

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-09
(RIMAR LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by RIMAR LLC to rezone approximately 22.2 acres from the Residential Single Family-3 (R-3) District and the Residential Single Family-20 (RS-20) District, within Forsyth County's jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site lies along the west side of Skeet Club Road and surrounded on three sides by the Joyce Circle right-of-way. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request as outlined in the attached staff report.
- B. On July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-09. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 4-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

RIMAR LLC

Zoning Map Amendment 19-09

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 22.2 acres to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. All members of the Commission were present except for Ms. Angela McGill. Prior to the commencement of the public hearing Mr. Walsh requested to be recused due to a conflict of interest. The Commission accepted his recusal and Mr. Walsh exited the dais. 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 on behalf of the applicant was Ms. Judy Stalder, Zoning Consultant, 665 N Main Street, High Point. Ms. Stalder provided an overview of the applicant proposal to develop a 119-unit mixed residential subdivision on this site consisting of single family homes and townhomes. She noted that the development will have less density than the Land Use Plan permits for this area; that the entire project is separated from adjacent property by the rights-of-way and there will be no direct access to the development from Skeet Club Road. In conclusion, she explained this proposed development will not generate enough trips to require a Traffic Impact Analysis.

Speaking in opposition to the request were Alan Aulgur, 3928 Tanglebrook Road; Deborah Dalton, 118 Wyndham Court; Glenn Meredith, 126 Wyndham Court; Beth Hawks, 120 Wyndham Court; Candice Williams, 3928 Tanglebrook Road and Myrna Wigley, 3901 Cornish Glen Ct., High Point. These speakers raised the following concerns:

- Traffic & Safety: Speakers noted that this is already a dangerous intersection and many motorists exceed the posted 45 mph speed limit. The additional traffic will pose a threat to safety with the potential for more accidents at this intersection.
- Density & Property Values: The proposed development is at a higher density than most of the adjacent residential developments and will have an adverse impact on the property value of existing homes that have large lots.

A question was posed by the Commissioners to the Transportation Department regarding the potential to install a stoplight at this intersection. Mr. Greg Venable, Transportation Planning Administrator, responded that as part of future improvement to Skeet Club Road, studies will be conducted to determine the most appropriate locations to install traffic signals along the Skeet Club Road corridor.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-09, as recommended by staff, by a vote of 4-0.

Consistency & Reasonableness Statements

The Commission vote 4-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because, as conditioned, the proposed CZ RM-16 zoning is consistent with the Medium Density Residential classification, and policies of the Land Use Plan and Northwest Area Plan. Furthermore, the request is reasonable and in the public interest because the rezoning site abuts a thoroughfare planned for improvement, is immediately west of a residential multifamily district and can be adequately served by municipal services to support the proposed development. Mr. Wheatley seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 4-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-09
July 23, 2019**

Request	
Applicant: RIMAR LLC	Owner: Cathy Jean Hedgecock
Zoning Proposal: To rezone approximately 22.2 acres	From: R-3 Residential Single Family-3 District RS-20 Residential Single Family-20 District (Forsyth County)
	To: CZ RM-16 Conditional Zoning Residential Multifamily-16 District

Site Information	
Location:	The site lies along the west side of Skeet Club Road and surrounded on three sides by Joyce Circle.
Tax Parcel Numbers:	Guilford County Tax Parcels 199015 & 199014 and Forsyth County Tax Parcels 6892-19-2761.00 & 6892-19-5337
Site Acreage:	Approximately 22.2 acres
Current Land Use:	Two single family dwellings and one undeveloped parcel.
Physical Characteristics:	The site is heavily wooded with a gentle to moderately sloping terrain.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along Skeet Club Road. A new sanitary sewer outfall was approved to be installed along the Rich Fork Creek stream corridor, approximately 450 feet west of the site.
General Drainage and Watershed:	The site drains in a westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Based upon the size of the site and proposed development intensity, stormwater controls may be required.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	R-3 RS-20	Residential Single Family – 3 District Residential Single Family – 20 District (Forsyth County)	Single family detached dwellings and undeveloped parcels
South:	R-3 RS-20	Residential Single Family – 3 District Residential Single Family – 20 District (Forsyth County)	Undeveloped parcels
East:	R-3 CU RM-5	Residential Single Family – 3 District Conditional Use Residential Multifamily – 5 District	Single family detached dwelling and townhome subdivision
West:	RS-20	Residential Single Family – 20 District (Forsyth County)	Single family detached dwellings and undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Medium-Density Residential land use designation. This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.
Land Use Plan Goals, Objectives & Policies:	<p>The following goal and objective of the Land Use Plan are relevant to this request:</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.</p> <p>Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.</p>
Relevant Area Plan:	<p><u>Northwest Area Plan:</u></p> <p>This plan identified the site as being within an area that could eventually develop at the lower end of the 8-16 dwelling units per acre range of the Medium Density Residential land use classification. However, it recommended the Future Growth Area designation be retained until sewer service could be extended to the area. This occurred in 2014 with the construction of the Ralph Lauren distribution facility to the northwest, and the site was designated Medium Density Residential at that time.</p> <p>Two objectives identified in the plan relevant to this request are:</p> <ul style="list-style-type: none"> • <u>Objective 2d:</u> Provide for residential development at a variety of densities and affordability levels. • <u>Objective 3a:</u> Maintain the transportation integrity of major thoroughfares through access control measures like restrictive driveway policies and the use of landscaped medians.
Zoning History:	There have been no recent zoning cases in this immediate area.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Skeet Club Road	Minor Thoroughfare	2,200 ft
	Joyce Circle	Local	3,500 ft
	Tanglebrook Road	Local	525 ft
Vehicular Access:	Access shall be from Joyce Circle.		
Traffic Counts: <i>(Average Daily Trips)</i>	Skeet Club Road	6,700 ADT (NCDOT 2017 traffic count)	
	Joyce Circle	N/A	
	Tanglebrook Road	N/A	
Estimated Trip Generation:	A 119-unit mixed-use residential subdivision would generate approximately 807 trips over of 24-hour time-period, with 62 trips in the AM peak-hours and 77 trips in the PM peak hours.		

Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	
Conditions:	1. The property owner shall dedicate forty-two (42) feet of right-of-way, as measured from the existing centerline of Skeet Club Road, along the entire frontage of the zoning site. 2. No access to Skeet Club Road.		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment				
Guilford County School District (27 single family homes and 2 twinhome units)				
Local Schools:	Enrollment: 2018 – 2019 (20 th day of class)	Design / Built Capacity: (2019 – 2020)	Mobile Classrooms:	Projected Additional Students:
Shadybrook Elementary	385	720	10	8-10
Ferndale Middle School	722	1272	0	4-6
High Point Central High	1,369	1,217	0	4-6
School District Remarks: 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.				
Forsyth County School District (90 dwelling units – twin homes and townhomes)				
Local Schools:	Enrollment: 2018 – 2019 (20 th day of class)	Design / Built Capacity: (2018 – 2019)	Mobile Classrooms:	Projected Additional Students:
Union Cross Elementary	665	626	154 *	68 *
Southeast Middle School	1,153	735	256 *	34 *
Glenn High	1,596	1,615	0	27 *
School District Remarks: *The projected numbers listed above number are based on potential over five years. Factors that will impact these numbers are unit size ratio and price range.				

Details of Proposal

The subject 22.2-acre site straddles the Guilford/Forsyth County line. The eastern 7.6 acres are in Guilford County and within the City of High Point's corporate limits. The western 14.6 acres are in Forsyth County and requested to be annexed into the City of High Point to have access to City utilities and services. This Zoning Map Amendment application proposes to establish a Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District over this area to facilitate development of a 119-unit mixed residential subdivision consisting of single family detached dwellings and townhome dwellings. Included with this application is a conditional zoning ordinance in which the applicant has offered conditions to dedicate right-of-way, restrict vehicle access and provide road 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. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. 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.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

As conditioned, the proposed CZ RM-16 zoning is consistent with the Medium Density Residential classification, and policies of the Land Use Plan and Northwest Area Plan.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The rezoning site abuts a thoroughfare planned for improvement, is immediately west of a residential multifamily district and can be adequately served by municipal services to support the proposed development.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The site, as conditioned, will allow for residential development consistent with adopted City plans.
 - ❖ Joyce Circle and its right-of-way provides separation between the proposed development and other adjacent residential properties.
 - ❖ The Development Ordinance and the RM-16 District contain standards to ensure the character of the proposed development is compatible with adjacent residential development; including standards for building height, maximum number of attached townhome units, exterior lighting and landscaping.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	The Development Ordinance requires single family attached development to provide open space areas based on the number of units developed.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.
	The site is within the Yadkin Pee-Dee (non-water supply) watershed. If development, grading and site improvements exceeds one-acre in area, then watershed regulations may require stormwater controls to be provided.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	<ul style="list-style-type: none"> ❖ The site is within an area currently served by City of High Point utilities and municipal services, including a new sanitary sewer outfall that is to be installed approximately 450 feet west of the site. ❖ The applicant has offered conditions to prohibit access to Skeet Club Road and to require improvements to Joyce Circle at proposed access points. Furthermore, the State plans improvements to Skeet Club Road, from Johnson Street southward to N. Main Street. ❖ The applicant has offered a condition that in the event development produces more than 150 trips in the AM or PM peak hours, a Traffic Impact Analysis is to be conducted. Improvements required by the TIA shall be installed by the owner to mitigate any adverse impact to streets.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	The requested RM-16 District maintains the residential use pattern of this area as envisioned by the Land Use Plan and the Northwest Area Plan. Immediately to the east is a CU RM-5 District which allows similar land uses as the proposed district.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

- ❖ Land use policies established in 2011 with the adoption of the Northwest Area Plan and the subsequent 2014 Land Use Plan amendment to establish a Medium Density land use classification both support mixed residential development and higher development densities on lands along the west side of Skeet Club Road.
- ❖ Lands lying along the west side of Skeet Club Road have been limited to rural or large lot (over one acre) residential development. The extension of a sewer outfall for the Ralph Lauren warehouse & distribution facility provides the opportunity for higher density residential uses to be developed on land along the west of Skeet Club Road.

Promotes a Preferred Development Patterns

Whether and the extent to which the proposed conditional zoning district will results in development that promotes a logical, preferred, and orderly development pattern.

The proposed CZ RM-16 District is consistent with development pattern envisioned for this area by the Northwest Area Plan.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 22.2-acre area to the CZ RM-16 District. As conditioned, the requested the CZ RM-16 District 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

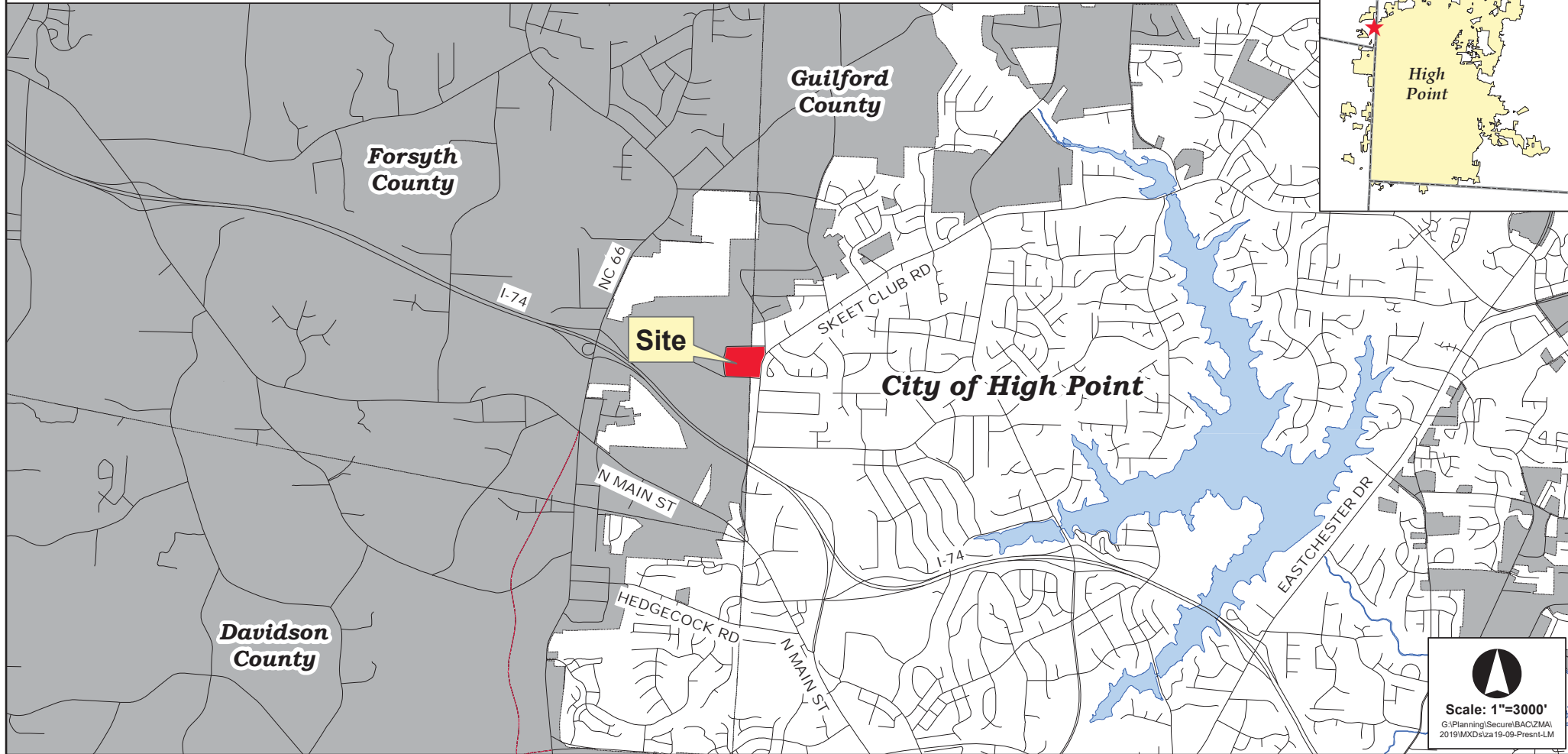
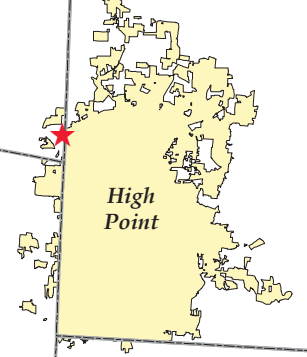
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-09

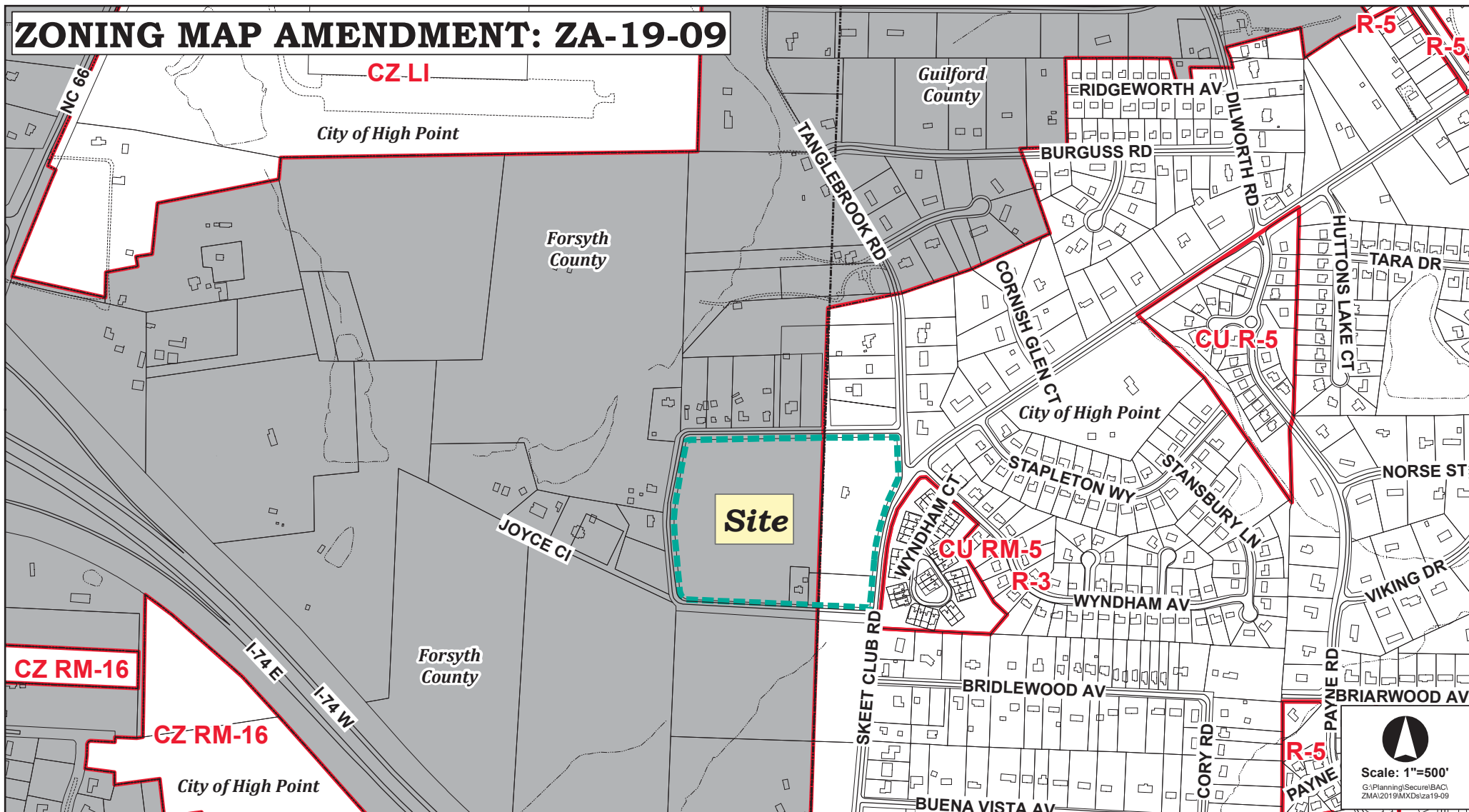
Applicant: RIMAR LLC

Vicinity Map

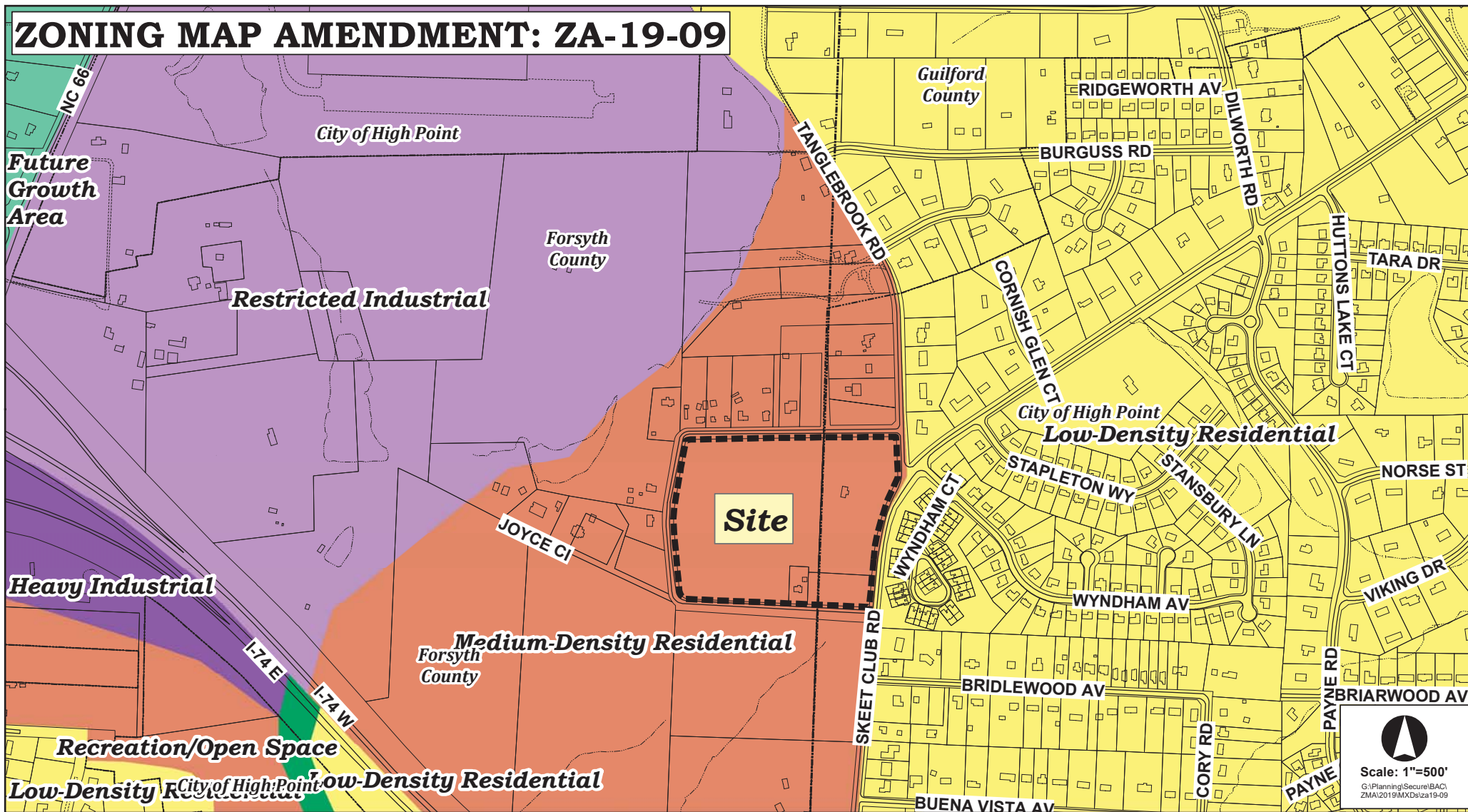


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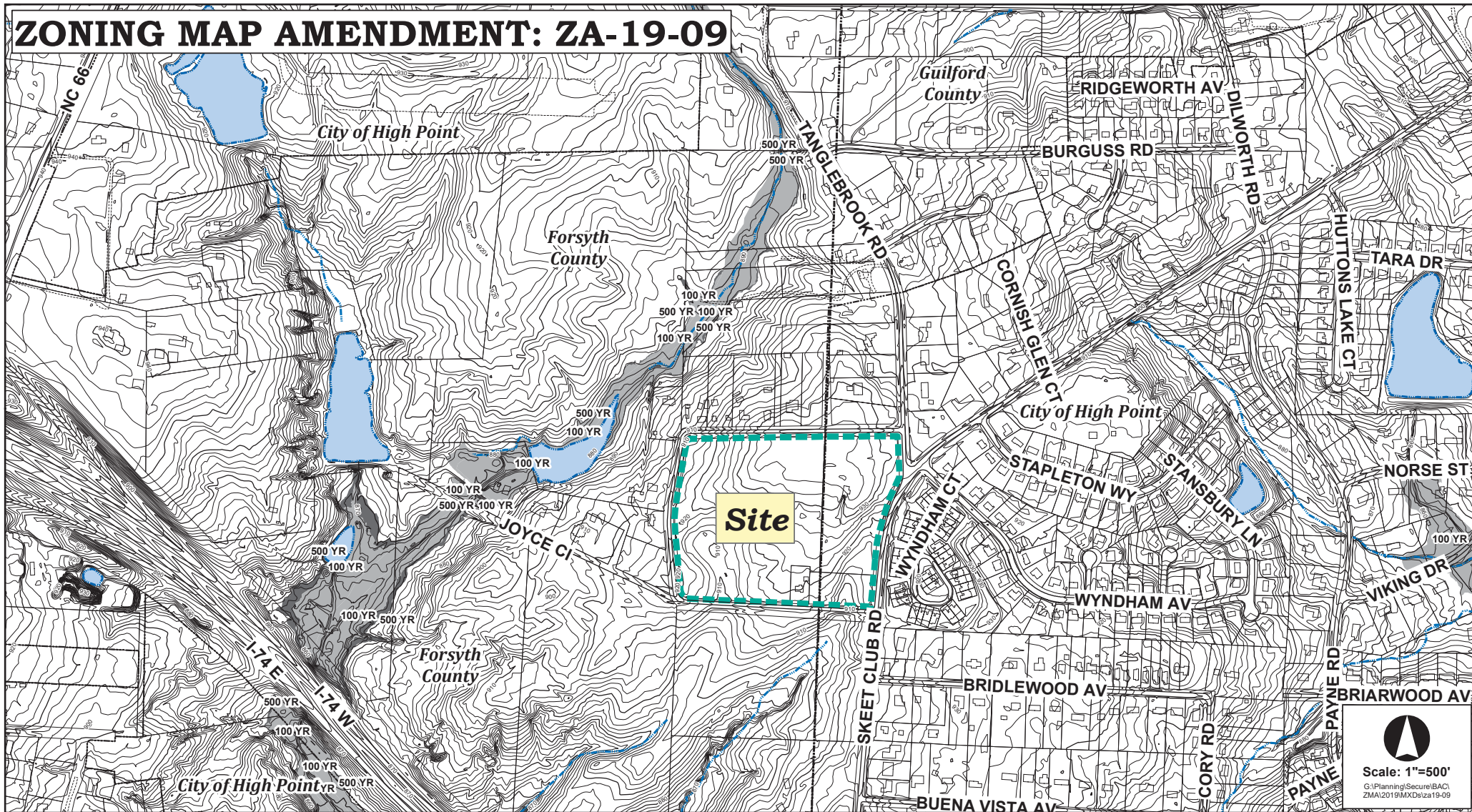
ZONING MAP AMENDMENT: ZA-19-09



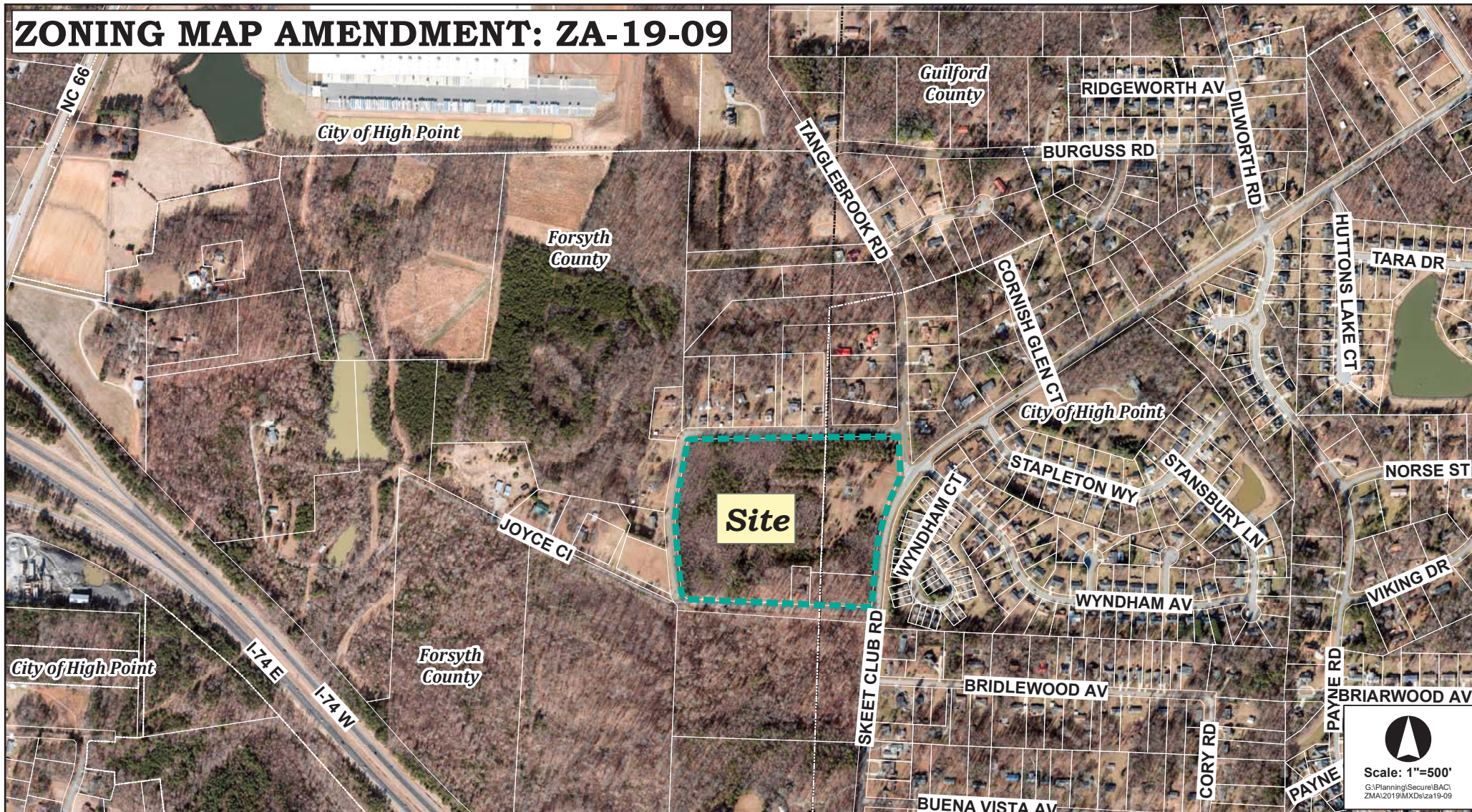
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding **Zoning Map Amendment Case 19-09 (ZA-19-09)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 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 **August 19, 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 Residential Multifamily-16 (CZ RM-16) District**. The property is approximately 22.2 acres and lying along the west side of Skeet Club Road and surrounded by Joyce Circle. The property is also known as Guilford County Tax Parcels 199015 & 199014 and Forsyth County Tax Parcel 6892-19-2761.00 & 6892-19-5337.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES**: Any uses allowed in the Residential Multifamily-16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Right-of-way Dedication: 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 Skeet Club Road, along the entire frontage of the zoning site.
2. Access: No vehicular access shall be permitted to the zoning site from the Skeet Club Road right-of-way.
3. Improvements
 - a. A Traffic Impact Analysis (TIA) shall be required to be submitted and approved by the City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) for development on the zoning site producing more than 150 trips in the AM or PM peak hours. As a part of the Land Development Permit approval all improvements required by the TIA, City of High Point Director of Transportation and NCDOT shall be installed prior to exceeding the 150 trip threshold.
 - b. Joyce Circle Improvements
 - i Joyce Circle (southern portion of right-of-way)
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from Skeet Club Road to the zoning sites southern access point to Joyce Circle.
 - ii Joyce Circle (northern portion of right-of-way)
As a part of the Land Development Permit approval the property owner shall improve Joyce Circle, from the Joyce Circle/Tanglebrook Road intersection to the zoning sites northern access point to Joyce Circle.
 - iii Joyce Circle (western portion of right-of-way)
The City of High Point Director of Transportation shall determine if additional improvements are required to the Joyce Circle right-of-way in conjunction with any access to the western portion of this right-of-way. Any required improvements shall be installed as part of Land Development Permit approval.
4. Other Transportation Conditions
The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all transportation construction 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 XXXXXXXXXX xx, 2019.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-09

Submitted by: Judy Stalder
Development Consultant

Citizen Information Meeting Report

Zoning Case ZA-19-09

The Citizen Information meeting for Zoning Case ZA-19-09 was held at the Keller Williams Building, 665 North Main Street, High Point NC 27260 on Thursday, June 27 from 6:00 to 7:00 pm. A notification letter dated June 18 was sent by US Mail to 54 addresses supplied by the City of High Point Planning and Development Department. This mailing included the *City of High Point Conditional Use District Zoning Citizen Information Meetings* statement. A copy of the notification letter and list of addressees is attached.

There were 4 property owners in attendance:

Patti Bitner, 3902 Tanglebrook Road, High Point NC 27265

Debra Lewallen, 3902 Tanglebrook Road, High Point NC 27265

Ray Deal 3906 Tanglebrook Road, High Point NC 27265

Sharon Deal, 3906 Tanglebrook Road, High Point NC 27265

Also, in attendance were Mark Walsh of RIMAR Development LLC and representative, Judy Stalder.

At the meeting a 24" x 36" illustrative site plan was presented showing how the property might develop under the requested zoning. This was the same plan that was reviewed by High Point TRC on Wednesday, June 19.

Judy Stalder presented the current zoning case and the illustrative map so that property owners could see how RIMAR envisions the property developing. She also pointed out the location of the properties owned by those attending the meeting. The following observations were made:

- 1) The requested zoning designation is RM-16 to allow the development of a variety of housing.
- 2) A site plan presented is an illustration of how the property may develop and is not part of the zoning request.
- 3) The homes closest to Skeet Club Road will be single family detached. Further into the development there will be twinhomes and townhomes.
- 4) The density will be restricted to a maximum of 6 homes per acre.
- 5) The first public hearing is scheduled for the Planning and Zoning Commission at 6:00 pm on Tuesday, July 23. The hearing will be held in Council Chambers, on the third floor at 211 South Hamilton Street.

Mark Walsh presented information about RIMAR Development LLC and some of their current projects. He stated that RIMAR is a local company and proud of all its developments.

Questions and comments from the attendees:

1) How many total homes will be developed? *Around 119.*

2) Will Tanglebrook Road lose access to Skeet Club Road? *The development of this property will not affect the access of Tanglebrook Road to Skeet Club Road.*

- 3) How many new driveways will be on Skeet Club Road? *No driveways will access Skeet Club Road.*
- 4) Will there be sewer service available to our properties as a result of this development? *Not likely, but we will know better after the engineer completes utility plans.*
- 5) When will construction start? *Late fall, early winter.*
- 6) What is the price range for the homes? *The price will be determined by the builder, but based on lot price, homes will probably start at \$230,000 to \$250,000.*
- 7) How big of a house can you put on these small lots? *That will be up to the builder, but the lots will support housing sizes typical in this area.*

Submitted by Judy Stalder

The Stalder Group LLC
665 North Main Street
High Point North Carolina 27262
336.688.2204
jstalder@northstate.net

June 18, 2019

Dear Neighbor,

This letter is to notify you of a Citizen Information Meeting concerning a request for rezoning of the Hedgcock property bounded by Joyce Circle and Skeet Club Road. The meeting will be held on Thursday, June 27 from 6:00 until 7:00 at the Keller Williams Building, 665 North Main Street, High Point NC 27260. Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

RIMAR Development LLC is planning to develop the property with a neighborhood of single family homes, twinhomes and townhomes. We have applied to the City of High Point for annexation and zoning of the property to allow no more than 6 homes per acre. A preliminary site plan for illustrative purposes will be presented at the Citizen Information Meeting.

At the meeting you will be able to learn more about our plans and ask any questions you may have. Mark Walsh from RIMAR Development and I will be available at this meeting.

If you are unable to attend or you have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net. If you would prefer to meet at another time more convenient for you, just let me know.

Sincerely,

Judy Stalder
Development Consultant

Forsyth County Property Owners

Bencini Realty Ltd
PO BOX 1130
High Point, NC 27261

Davis Tanya Glidewell
701 Joyce CIR
High Point, NC 27265

Hedgecock Ruby Joyce
619 Skeet Club RD
High Point, NC 27265

Joyce Harry Lee; Joyce Keith Eugene
713 Joyce CIR
High Point, NC 27265

Ridge Billy Earl
811 Joyce CIR
High Point, NC 27265

Ridge John Daniel
805 Joyce CIR
High Point, NC 27265

Ridge Robert W
1080 Carls Way RD
Pinnacle, NC 27043

Ridge Robert W; Ridge Nancy
1080 Carls Way RD
Pinnacle, NC 27043

Ridge Rosemary P
803 Joyce CIR
High Point, NC 27265

Tesh Johnny Ray
795 Joyce CIR
High Point, NC 27265

Guilford County Property Owners

ADAMS, KENTON L; ADAMS, VICKY L
502 SKEET CLUB RD
HIGH POINT NC 27265

AUSTIN, JOYCE H
116 WYNDHAM CT
HIGH POINT NC 27265

BAKER, WALTER L; CATOR, DOLORES P
166 WYNDHAM CT
HIGH POINT NC 27265

BARRETT, DOROTHY J; BARRETT, GREGORY D
177 WYNDHAM AVE
HIGH POINT NC 27265

BARRIER, MERILLA L
182 WYNDHAM CT
HIGH POINT NC 27265

BARWICK, ROBERT; BARWICK, JAN
174 WYNDHAM CT
HIGH POINT NC 27265

BENCINI REALTY LTD
PO BOX 1130
HIGH POINT NC 27261

BIXBY, BONNIE L; BIXBY, KEVIN
178 WYNDHAM CT
HIGH POINT NC 27265

BROOME W, CAROLINE SUE
144 WYNDHAM CT
HIGH POINT NC 27265

CATES, SYLVIA SMITH
164 WYNDHAM CT
HIGH POINT NC 27265

CHAPMAN, DALLAS E
162 WYNDHAM CT
HIGH POINT NC 27265

CHILDRESS, R LARRY; CHILDRESS, ELAINE A
173 WYNDHAM AVE
HIGH POINT NC 27265

CLODFELTER, GENE
148 WYNDHAM CT
HIGH POINT NC 27265

CORTESE, PETER A; CORTESE, LINDA D
132 WYNDHAM CT
HIGH POINT NC 27265

DALTON, DEBORAH FOX; DALTON, OTIS GARY
118 WYNDHAM CT
HIGH POINT NC 27265

DANZIS JR, HAROLD R; DANZIS, ALBERTA J
167 WYNDHAM AVE
HIGH POINT NC 27265

DEAL, RAYFORD LYNN; DEAL, SHARON M
3906 TANGLEBROOK RD
HIGH POINT NC 27265

DEPARTMENT OF TRANSPORTATION
PO BOX 14996
GREENSBORO NC 27415

FLAGG, CATHERINE L
170 WYNDHAM CT
HIGH POINT NC 27265

FRAZIER JR, HENRY THOMAS; FRAZIER, JUDY
GARRETT
140 WYNDHAM CT
HIGH POINT NC 27265

FREEMAN, NOEL HARDING; FREEMAN, VICKIE
LEWIS
130 WYNDHAM CT
HIGH POINT NC 27265

GUTHRIE, DALE H; GUTHRIE, DONNA R
3910 TANGLEBROOK RD
HIGH POINT NC 27265

HALEY, CLARENCE; HALEY, SYLVIA
103 BRIDLEWOOD AVE
HIGH POINT NC 27265

HAWKS, ELIZABETH L
120 WYNDHAM CT
HIGH POINT NC 27265

HEDGECOCK, DONALD R; HEDGECOCK, CATHY
JEAN
619 SKEET CLUB RD
HIGH POINT NC 27265

HORNE, MICKEY K L/T; NC DEPT OF
TRANSPORTATION
136 WYNDHAM CT
HIGH POINT NC 27265

HOVORKA, THOMAS F; HOVORKA, REBECCA Y
106 HEDRICK DR
KERNERSVILLE NC 27284

JANE H HINKLE REVOCABLE TRUST; HINKLE,
JANE H TRUSTEE
126 WYNDHAM CT
HIGH POINT NC 27265

JOHNSON, RONALD EDWARD; JOHNSON,
BRENDA S
122 WYNDHAM CT
HIGH POINT NC 27265

KING, ARTHUR E; KING, RUTH M
128 WYNDHAM CT
HIGH POINT NC 27265

M & P DEVELOPERS LLC
1716 TROWBRIDGE CT
HIGH POINT NC 27265

MARJORIE A HEATH LIVING TRUST; HEATH,
MARJORIE A TRUSTEE
180 WYNDHAM CT
HIGH POINT NC 27265

MEREDITH, CONNIE;MEREDITH, GLENN
176 WYNDHAM CT
HIGH POINT NC 27265

NICHOLS, DONALD RAY; NICHOLS, CAROL H
138 WYNDHAM CT
HIGH POINT NC 27265

RAUEN, NICHOLAS
4396 CROWNE LAKE CR 1-F
JAMESTOWN NC 27282

REDDING, PENNY L
142 WYNDHAM CT
HIGH POINT NC 27265

RIDGE, SYLVIA S
3905 TANGLEBROOK RD
HIGH POINT NC 27265

RITTER, MARY B
172 WYNDHAM CT
HIGH POINT NC 27265

SCRIBNER, NANCY C
114 WYNDHAM CT
HIGH POINT NC 27265

SHERWOOD, NICODEMUS
709 SKEET CLUB RD
HIGH POINT NC 27265

SNYDER, DEBBIE MCKENZIE
146 WYNDHAM CT
HIGH POINT NC 27265

THOMAS, HAZEL B
3902 TANGLEBROOK RD
HIGH POINT NC 27265

TURNER, JEANNE D
168 WYNDHAM CT
HIGH POINT NC 27265

WAINER, HERBERT S; WAINER, PEGGY T
124 WYNDHAM CT
HIGH POINT NC 27265

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com