

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-18
(Charis Companies, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: Yes

Advertising Date: September 25, 2019, and
October 2, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by Charis Companies, LLC to rezone approximately 8.14 acres from a Conditional Use General Business (CU-GB) District, Transitional Office (TO) District and the Residential Single Family - 5 (R-5) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the south side of Eastchester Drive, between Futrelle Drive and Cook Street.

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request as outlined in the attached staff report.
- B. On September 24, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-18. 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

Charis Companies, LLC

Zoning Map Amendment 19-18

At its September 24, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 8.14 acres to a Conditional Zoning General Business (CZ-GB) District. All members of the Commission were present except for Mr. Ray Wheatley and Mr. Mark Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Ms. Judy Stalder, 665 N. Main Street, High Point, representative, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to expand the existing automotive dealership to add two abutting parcels. She also addressed how the zoning conditions offered by the applicant will continue to protect adjacent residential property owners.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 19-18, as recommended by staff, by a vote of 6-0.

Consistency & Reasonableness Statements

The Commission voted 6-0 to approve the following statement: That the Zoning Map Amendment is consistent because the property is designated Community/Regional Commercial by the Land Use Plan, and as conditioned development will be consistent with the Eastchester Corridor Plan. Furthermore, the request will provide a uniform zoning and land use pattern along this segment of the Eastchester Gateway Corridor while maintaining zoning conditions that mitigates impacts to adjacent property owners.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-18
September 24, 2019**

Request	
Applicant: Charis Companies, LLC	Owners: LBG Properties, LLC; Oak Hollow Enrichment Center, Inc. and James Stewart Sr.
Zoning Proposal: To rezone approximately 8.14 acres	From: CU-GB Conditional Use General Business District TO Transitional Office District R-5 Residential Single Family - 5 District To: CZ GB Conditional Zoning General Business (CZ-GB) District

Site Information	
Location:	The site is located along the south side of Eastchester Drive, between Futrelle Drive and Cook Street.
Tax Parcel Numbers:	Guilford County Tax Parcels 179938, 179944 and 179950
Site Acreage:	Approximately 8.14 acres
Current Land Use:	The zoning site is currently developed with an automotive dealership, child daycare facility and a single family dwelling.
Physical Characteristics:	The site has no noteworthy physical features.
Water and Sewer Proximity:	A 6 and 8-inch City water line and an 8-inch City sewer line lies adjacent to the site along Eastchester Drive, Futrelle Drive and Cook Street.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) 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 General Watershed Area (GWA) Gateway Corridor Overlay District

Adjacent Property Zoning and Current Land Use			
North:	OI	Office Institutional District	Personal service and office use
South:	R-5	Residential Single Family – 5 District	Single family detached dwellings
East:	TO R-5	Transitional Office District Residential Single Family – 5 District	Office and single family detached dwellings
West:	CU-GB	Conditional Use General Business District	Major vehicle establishment (automotive dealership)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	<p>The following goal and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</p> <p>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p> <p>Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.</p>
Relevant Area Plan:	<p><u>Eastchester Corridor Plan Phase I</u></p> <p>The Eastchester Plan calls for limited driveway cuts and frontage landscaping along Eastchester Drive and the intersecting public streets.</p>
Zoning History:	<p><u>Zoning Map Amendment 05-28:</u> The current automotive facility on the zoning site (Toyota dealership) was granted its current CU-GB District zoning in 2005.</p> <p><u>Zoning Map Amendment 08-07 and 11-13:</u> These amendments, from 2008 and 2011, added lands to the adjacent Honda dealership to the west and to the GMC dealership to the northwest.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Eastchester Drive		Major Thoroughfare	690 ft.
	Cook Street		Local	580 ft.
	Futrell Drive		Local	475 ft.
Vehicular Access:	Via driveway access from Eastchester Drive, Cook Street and Futrell Drive			
Traffic Counts: <i>(Average Daily Trips)</i>	Eastchester Drive		23,000 ADT (NCDOT 2017 traffic counts)	
	Cook Street		Not Applicable	
	Futrell Drive		Not Applicable	
Estimated Trip Generation:	Not Applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not Applicable	
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

The applicant is requesting this zoning map amendment to expand the land area of an existing vehicle establishment use (automotive dealership). The current automotive dealership occupies most of this block and surrounds two parcels developed with a child daycare center and a single family dwelling. The applicant is proposing to expand the land area of the automotive dealership to include these two abutting parcels.

The automotive dealership obtained its current Conditional Use General Business (CU-GB) District zoning in 2005. Conditional Use (CU) zoning was replaced with Conditional Zoning (CZ) in 2011, and as of January 1, 2014, amendments to previous conditional use permits are no longer permitted. Previously adopted CU zonings are still valid; however, an amendment of a CU zoning requires the submittal of a new zoning application to establish a new CZ district. This zoning map amendment proposes to:

1. Update the current automotive dealerships CU zoning to a CZ zoning;
2. Add the daycare and single family parcels, along Cook Street, into the zoning site;
3. Remove previously adopted zoning conditions that have been met or will become invalid with the proposed land expansion;
4. Adjust the minimum fencing height from 8 feet to 6 feet to address maintenance problems; and
5. Update landscaping and access conditions to address the new land configuration of the site.

All other previously adopted zoning conditions will be carried forward in the conditional zoning ordinance.

Staff Analysis

Section 2.4.6.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.

The property is designated Community/Regional Commercial by the Land Use Plan, and as conditioned development will be consistent with the Eastchester Corridor 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 request will provide a uniform zoning and land use pattern along this segment of the Eastchester Gateway Corridor while maintaining zoning conditions that mitigates impacts to adjacent property owners.

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.
- ❖ As conditioned, this request will continue to restrict allowable GB district uses.
 - ❖ The applicant has offered to carry forward previously adopted zoning conditions pertaining to landscaping, outdoor storage and vehicular access to ensure continued compatibility with the surrounding area.

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	<p>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.</p> <ul style="list-style-type: none"> ❖ The applicant has offered conditions to prohibit outdoor public address systems and speakers, and to restrict the number and location of access points to Futrelle Drive and Cook Street. ❖ The GB district has required standards pertaining to the location of outdoor storage areas and the Development Ordinance governs exterior lighting, perimeter landscaping and screening of solid waste facilities. Taken in total, these standards will effectively mitigate adverse impact on adjacent lands.
Mitigation #2	<p>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.</p> <p>The site is within the Oak Hollow Lake General Watershed Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance.</p>
Mitigation #3	<p>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.</p> <p>The site is developed and currently served by City municipal services. The requested expansion will not adversely impact the City's ability to continue to provide services.</p>
Mitigation #4	<p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <ul style="list-style-type: none"> ❖ A similar vehicle establishment use lies to the west of the site along Futrelle Drive. The applicant has offered to restrict large truck traffic to the Futrelle Drive access point and away from the residential neighborhood along Cook Street. ❖ The site abuts residential uses to the south and east. The applicant is maintaining the previously established development standards for a minimum 40-foot wide

	Type A perimeter planting yard and opaque fence along the southern boundary of the site. Also, where residential zoning lies along the opposite side of Cook Street a wider street planting yard, with a higher planting rate and opaque fence, is to be installed.
--	---

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.

Previous zoning approvals gave support to automotive dealerships within this limited segment of the Eastchester Gateway Corridor.

Promotes a Preferred Development Pattern

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

Automotive dealerships were established to the west and northwest of this current zoning site. Previous zoning approvals allowed this use provided, it is oriented towards Eastchester Drive and consists of an entire block to avoid piecemeal intrusion into established residential neighborhoods. This Zoning Map Amendment is consistent with those prior approvals.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 8.14 acre area to the CZ-GB District. As conditioned, the request 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

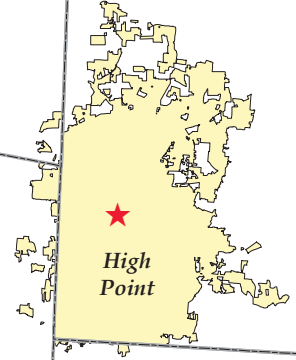
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-18

Applicant: Charis Companies, LLC

Vicinity Map



High Point

Jamestown

Guilford County

City of High Point

E HARTLEY DR

JOHNSON ST

EASTCHESTER DR

I-74

Site



N MAIN ST

N CENTENNIAL ST

S UNIVERSITY PW

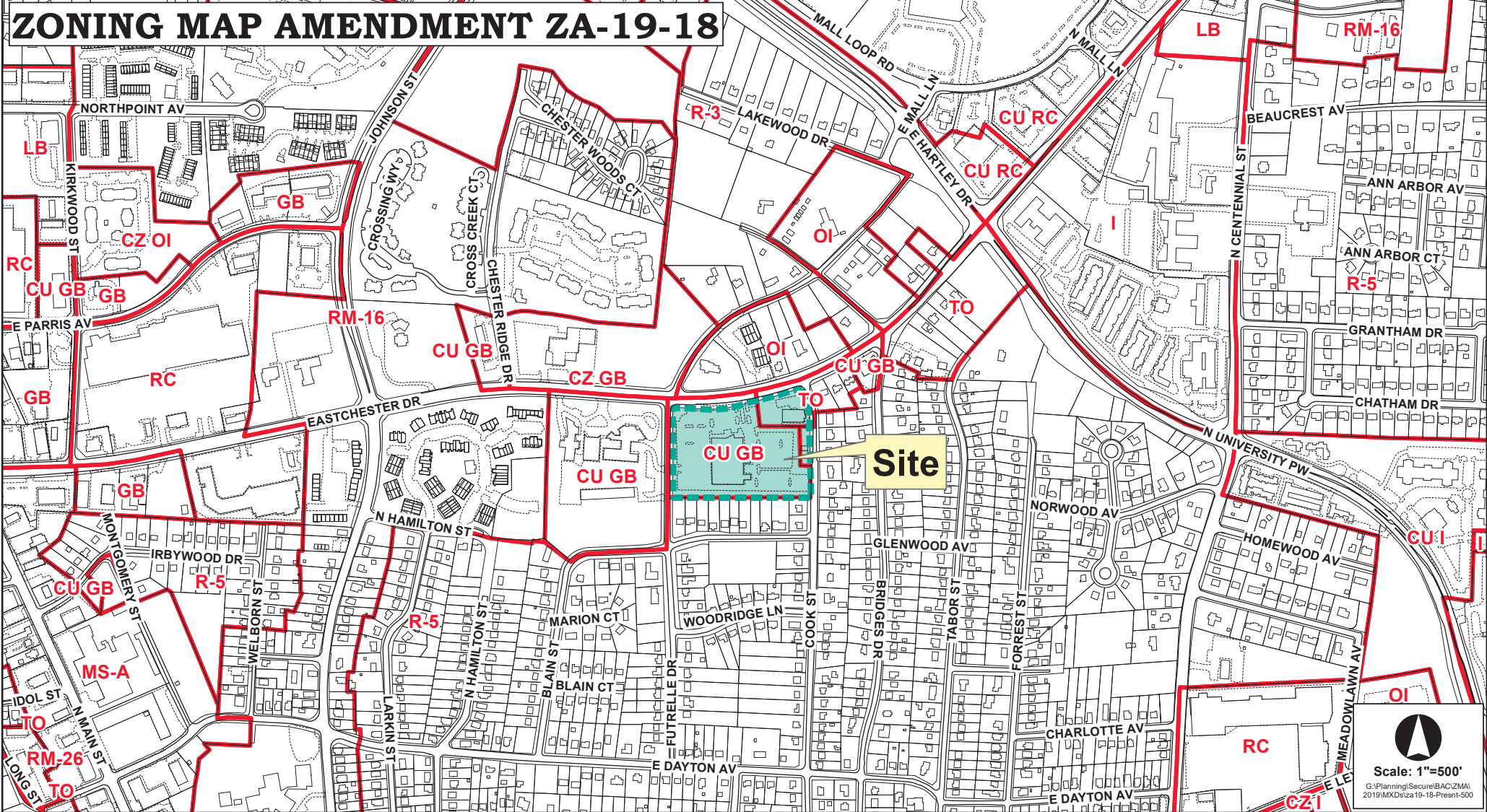
Davidson County



Scale: 1"=3000'

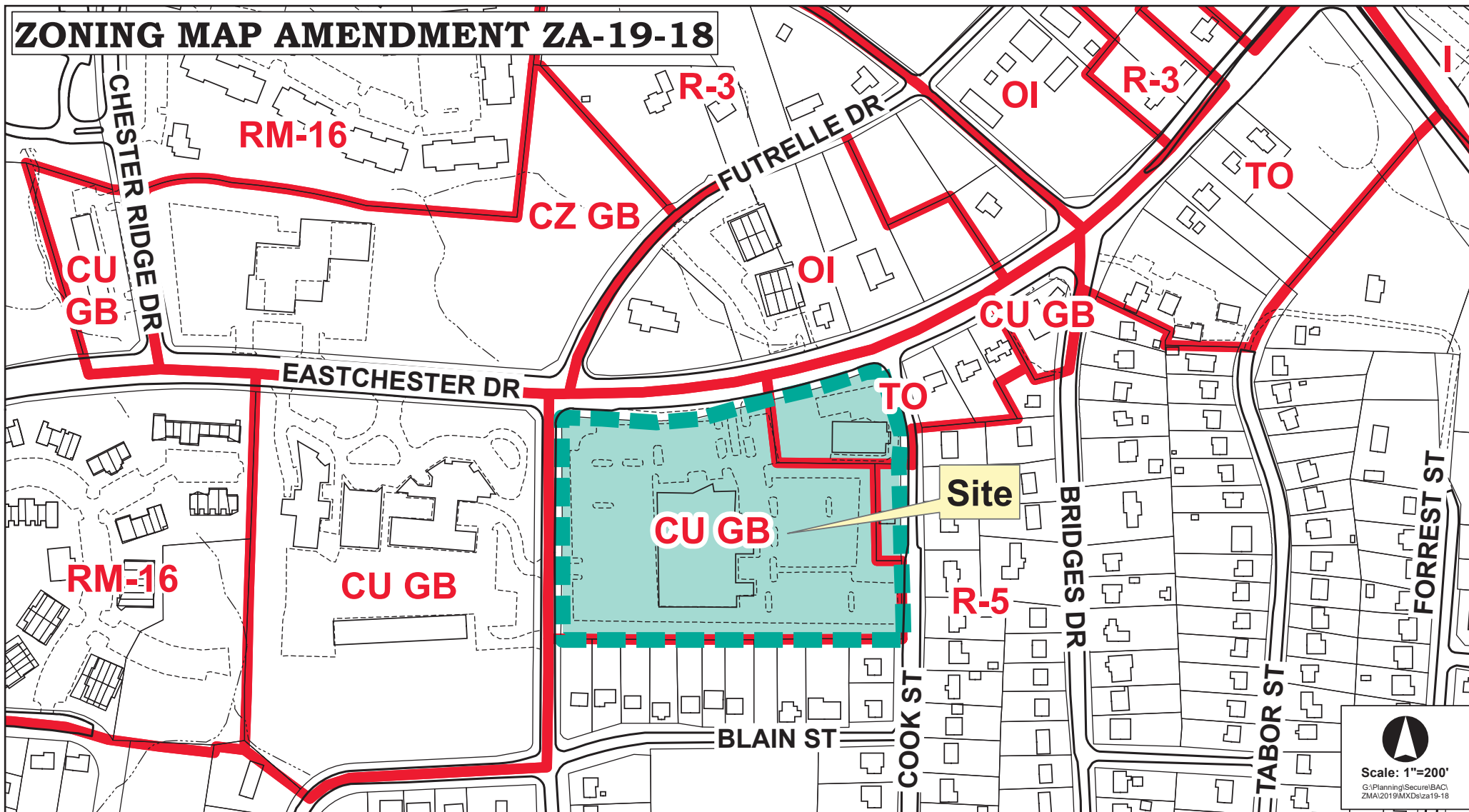
G:\Planning\Secure\BAC\ZMA\MXDs\za19-18-LM

ZONING MAP AMENDMENT ZA-19-18



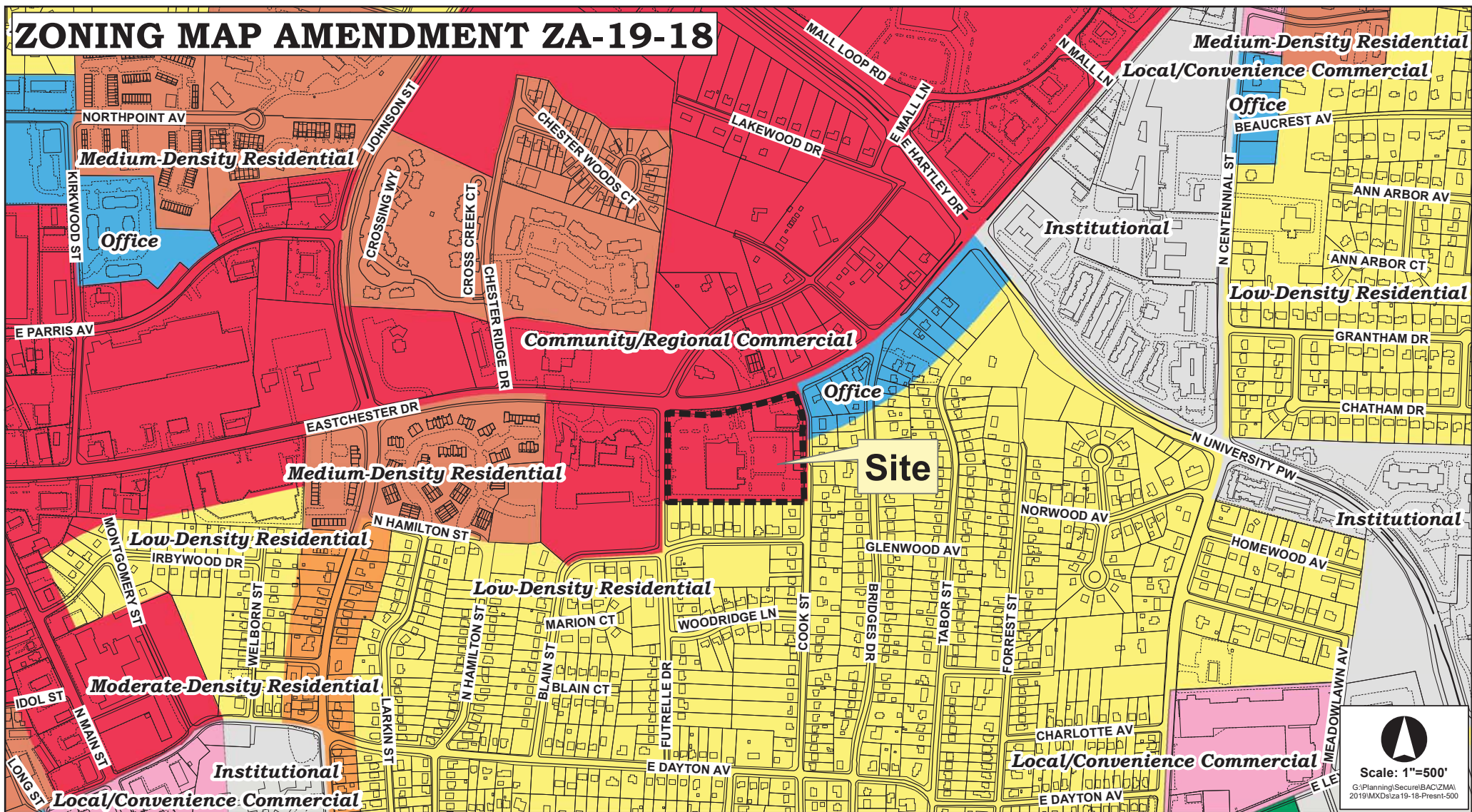
Scale: 1"=500'

ZONING MAP AMENDMENT ZA-19-18

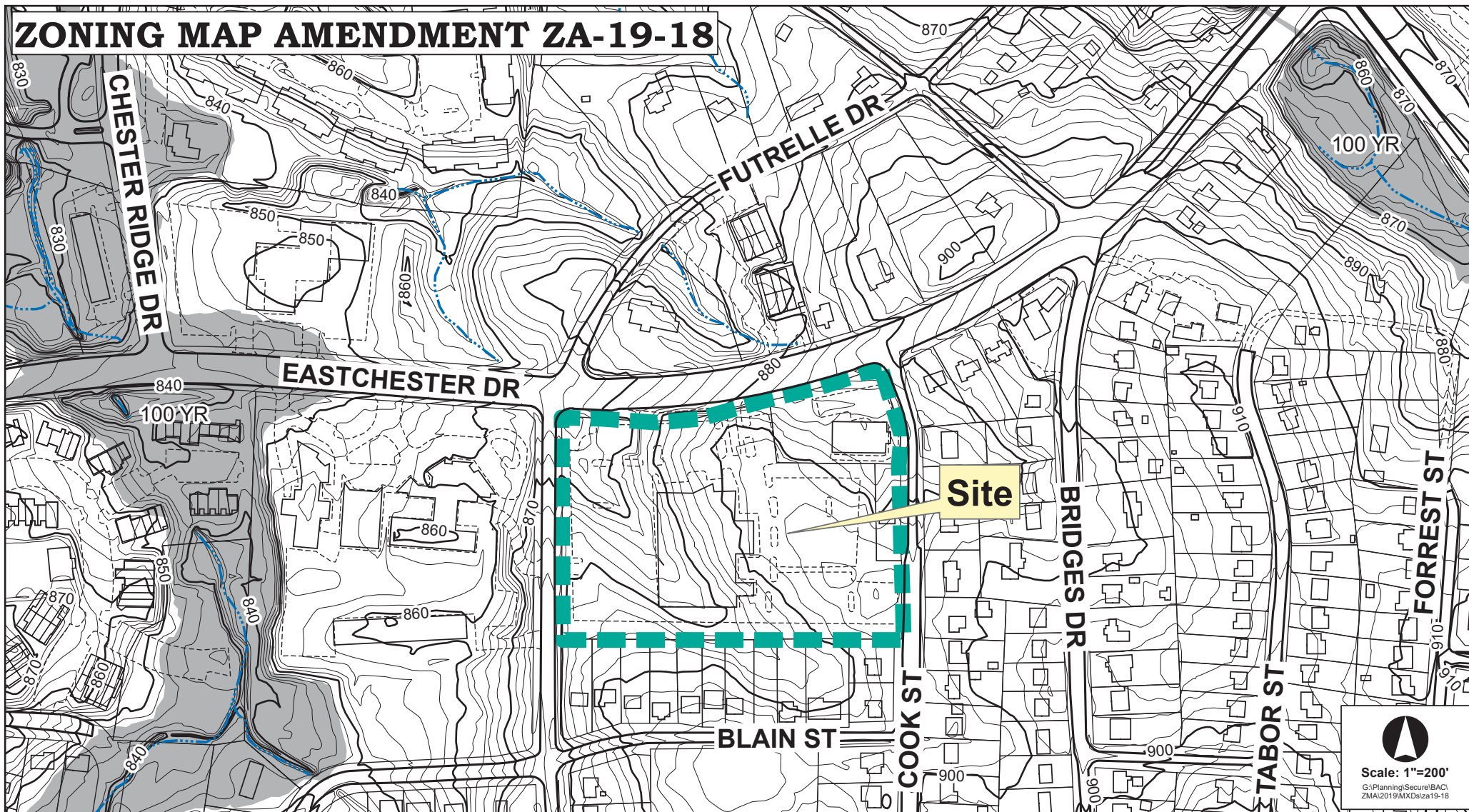


Scale: 1"=200'
G:\Planning\Secure\BACI\ZMA\2019\MXD\za19-18

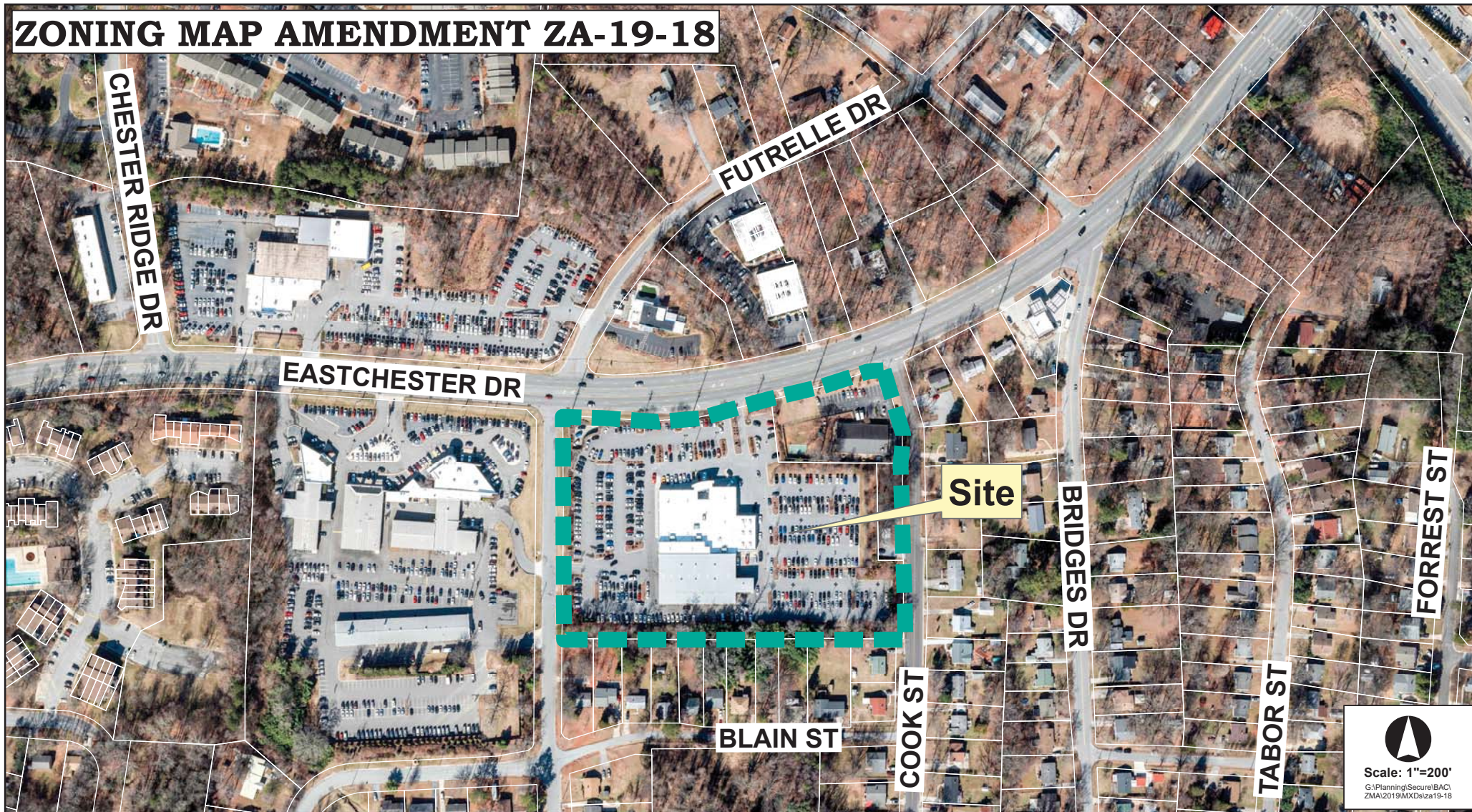
ZONING MAP AMENDMENT ZA-19-18



ZONING MAP AMENDMENT ZA-19-18



ZONING MAP AMENDMENT ZA-19-18



Scale: 1"=200'
G:\Planning\Secure\BACI
ZMA\2019\MXD\za19-18

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

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

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 24, 2019 and before the City Council of the City of High Point on October 7, 2019 regarding **Zoning Map Amendment Case 19-18 (ZA-19-18)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 15, 2019, for the Planning and Zoning Commission public hearing and on September 25, 2019 and October 2, 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 October 7, 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 at: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 8.14 acres, lying along the south side of Eastchester Drive, between Futrelle Drive and Cook Street (500 & 524 Eastchester Drive and 1703 Cook Street). The property is also known as Guilford County Tax Parcels Guilford County Tax Parcels 179938, 179944 and 179950.

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:** Only a Major Vehicle Establishment Use Type (Vehicle Establishment Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the General Business (GB) District, and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements**

1. **Lot Combination:** All parcels within the rezoning site shall be combined into one lot prior to any new development.

2. Eastchester Gateway Corridor Overlay (GCO): The rezoning site shall be subject to the requirements of the Eastchester Gateway Corridor Overlay (GCO) of Section 3.8.7 the Development Ordinance.

B. Landscaping, Buffers and Screening

1. Landscaping: In addition to the landscaping requirements of Section 5.5 of the Development Ordinance, the following shall be provided:

- a. Southern Property Boundary:

- 1). A minimum 40-foot wide Type A Planting Yard, with a minimum six (6) foot high opaque fence shall be provided along the southern property boundary of the zoning site. Landscaping shall consist of a mixture of deciduous and evergreen plant species.
- 2). Within this planting yard, the existing bamboo grove, and existing canopy trees greater than 8 inches calipers dbh, and existing understory trees greater than 4 inches calipers dbh shall be preserved within with first 30 feet of the planting yard from the property boundary and may be used to meet the Type A planting requirements. Additional plantings shall be provided where necessary to meet the Type A planting standards. A protection plan, which includes the limits of disturbance, shall be required to be submitted for approval with the site grading plan that details the measure to be used to protect this area from disturbance during construction.

- b. Cook Street Streetyard: A minimum twenty (20) foot wide street yard, planted at a Type B Rate, with a minimum six (6) foot high opaque fence shall be provided along the Cook Street frontage of the site. The opaque fence shall be installed internally within this street yard, a minimum of 20 feet from the Cook Street right-of-way. Landscaping shall be installed between the street right-of-way and the opaque fence. Planting materials shall consist of a mixture of deciduous and evergreen plant species. Minimum size of trees installed shall be 2½ inches for canopy trees and 1½ inch for understory trees. This condition shall only apply where residential zoning lies along the opposite side of Cook Street.

- c. Eastchester Drive frontage: A minimum 20-foot wide street yard shall be established along Eastchester Drive frontage, except that it may be reduced to a minimum of fifteen (15) feet adjoining the deceleration and stacking area for the right turn lane.

- C. Noise from Public Address Systems and Outside Speakers: An outdoor public address system and outdoor speakers shall be prohibited upon the zoning site.

D. Transportation Conditions.

1. Access

- a) One point of driveway access shall be permitted to Eastchester Drive (NC Hwy. 68), located approximately midway between the intersections of Futrelle Drive and Cook Street.
- b) One point of driveway access shall be permitted to Futrelle Drive, located opposite the existing driveway access on the west side of Futrelle Drive.
- c) One point of driveway access shall be permitted to Cook Street. Additional driveways access points along Cook Street shall be removed prior to any new development, new construction, building expansion building demolition or the installation of vehicle display areas.
- d) All large truck traffic shall be directed to utilize the Futrelle Drive access.

2. Other Transportation Conditions: The Director of Transportation and the North Carolina Department of Transportation (NC DOT) shall approve all 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.

Adopted by the City Council

City of High Point, North Carolina

The xxxth day of xxxxxxxxxxxxx, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-18

Submitted by: Ms. Judy Stalder on behalf of
Charis Companies LLC

Citizen Information Meeting Report

Zoning Case ZA-19-18

The Citizen Information meeting for Zoning Case ZA-19-18 was held at St Christopher's Episcopal Church, 303 Eastchester Drive, High Point NC 27262 on Monday, August 26 from 6:30 to 7:30 pm. A notification letter dated August 19 was sent by US Mail to 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.

Two property owners, Larry and Carol Woods, of 100 Varner Drive, Kernersville NC 27284 attended. The Woods own rental property at 1137 Bridges Drive, High Point NC. Also, in attendance were A.B. Henley of Charis Companies, Greg York from Vann York Auto Group and representative, Judy Stalder.

At the meeting a 24" x 36" site map was presented showing the boundaries of the properties to be rezoned and other properties in the general area. Judy Stalder located the Wood's property and made the following observations:

- 1) The requested zoning designation is CZGB to allow the expansion of Vann York Toyota.
- 2) The conditions are essentially the same as those that currently apply to Vann York Toyota.

Questions and comments from the attendees:

- 1) Will our property be rezoned as part of this request? *No.*
- 2) We have received flyers about selling our house. Does HPU want to buy our property?
We do not know.

Submitted by Judy Stalder

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

August 19, 2019

Dear Neighbor:

This letter is to notify you of a Citizen Information Meeting concerning a request for rezoning of The Oak Hollow Enrichment Center property at 524 Eastchester Drive and the residential property at 1703 Cook Street. The meeting will be held on Monday, August 26 from 6:30 until 7:30 at St. Christopher's Episcopal Church, 303 Eastchester Drive, High Point NC 27262.

Charis Companies LLC has applied to rezone the properties to a Conditional General Business zoning district. The properties may be part of a *future* expansion of the Vann York Auto dealership already established on the large majority of that city block. The application includes conditions that require visual protection for nearby residential uses, including an opaque fence and landscaping.

The zoning application will also convert the Vann York Toyota dealership at 500 Eastchester Drive from Conditional Use Zoning General Business to Conditional Zoning General Business. This part is a technical change requested by the city and conditions on that property will be the same.

At the citizen meeting you will be able to learn more about the plans and ask any questions you may have. A.B. Henley from Charis Companies, Greg York from Vann York and I will be available at this meeting.

Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

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

2019 CASTLE LLC
333 WESTCHESTER AVE WEST BLDG STE W2100
WHITE PLAINS NY 10604

321 EASTCHESTER LLC
P O BOX 5668
HIGH POINT NC 27261

AIKENS, ANDY;AIKENS, KEITH
PO BOX 780
TRINITY NC 27370

ANDERSON, HELEN H
1505 CRESTLIN DR
HIGH POINT NC 27262

AUTO MALL PROPERTY LLC
P O BOX 5668
HIGH POINT NC 27262

BAKER, SUDIE MAY;BAKER, JACK THOMAS
1602 COOK ST
HIGH POINT NC 27262

BARKER, RICHARD ADAM
152 PAULS AIRPORT RD
THOMASVILLE NC 27360

BOSTON G, LEE NOLIA HEIRS
4315 SIENNA TER #1H
HIGH POINT NC 27265

BROWN, CALVIN;BROWN, RHONDA
1921 BLAIN ST
HIGH POINT NC 27262

BROWN, JANET E;WEIPERT, PAUL D
801 W RAY AVE
HIGH POINT NC 27262

C & G PROPERTIES EASTCHESTER LLC
1033 ROCKFORD RD
HIGH POINT NC 27262

CAMBRUZZI, MARY ANN
2111 FOGGY LANE
HIGH POINT NC 27265

CASH, PAULA JEAN
1127 BRIDGES DR
HIGH POINT NC 27262

DODGE, VENCENT RAY
524 HUGHES RD
HAMPSTEAD NC 28443

ELKES CARPET OUTLETS INC
1585 GABLE ST
HIGH POINT NC 27260

FAZAL, MUHAMMAD
1606 COOK ST
HIGH POINT NC 27262

FRENCH, CATHY L
1911 BLAIN ST
HIGH POINT NC 27262

FULTON JR, W GROOME;FULTON, ANN C
P O BOX 95021
HENDERSON NV 89009

GO HOKIES LLC
507 EASTCHESTER DR
HIGH POINT NC 27262

GUNTER, KATHY S
1600 COOK ST
HIGH POINT NC 27262

HILL, J NED
1510 FUTRELLE DR
HIGH POINT NC 27262

HOOKE, DAVID L
601 EASTCHESTER DR SUITE E
HIGH POINT NC 27262

HOWARD, AMY KOSTICK;HOWARD, JAMES
JEFFERY
1003 E LADY DIANA CT
APEX NC 27502

HUBBARD, ROBERT N;HUBBARD, CORNELIA
1508 COOK ST
HIGH POINT NC 27265

HUGHES FAMILY LLC
PO BOX 1468
HIGH POINT NC 27261

IRVIN, KENNETH THOMAS
300 NORTH SCIENTIFIC ST
HIGH POINT NC 27260

KELLEY, ROY
PO BOX 6212
HIGH POINT NC 27262

KLEMM INVESTMENTS LLC
2905 SWAN LAKE DR
HIGH POINT NC 27262

LBG PROPERTIES LLC
PO BOX 5668
HIGH POINT NC 27262

MCLEOD, CHARLES EDWARD
1603 COOK ST
HIGH POINT NC 27262

MUHAMMAD, NIAZ;SHAHEEN, REHANA
1608 COOK ST
HIGH POINT NC 27262

NADA INC
716 EASTCHESTER DR
HIGH POINT NC 27265

NAVARRO, MILAGRO
114 EASTWIND DR
ARCHDALE NC 27263

NEWTON, JENNIFER ANNE
1601 COOK ST
HIGH POINT NC 27262

NIX, KATHLEEN E
PO BOX 2632
HIGH POINT NC 27261

NORTH CAROLINA WEST DISTRICT OF THE
WESLEYAN CHURCH
PO BOX 5066
HIGH POINT NC 27262

OAK HOLLOW ENRICHMENT CENTER INC
524 EASTCHESTER DR
HIGH POINT NC 27265

OFFCO DEVELOPMENT CO
1017 CANTERING RD
HIGH POINT NC 27262

OTTO & MOORE INC
701 EASTCHESTER DR
HIGH POINT NC 27262

PENNYMAC LOAN SERVICES LLC
3043 TOWNSGATE RD #200
WESTLAKE VILLAGE CA 91361

RAYMOND W CHAMBERS JR REAL ESTATE
HOLDINGS LLC
1708 HEATHCLIFF RD
HIGH POINT NC 27262

RENASANT BANK
2189 MCCULLOUGH BLVD
TUPELO MS 38801

REYNOLDS, NANCY R;REYNOLDS, W CALVIN
603 EASTCHESTER DR #D
HIGH POINT NC 27262

REYNOLDS, PAULINE D
572 PAUL'S AIRPORT RD
THOMASVILLE NC 27360

REYNOLDS, W CALVIN;REYNOLDS, NANCY R
603 EASTCHESTER DR STE E
HIGH POINT NC 27262

RSK EASTCHESTER PROPERTIES LLC
603 EASTCHESTER DR UNIT F
HIGH POINT NC 27262

SAMS JR, CHARLES EDGAR
5608 FOXBURY DR
OAK RIDGE NC 27310

SHEAHAN, ROBERT E;SHEAHAN, PATI S
101 BELLWOOD CT
JAMESTOWN NC 27282

SHIPWASH, DONALD K;SHIPWASH, JULIE G
1981 BETHEL DR
HIGH POINT NC 27260

SMITH, STANFORD;HIGHTOWER, MIRIAM S
431 FLETCHER PL
WINTER PARK FL 32789

STEWART SR, JAMES C;STEWART, JEAN A
904 N SHORE CT
HIGH POINT NC 27265

TROUTMAN, ALAN;TROUTMAN, KIMBERLY
6164 BRINKLEY PARK DR
BELEWS CREEK NC 27009

WEEKS, JAMES THORNTON TR;THE JAMES T
WEEKS REVOCABLE TRUST
2427 HAMMOCK DR
HIGH POINT NC 27265

WENLER COMPANY LLC
1129 PENNYWOOD DR
HIGH POINT NC 27265

WEST, HAYWOOD LYNN;WEST, KATHERINE T
PO BOX 5024
HIGH POINT NC 27262

WILLIARD INVESTMENT LLC
449 S WRENN ST
HIGH POINT NC 27260

WOODS, LARRY L;WOODS, CAROL M
100 VARNER DR
KERNERSVILLE NC 27284