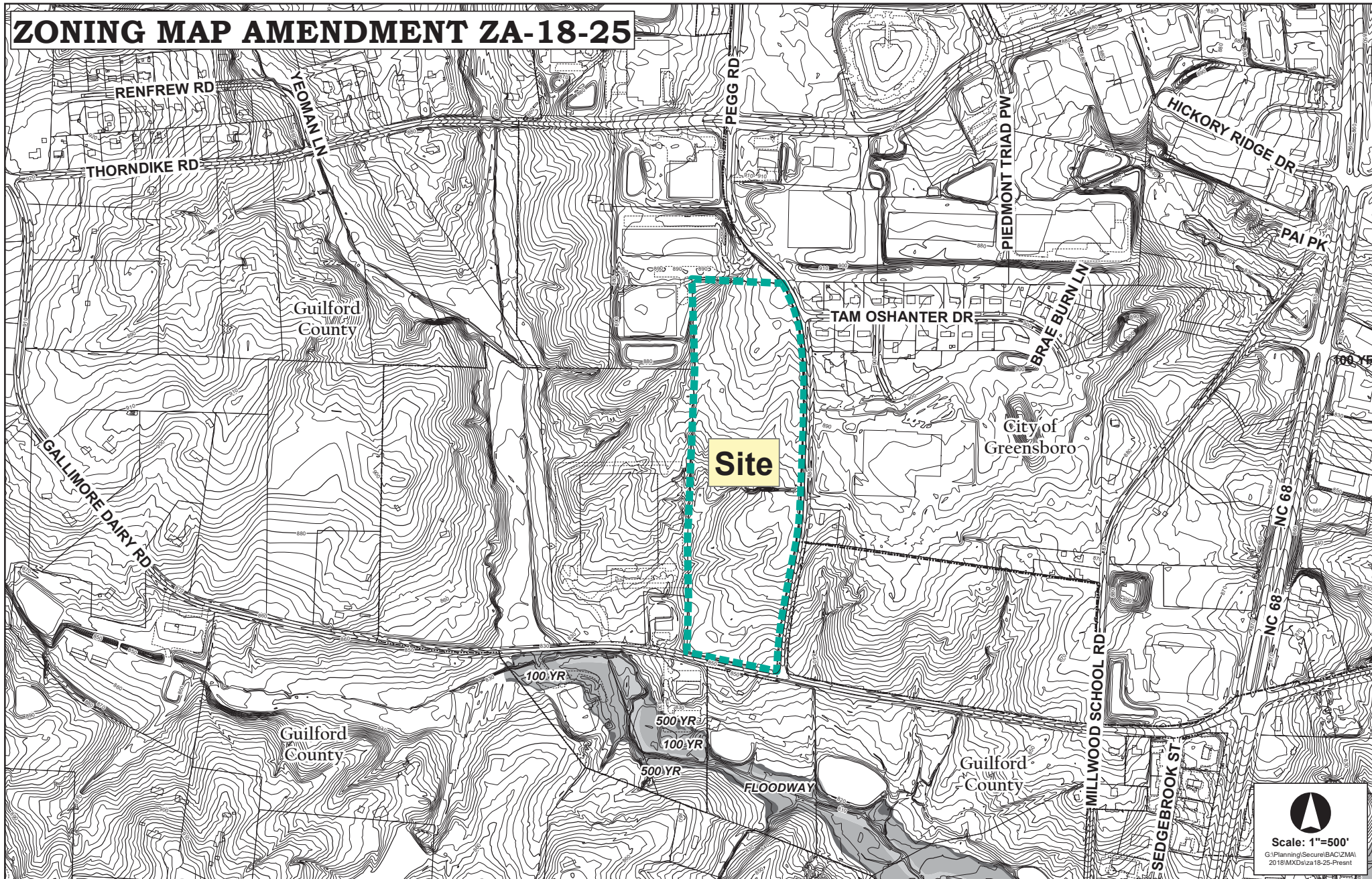


ZONING MAP AMENDMENT ZA-18-25

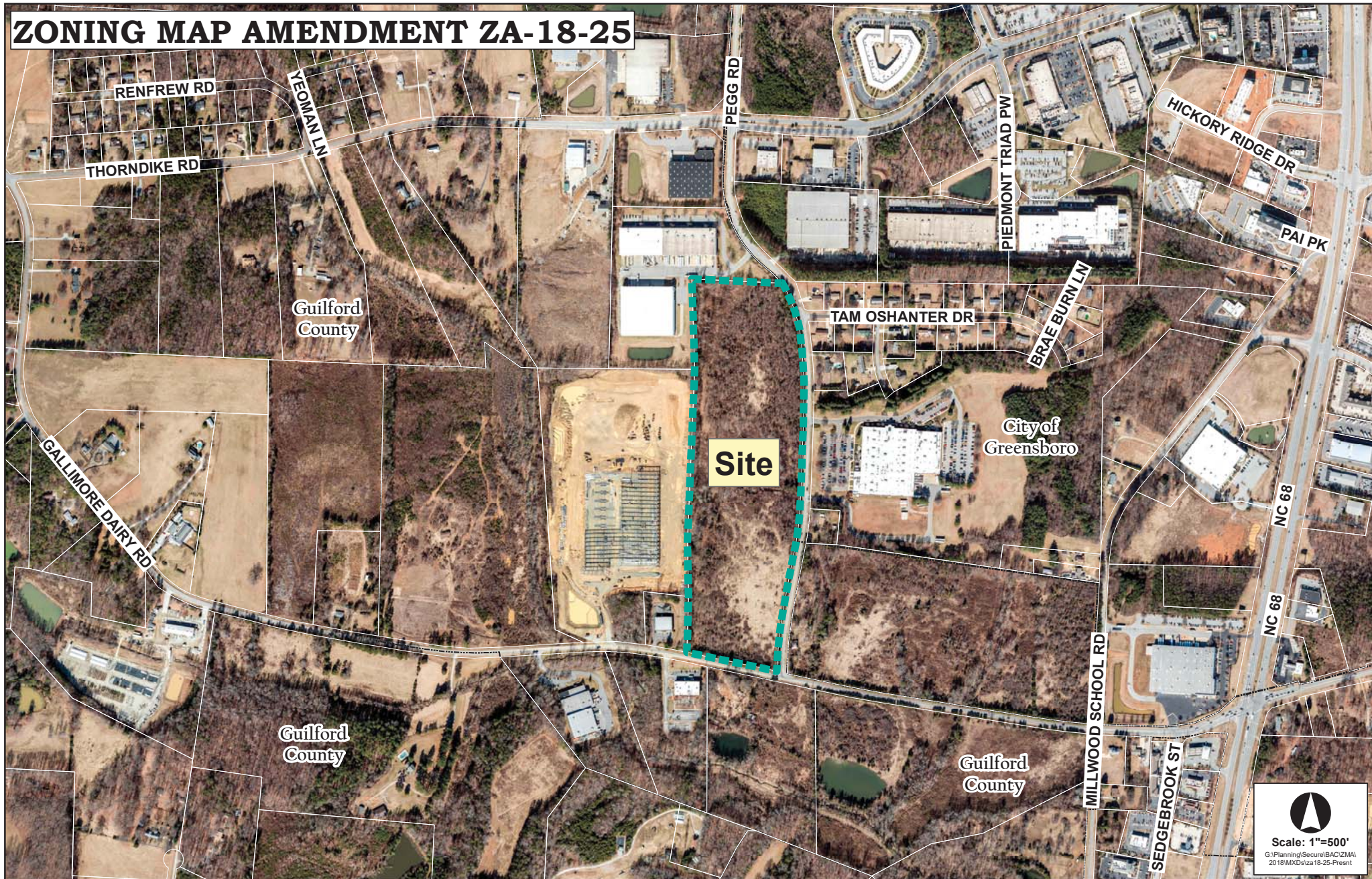


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ZONING MAP AMENDMENT ZA-18-25



ZONING MAP AMENDMENT ZA-18-25



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 18-25 (ZA-18-25)** 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: **Conditional Zoning Employment Center (CZ-EC) District**. The property is approximately 33 acres and lying at the northwest corner of Gallimore Dairy Road and Pegg Road. The property is also known as Guilford County Tax Parcel 0216526.

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 Employment Center (EC) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

- A. **Perimeter Landscape Yard:** A minimum twenty (20) foot wide Street Yard, planted at a Type C Rate, shall be installed along the northern 700 feet of the Pegg Road frontage of the rezoning site. All planting materials (trees and shrubs) within in this perimeter landscape yard shall be of an evergreen plant species. Small variety

trees may be substituted for canopy trees due to the proximity of overhead power lines.

B. Transportation Conditions.

1. Right-of-Way Dedication:

- a. Gallimore Dairy Road: As a part of the Land Development Permit approval the property owner shall dedicate sixty (60) feet of right-of-way, as measured from the existing centerline of Gallimore Dairy Road, along the entire frontage of the zoning site.
- b. Pegg Road: As a part of the Land Development Permit approval the property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Pegg Road, along the entire frontage of the zoning site. If necessary, the property owner shall dedicate a minimum of twelve (12) feet of additional right-of-way for the installation of turn lanes.

2. Access:

- a) Pegg Road: Access to Pegg Road shall be limited to a maximum of two points.
- b) Gallimore Dairy Road: No access shall be permitted to Gallimore Dairy Road.

3. Improvements:

- a) As part of the driveway permit approval, the property owner shall install left and right turn lanes at all the access points into the rezoning site with a minimum of one-hundred (100) feet of storage and a minimum one-hundred-fifty (150) foot taper.
- b) Along the Pegg Road frontage of the zoning site, at the intersection of Gallimore Dairy Road, the property owner shall install a westbound right turn lane. These improvements shall be installed as part of the Land Development Permit approval.

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.

xxth day of February, 2019.

Lisa B. Vierling, City Clerk

TRAFFIC IMPACT STUDY

FOR

700 PEGG ROAD

LOCATED

IN

HIGH POINT, NORTH CAROLINA

Prepared For:
Scannell Properties
1800 Diagonal Road, Suite 600
Alexandria, Virginia 22314

Prepared By:
Ramey Kemp & Associates, Inc.
621 Jonestown Road, Suite 221
Winston-Salem, North Carolina 27103
License #C-0910



December 2018

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.

EXECUTIVE SUMMARY

This transportation impact study was performed to determine the potential impact to the transportation system caused by the additional traffic generated by proposed site and rezoning of 700 Pegg Road in High Point, North Carolina.

The site is currently undeveloped with industrial uses located within close proximity. It is understood that three (3) additional developments [two industrial and one commercial] are located within the vicinity of the site that are approved and/or under construction. The proposed site is to be developed in two (2) phases with a 176,000 square foot building constructed under the initial phase, and an additional 234,000 square foot building constructed under the second phase, for a total of 410,000 square feet upon full build out. In addition to adjacent and proposed site generated traffic, the study also considered the impact of background traffic growth within the study area.

On an average weekday, it is estimated that the proposed development could generate a total of 716 trips (in and out) during a typical weekday under Phase 1 and 1,456 trips (in and out) during a typical weekday upon full build out. On a typical weekday, it is estimated that the proposed development could generate a total of 142 trips (102 entering and 40 exiting) during the AM peak hour and 138 trips (59 entering and 79 exiting) during the PM peak hour under Phase 1. Upon full build out, the proposed development could generate a total of 285 trips (205 entering and 80 exiting) during the AM peak hour and 283 trips (122 entering and 161 exiting) during the PM peak hour.

Access to the development is to be provided via one new driveway connection on Pegg Road located opposite the existing TE Connectivity truck access. There is the potential for a second access to be provided under Phase 2 that would likely align with the TE Connectivity Employee Access.

The purpose of this study is to determine the potential impact to the transportation system caused by the additional traffic generated by the proposed development. This study analyzed the weekday AM and PM peak hours for the existing (2018) traffic conditions, future (2023) 'no build' traffic conditions without the development, and future (2023) 'build' traffic conditions with the site developed. The study also analyzed a potential second access that could be provided as part of Phase 2.

Existing Traffic Conditions

The signalized intersection of NC 68 and Gallimore Dairy Road operates at an overall LOS D during the AM and PM peak hours. In addition, all intersection approaches operate at LOS D or better with the exception of the eastbound [AM peak hour] and westbound [AM and PM peak hours] approaches of Gallimore Dairy Road. Increased delays are not uncommon for side street approaches at a signalized intersection, especially when that signal is located in a coordinated system where priority is given to mainline traffic. As for the unsignalized intersection, the major street left turn movement on Gallimore Dairy Road experiences minor delays and operates at LOS A during the AM and PM peak hours. The stop-controlled minor approach of Pegg Road experiences minor to moderate overall delays and operates at LOS C or

better during the peak hours.

Future 'No Build' Traffic Conditions

The signalized intersection of NC 68 and Gallimore Dairy Road is expected to operate at an overall LOS D during the AM and PM peak hours. In addition, all intersection approaches operate at LOS D or better with the exception of the eastbound [AM peak hour] and westbound [AM and PM peak hours] approaches of Gallimore Dairy Road. As mentioned previously, increased delays are not uncommon for side street approaches at a signalized intersection, especially when that signal is located in a coordinated system where priority is given to mainline traffic. As for the unsignalized intersection, the major street left turn movement on Gallimore Dairy Road is expected to experience minor delays and operate at LOS A during the AM and PM peak hours. The stop-controlled minor approach of Pegg Road is expected to experience moderate overall delays and operate at LOS D or better during the peak hours.

Future 'Build' Traffic Conditions – Phase 1

Under Phase 1, the signalized intersection of NC 68 and Gallimore Dairy Road is expected to operate at an overall LOS D or better during the AM and PM peak hours. In addition, all intersection approaches are expected to operate at LOS E or better during the peak hours. With the addition of exclusive turn lanes provided on Pegg Road at Gallimore Dairy Road [left and right turn lane] and Site Drive 1/TE Connectivity Truck Access [northbound left turn lane and southbound left and right turn lanes], the major street left turn movements on Gallimore Dairy Road [at Pegg Road] and Pegg Road [at Site Drive 1/TE Connectivity Truck Access] are expected to experience minor delays and operate at LOS A during the AM and PM peak hours. The stop-controlled minor approaches of Pegg Road [at Gallimore Dairy Road], TE Connectivity Truck Access [at Pegg Road], and Site Drive 1 [at Pegg Road] are expected to experience minor to moderate overall delays and operate at LOS D or better during the peak hours.

Future 'Build' Traffic Conditions – Phase 2

Under Phase 2, the signalized intersection of NC 68 and Gallimore Dairy Road is expected to operate at an overall LOS D or better during the AM and PM peak hours. In addition, all intersection approaches are expected to operate at LOS E or better during the peak hours. With the addition of exclusive turn lanes provided on Pegg Road at Gallimore Dairy Road [left and right turn lane] and Site Drive 1/TE Connectivity Truck Access [northbound left turn lane and southbound left and right turn lanes], the major street left turn movements on Gallimore Dairy Road [at Pegg Road] and Pegg Road [at Site Drive 1/TE Connectivity Truck Access] are expected to experience minor delays and operate at LOS A during the AM and PM peak hours. The stop-controlled minor approaches of Pegg Road [at Gallimore Dairy Road], TE Connectivity Truck Access [at Pegg Road], and Site Drive 1 [at Pegg Road] are expected to experience minor to moderate overall delays and operate at LOS C or better during the peak hours with the exception of the southbound approach of Pegg Road during the PM peak hour. It should be noted that increased delays and less than desirable levels of operation are not uncommon especially on side-street approaches.

Future 'Build' Traffic Conditions – Phase 2 [Supplemental]

With exclusive left and right turn lanes provided on Pegg Road at both proposed access locations, the main street left turn movements on Pegg Road are expected to experience minor delays and operate at LOS A during the AM and PM peak hours. In addition, the stop-controlled side street approaches of the existing TE Connectivity Access locations and the proposed site drives are expected to experience minor overall delays and operate at LOS B during the peak hours.

Based on the findings of this study, the following geometric improvements were identified to accommodate the anticipated traffic volumes generated by the proposed redevelopment.

Gallimore Dairy Road and Pegg Road

Under Phase 1, construct an exclusive right turn lane on the southbound approach of Pegg Road to provide exclusive left and right turn lanes. Provide a minimum of 100 feet of full storage and an appropriate bay taper.

Pegg Road and TE Connectivity Truck Access/Site Drive 1

Under Phase 1, construct an exclusive southbound right turn lane as well as exclusive northbound and southbound left turn lanes on Pegg Road. Provide a minimum of 100 feet of full storage and appropriate taper lengths for all exclusive turn lanes.

Pegg Road and TE Connectivity Employee Access/Site Drive 2 [Supplemental]

If applicable, construct an exclusive southbound right turn lane as well as exclusive northbound and southbound left turn lanes on Pegg Road under Phase 2. Provide a minimum of 100 feet of full storage and appropriate taper lengths for all exclusive turn lanes.

TABLE 3
ANALYSIS SUMMARY OF
FUTURE (2023) 'NO-BUILD' TRAFFIC CONDITIONS

INTERSECTION	A P P R O A C H	LANE CONFIGURATIONS	AM PEAK HOUR LEVEL OF SERVICE		PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall	Approach	Overall
NC 68 (NB/SB) and Gallimore Dairy Road (EB/WB) [Signalized]	NB SB EB WB	1 LT, 3 TH, 1 RT 1 LT, 2 TH, 1 RT 1 LT, 1 TH, 1 RT 1 LT, 1 TH, 1 RT	C (32.0) D (43.7) E (64.5) E (68.2)	D (42.1)	D (36.8) D (47.8) D (48.4) E (62.6)	D (45.4)
Gallimore Dairy Road (EB/WB) and Pegg Road (SB) [Unsignalized]	EB ¹ WB SB ²	1 LT-TH 1 TH-RT 1 LT-RT	A (8.7) A (0.0) C (16.8)	-	A (7.7) A (0.0) D (27.2)	-

1. Level of service and delay for left turn movement on major street approach.
2. Overall level of service and for minor street approach.

4. TRIP GENERATION

Average weekday daily and peak hour trips for the proposed site that could consist of manufacturing and distribution center were calculated utilizing methodology contained within the 10th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation* manual. Trips were generated using equations for the peak hour generator of the ITE land use of manufacturing (ITE Code 140). Refer to Table 4 for a summary of the trip generation.

TABLE 4
TRIP GENERATION – TOTAL BY PHASE

ITE Land Use (Code)	Density (GFA)	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Phase 1 - Manufacturing (140)	176,000	716	102	40	59	79
Phase 2 - Manufacturing (140)	410,000	1,456	205	80	122	161

4.1. Average Daily Site Trips

According to the ITE *Trip Generation* manual, it is estimated that the proposed development could generate a total of 716 trips (in and out) during a typical weekday under Phase 1 and 1,456 trips (in and out) during a typical weekday upon full build out.

4.2. Average Peak Hour Site Trips

On a typical weekday, it is estimated that the proposed development could generate a total of 142 trips (102 entering and 40 exiting) during the AM peak hour and 138 trips (59 entering and 79 exiting) during the PM peak hour under Phase 1. Upon full build out, the proposed development could generate a total of 285 trips (205 entering and 80 exiting) during the AM peak hour and 283 trips (122 entering and 161 exiting) during the PM peak hour.

5. SITE TRIP DISTRIBUTION & ASSIGNMENT

The primary site trip distribution percentages for this study were developed based on existing traffic patterns at the TE Connectivity access connections on Pegg Road, and engineering judgment. The primary site trip distribution is summarized below:

- 50% to/from the north via Pegg Road
- 35% to/from the south via NC 68
- 5% to/from the west via Gallimore Dairy Road
- 10% to/from the east via Gallimore Dairy Road

Refer to Figures 8 and 9 for illustrations of the proposed site trip distribution and site trip assignment. Refer to Appendix F for more detailed information on the site trip distribution and assignment in tabular format.

Citizens Information Meeting Report Zoning Map Amendment 18-25

Submitted by: Mr. Luke Dickey, Partner/Senior Project
Manager Stimmel Associates, PA

December 7, 2018

RE: 700 Pegg Road Rezoning Request Update

Dear Neighbor,

This letter is to provide you an update on the proposed rezoning request for the 33-acre parcel located at 700 Pegg Road.

On August 28, a neighborhood meeting was held to present the requested zoning from Agriculture/Rural (AR) to Employment Center along with the conceptual development plans. An application to rezone was submitted on September 10. Through the review process with the City of High Point, it was decided to place the zoning on hold to provide time to prepare a traffic impact analysis to address the City's questions. That study has recently been completed and the rezoning request shall be resubmitted to the City on Monday, December 10 for the January Planning and Zoning Commission meeting and the February City Council meeting. No changes have been made to the proposed plan and rezoning request.

Please let us know if you have any questions. You may contact Luke Dickey with Stimmel Associates (developer representative) at (336) 723-1067.

Sincerely,



Luke A. Dickey
Partner / Senior Project Manager
Stimmel Associates, PA

700 Pegg Road
Citizen Information Meeting Report
Held August 28, 2018 from 6:00 pm to 7:00 pm

The citizen information meeting was held at the Hilton Garden Inn located at 238 NC68, Greensboro, NC. A notification letter was mailed August 21, 2018 along with the required statement provided by the High Point Planning Department. Thirty-nine (39) invitations were sent to the surrounding property owners located within the neighborhood off Tam O'Shanter Drive and adjacent property owners eighteen (18) property owners as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)* Eight (8) property owners attended the meeting with seven signing the sign-in sheet.

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners

Stimmel Associates

Luke Dickey
Stephen Owen

Two (2) identical stations were set-up with the following plans displayed on 24" x 36" boards (Please refer to Exhibit C):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan.
3. Example building renderings.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 6:00 pm and 7:00 pm. Upon arrival and sign-in, neighbors were directed to one of the two available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was shown the color rendered Sketch Plan and given an overview of the plan and reason for rezoning request. Neighbors were free to ask questions or voice concerns at any point.

Below are the primary questions and concerns identified by the neighbors along with answers provided:

Impacts to Property:

1. What will be the impact near my property? – *The neighbors were shown the proposed concept plan in relation to their property location.*
 - a. Screening - *Neighbors directly across Pegg Road had concerns regarding screening and proposed drive connections near their properties. After the meeting, Luke Dickey with Stimmel Associates met with the neighbors on site to review existing conditions. As part of the zoning application, a 20' parking lot perimeter landscape meeting Type A landscape yard planting requirements is being proposed to provide a dense visual screen. It was shared with the neighbors that small variety trees may be required due to the proximity to the existing powerline along the Pegg Road property frontage.*
 - b. Noise – *Neighbors expressed concerns regarding noise. Truck docks per the Employment Center ordinance requirements will be located to the rear of the building and away from the neighborhood. The additional screening and building being located between the neighbors and truck docks would also assist in blocking any noise. Any manufacturing uses would have to be performed within the building and not outside per ordinance requirements.*

- c. Trespassing/Crime - A couple neighbors expressed concerns regarding the introduction of more traffic to the area and potential for trespassing and crime. They would like to see more active patrolling of area in future.
- d. Air Quality - A couple neighbors expressed concerns of impacts to air quality and fumes from trucks.
- e. Lighting - One neighbor expressed concerns about lighting and impact to the adjacent neighbor. Developer may be open to a lighting condition to provide cut-off fixtures and minimize impact to adjacent properties.

Traffic:

- 1. What will the impacts to Pegg Road be and how will the traffic be mitigated? - As part of the rezoning High Point is not requiring a Traffic Impact Analysis. The developer will work with NCDOT, GDOT, and HPDOT to address the requirements for improvements along Pegg Road. Based on preliminary discussions with a traffic consultant, the Sketch Plan shows right and left turn lanes being added at the primary access and a right turn lane at Gallimore Dairy Road.
 - a. Speeding - Neighbors expressed that speeding has been a consistent concern in the area.
 - b. Road Widening - Neighbors expressed that the road needs to be widened and cannot support the existing truck traffic. A specific concern is the "S-Curve" north of Tam O'Shanter Drive and visibility.
 - c. Driveway Locations - Neighbors expressed the desire for driveway connections to be located away from Tam O'Shanter and residential driveways on Pegg Road. One neighbor would like assistance to relocate his current drive connection from Pegg Road to Tam O'Shanter Drive.

Uses:

- 1. Who will be the end users? - While no tenants have been identified, the primary intent of the development is for warehouse and distribution. If any manufacturing, it would have to be contained within the building.
 - a. Chemical Storage - One neighbor expressed concerns whether chemicals would be stored in one of the facilities. She was advised that while we do not know specific tenants at this time any storage of chemicals would have to meet specific regulations. Employment Center does allow for the wholesale users for toxic chemicals, fertilizer, etc...

Development Timeframe:

- 1. What is the development timeframe? - The neighbors were informed the plans are currently going through the rezoning process. If approved, permit drawings would be prepared and permitted. The building at the corner of Pegg Road and Gallimore Dairy Road would be the first phase. Construction would not start substantially start until 2019. Construction may take approximately twelve months.

Overall the neighbors appreciated the information shared at the meeting. Each was encouraged to contact Stimmel if they had any additional questions and to attend the Public Hearings.

Respectfully submitted,



Luke Dickey
Partner/Senior Project Manager
Stimmel Associates, P.A.

Exhibit A



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

August 28, 2018

You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: In 2007, the property owner of 700 Pegg road proposed to rezone the 33-acre parcel from Agricultural/Rural (AGR) to Light Industrial. However, that development did not move forward and the property owner requested the property be rezoned back to AGR. The site has generated new interest for the development of two warehouse/distribution facilities. Therefore, the property owner is requesting rezoning from the AGR district to Employment Center (EC). The EC zoning district includes standards to help ensure compatibility between development and nearby residential uses.

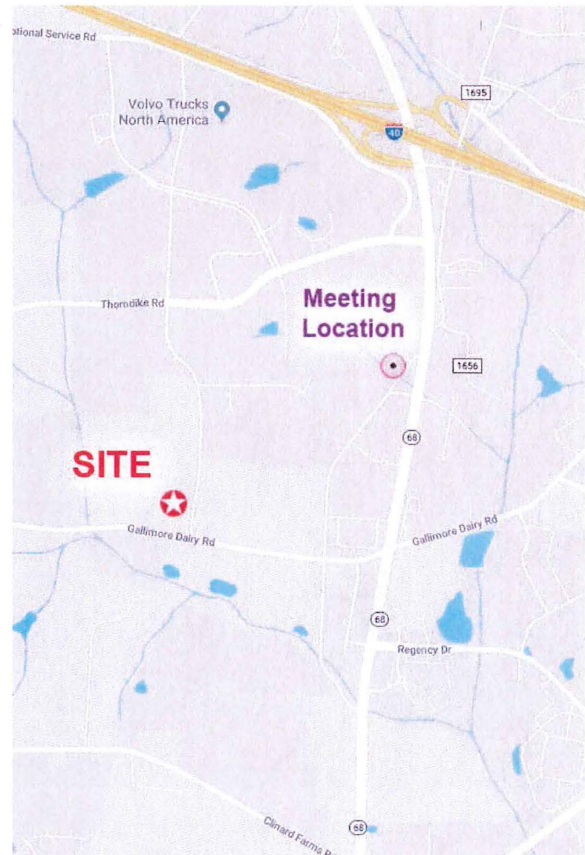
Drop-In to See the Plans and Ask Questions

WHEN? Tuesday, August 28th, 2018
Anytime between 6:00 - 7:00 p.m.

WHERE? Hilton Garden Inn - Greensboro Airport
238 NC-68
Greensboro, NC 27409



Meeting will be held in the Hotel Meeting Room
Parking is provided at the Hotel



For more information please contact Luke Dickey at 336-723-1067

AKINGBADE, MARGARET I
8004 TAM OSHANTER DR
GREENSBORO, NC 27409

AMP INC M S 176-41
1050 WESTLAKES DR
BERWYN, PA 19312

ARBUTINA INVESTMENTS
GREENSBORO LLC
3411 INTEGRITY DR
GARNER, NC 27529

ARMSTRONG, MICHAEL WAYNE II
8006 TAM OSHANTER DR
GREENSBORO, NC 27409

BABIKER, HOWIDA ; BABIKER, TAHA
604 O'ROURKE DR
GREENSBORO, NC 27409

BAILEY, NICHOLAS A ; OBRIEN, PAIGE
EMILY
513 BRAE BURN LN
GREENSBORO, NC 27409

BASILY, MAGED RAMZY ; BASILY,
MARY
8012 TAM OSHANTER DR
GREENSBORO, NC 27409

CARNELL, SYLVIA W
8007 TAM OSHANTER DR
GREENSBORO, NC 27409

CHANNELL, KAREN C
8104 TAM OSHANTER DR
GREENSBORO, NC 27409

CHENEY, CHARLES F ; CHENEY,
CYNTHIA
705 PEGG RD
GREENSBORO, NC 27409

COHEN-SHAFER, LYLE LEE
510 BRAE BURN LN
COLFAX, NC 27235

CREWS, JIMMY LEE ; CREWS, KATHY
ANN
8103 TAM OSHANTER DR
GREENSBORO, NC 27409

DEEP RIVER WAREHOUSE INC
112 STAGE COACH TRAIL
GREENSBORO, NC 27409

DILLS, CRYSTAL PRIDDY
8003 TAM O'SHANTER DR
GREENSBORO, NC 27409

ELLIS, LINDSAY
8100 TAM OSHANTER DR
GREENSBORO, NC 27409

FIRST COMMUNITY BANCSHARES
INC A NEVADA CORP
PO BOX 989
BLUEFIELD, VA 24605

FLYNT, JAMES E ; FLYNT, WILLIAM B
HEIRS ; JAMES, PHYLLIS FLYNT T/C
5445 MURRAY RD
WINSTON-SALEM, NC 27106

FORD, DAVID A ; FORD, JAMIE L
601 O ROURKE DR
GREENSBORO, NC 27409

INMAN, WILLEM E ; INMAN,
LORRAINE L
511 BRAE BURN LANE
GREENSBORO, NC 27409

JACKSON, CHAS L ; JACKSON, VERA
MAE
723 PEGG RD
GREENSBORO, NC 27409

JOHNSON, JOHN CLAYTON ;
JOHNSON, SHELBY F
8011 TAM OSHANTER DR
GREENSBORO, NC 27409

JOSEPH'S 2006 VENTURE LLC
10881 SOUTH SAM HOUSTON PKWY
W HOUSTON, TX 77031

JRE GREENSBORO LLC
11047 LEDBETTER RD
ASHLAND, VA 23005

KARKI, AJIT DHOJ SINGH ; JHA, MANOJ
KUMAR ; THAPA, BIDYA KC
3002 MAPLE BRANCH DR
HIGH POINT, NC 27265

KINLAW, CRAVEN
8106 TAM O'SHANTER DR
GREENSBORO, NC 27409

LATO, FRANCIS ROBERT
512 BRAE BURN LN
GREENSBORO, NC 27409

MAY, RANDY DARRELL
8009 TAM O SHANTER DR
GREENSBORO, NC 27409

MCCORMICK, MICHAEL R
603 OROURKE DR
GREENSBORO, NC 27409

MILLS, WILLIAM C
8105 TAM O'SHANTER DR
GREENSBORO, NC 27409

MOORE, ANGELA HIATT ; GABBARD,
KAREN HIATT
6397 GUMWOOD RD
OAK RIDGE, NC 27310

NCCP SAMONE LLC ; SECURITY
HOUSING
PO BOX 8050
GREENSBORO, NC 27419

NEAL, JON W ; NEAL, KITTY DENISE
7912 TAM OSHANTER DR
GREENSBORO, NC 27409

O'BEIRNE, MICHAEL S ; O'BEIRNE,
SUSAN A
607 O'ROURKE DR
GREENSBORO, NC 27409

R & J HUDSON FAMILY LMTD PTNRS
& PLEASANTS FARM FAMILY LMTD P
& STELLA L PLEASAN
6117 WESTWIND DR
GREENSBORO, NC 27410

ROLLINS, JULIAN S ; ROLLINS,
CHRISTINA T
8010 TAM O'SHANTER DR
GREENSBORO, NC 27410

SEDANO, JOSE S ; SEDANO, SONIA G
8015 TAM O'SHANTER DR
GREENSBORO, NC 27409

SPENCER, JOHN HARVEY
8016 TAM O'SHANTER DR
GREENSBORO, NC 27409

TATE, ALLEN E ; TATE, DEBORAH A
8101 TAM OSHANTER DR
GREENSBORO, NC 27409

WILLIS, ROBERT T ; WILLIS, SHELIA W
8102 TAM O'SHANTER DR
GREENSBORO, NC 27409

Exhibit B

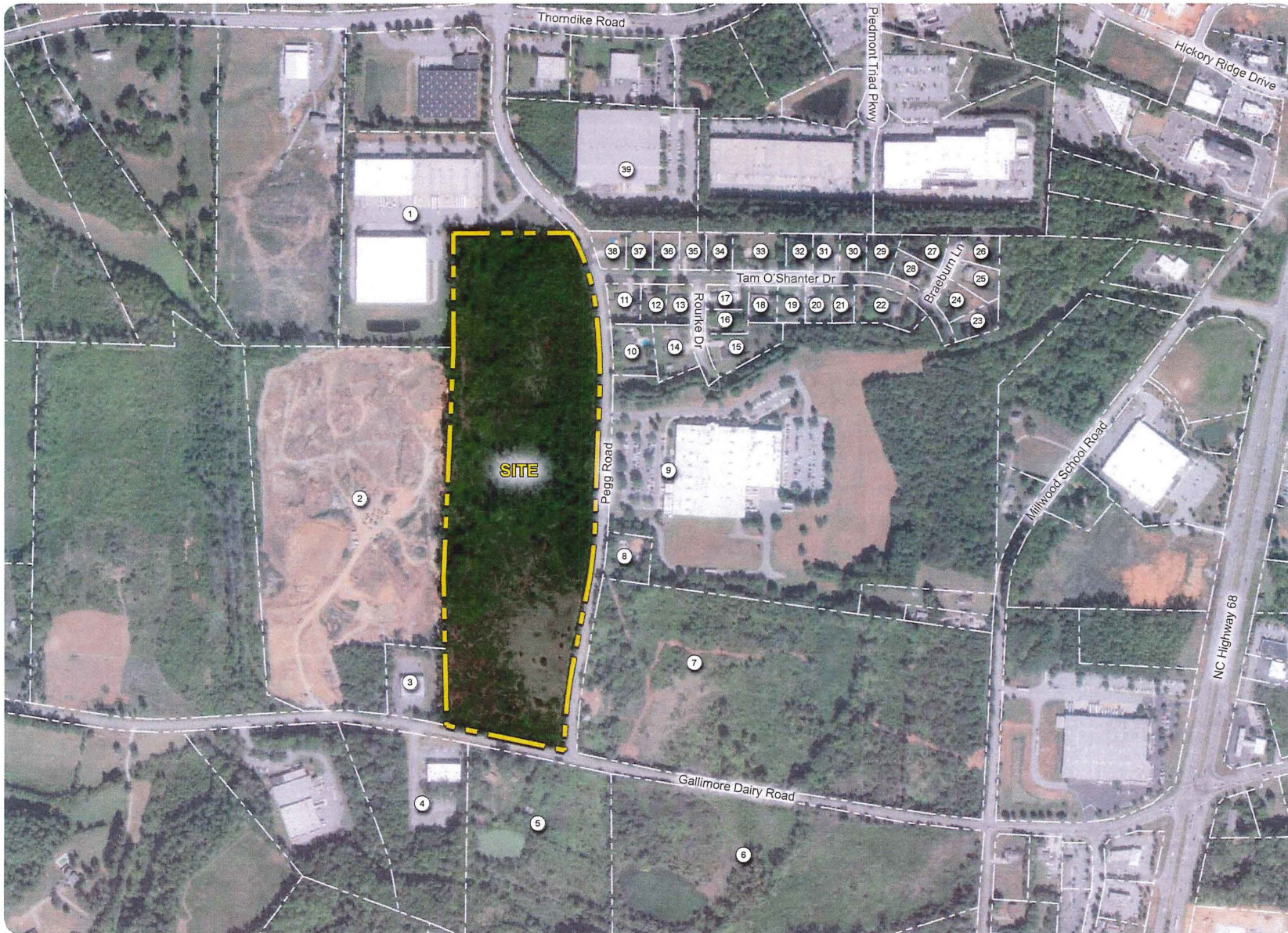
NEIGHBORHOOD MEETING ATTENDANCE

700 Pegg Road

High Point, NC

	Name	Address:	Phone:	Email:
1	Margaret Akingbade	8004 Tam O'Shanter Dr.		
2	Shelley Siler	8102 Tam O'Shanter		
3	Kieran Chasmond	8100 Tam O'Shanter		
4	Charles & Vera Jackson	723 Pegg Rd	336-668-2346	
5	DAVID FORD	601 O'Rourke Keok	336 908 1599	
6	Crown Kintner	8109 Pegg RD	336 392-1239	
7	William Mills	8105 Tam O'Shanter	336-668-7946	
8				
9				
10				
11				
12				

Exhibit C



#	Owner
1	NCCP SAMONE LLC ; SECURITY HOUSING
2	JOSEPH'S 2006 VENTURE LLC
3	ARBUTINA INVESTMENTS GREENSBORO LLC
4	FIRST COMMUNITY BANCSHARES INC A NEVADA CORP
5	FLYNT, JAMES E ; FLYNT, WILLIAM B HEIRS ; JAMES, PHYLLIS FLYNT T/C
6	R & J HUDSON FAMILY LMTD PTNRS & PLEASANTS FARM FAMILY LMTD P & STELLA L PLEASAN
7	JRE GREENSBORO LLC
8	JACKSON, CHAS L ; JACKSON, VERA MAE
9	AMP INC M S 176-41
10	CHENEY, CHARLES F ; CHENEY, CYNTHIA
11	MILLS, WILLIAM C
12	CREWS, JIMMY LEE ; CREWS, KATHY ANN
13	TATE, ALLEN E ; TATE, DEBORAH A
14	BABIKER, HOWIDA ; BABIKER, TAHA
15	O'BEIRNE, MICHAEL S ; O'BEIRNE, SUSAN A
16	MCCORMICK, MICHAEL R
17	FORD, DAVID A ; FORD, JAMIE L
18	SEDANO, JOSE S ; SEDANO, SONIA G
19	JOHNSON, JOHN CLAYTON ; JOHNSON, SHELBY F
20	MAY, RANDY DARRELL
21	CARNELL, SYLVIA W
22	DILLS, CRYSTAL PRIDDY
23	NEAL, JON W ; NEAL, KITTY DENISE
24	BAILEY, NICHOLAS A ; OBRIEN, PAIGE EMILY
25	INMAN, WILLEM E ; INMAN, LORRAINE L
26	KARKI, AJIT DHOJ SINGH ; JHA, MANOJ KUMAR ; THAPA, BIDYA KC
27	COHEN-SHAFFER, LYLE LEE
28	LATO, FRANCIS ROBERT
29	AKINGBADE, MARGARET I
30	ARMSTRONG, MICHAEL WAYNE II
31	MOORE, ANGELA HIATT ; GABBARD, KAREN HIATT
32	ROLLINS, JULIAN S ; ROLLINS, CHRISTINA T
33	BASILY, MAGED RAMZY ; BASILY, MARY
34	SPENCER, JOHN HARVEY
35	ELLIS, LINDSAY
36	WILLIS, ROBERT T ; WILLIS, SHELIA W
37	CHANNELL, KAREN C
38	KINLAW, CRAVEN
39	DEEP RIVER WAREHOUSE INC



Prepared for:
Scannell Properties
500 Montgomery Street, Suite 400
Alexandria, VA 22314
August 28, 2018 | #18-164

Ownership Exhibit **700 Pegg Road** High Point, NC





Prepared for:
 Scannell Properties
 500 Montgomery Street, Suite 400
 Alexandria, VA 22314
 August 28, 2018 | #18-164

Example Images
700 Pegg Road
 High Point, NC