

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 19-20  
(Windsor Investment, LLC)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** November 18, 2019

**Public Hearing:** Yes

**Advertising Date:** November 6, 2019, and  
November 13, 2019

**Advertised By:** Planning & Development

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

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### PURPOSE:

A request by Windsor Investment, LLC to rezone approximately 26.04 acres from the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. The site is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

### BACKGROUND:

The staff report and the Planning and 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 October 22, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-20. The Planning and Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 8-0.

## PLANNING AND ZONING COMMISSION RECOMMENDATION

### Windsor Investments, LLC

### Zoning Map Amendment 19-20

At its October 22, 2019 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximately 26.04 acres to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. All members of the Commission were present except for Mr. Jim Armstrong. 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 were Ms. Judy Stalder, 665 N. Main Street, High Point, applicant's representative, and the applicant, Mr. David Michaels, Windsor Investments, LLC, 5603 New Garden Village Drive, Greensboro. Ms. Stalder provided an overview of the proposal to rezone this site in order to develop a single family subdivision. Primary access will be from Barrow Road, a four-lane thoroughfare designed to handle the traffic, and a second access point is to be provided via connection to Sycamore Point Trail, which is an existing stub street constructed to connect to the site. Mr. Michaels stated the proposed development will be designed to minimize land disturbance next to streams, and stormwater management devices are required to collect and treat stormwater runoff from the site.

Also speaking was Mr. Jack McKinley, 4447 Ashton Oaks Court, High Point. He stated he is a General Contractor and that new residential construction must comply with the 2018 North Carolina Building Code, which requires new homes to be more energy efficient. He also stated lot sizes proposed for this project are well within market standards and are consistent with surrounding developments. Homebuyers are opting for smaller properties that require less maintenance.

The following persons spoke in opposition to the request, Mr. & Mrs. Eric & Lynne Watts, 3153 Cranberry Ridge Drive, Mr. Erik Garland, 4367 Cedar Trail Court, Mr. Lee Anderson Soni Jr., a resident of the Walnut Creek subdivision. The speakers noted the following concerns:

- Stormwater runoff – Stormwater runoff from the site will increase flooding risk in the area.
- Traffic & Safety - The development will increase traffic in an area that is already heavily congested and will pose a safety concern for students attending the adjacent Southwest Schools.
- Consistency - Lot sizes should be increased to be consistent with surrounding developments.
- School Expansion - The schools in this area need to be expanded and the zoning site would be a good property for such an expansion.

### Planning and Zoning Commission Action

#### Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 19-20, as recommended by staff, by a vote of 8-0.

#### Consistency and Reasonableness Statements

The Commission voted 8-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because the zoning site is designated Low Density Residential by adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the site is primarily surrounded by properties within the corporate limits and surrounded by low density single family residential subdivisions, except for Southwest school complex immediately across Barrow Road.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-19-20  
October 22, 2019**

<b>Request</b>	
<b>Applicant:</b> Windsor Investments, LLC	<b>Owner:</b> Williard Farms, LLC
<b>Zoning Proposal:</b> To annex and apply initial City zoning	<b>From:</b> AG Agricultural District ( <i>Guilford County</i> )
	<b>To:</b> CZ R-5 Conditional Zoning Residential Single Family - 5 District

<b>Site Information</b>	
<b>Location:</b>	The site is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 171240 and 171234
<b>Site Acreage:</b>	Approximately 26.04 acres
<b>Current Land Use:</b>	Single family dwelling and an undeveloped parcel
<b>Physical Characteristics:</b>	The site has a gentle to moderate sloping terrain and it is impacted by a perennial and an intermittent stream. The steeper terrain of the site lies along the stream corridors.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies adjacent to the site along Barrow Road. An 8-inch City sewer line lies along the western boundary of the site within the stream corridor.
<b>General Drainage and Watershed:</b>	The site generally drains in a westerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered stormwater 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 two units per acre or more. Within Tier 4 of this WCA, development is limited to two dwelling units per acre or 50% built-upon area.
<b>Overlay Districts:</b>	Oak Hollow Lake Watershed Critical Area, Tier 4 Airport Overlay District, Zone 4

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	PDM AG	Planned Development Mixed District Agricultural District ( <i>Guilford County</i> )	Single family dwellings
<b>South:</b>	PDM	Planned Development Mixed District	Single family dwellings
<b>East:</b>	I	Institutional District	High School ( <i>across Barrow Road</i> )
<b>West:</b>	PDM	Planned Development Mixed District	Single family dwellings and residential subdivision common area

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement</b>	Obj. 5E: Require that street systems connect with one another whenever possible to move all modes of traffic efficiently, to avoid congestion along key corridors, to improve traffic and pedestrian safety, and to enhance emergency management access.
<b>Land Use Plan Map Classification:</b>	The site has a Low Density Residential land use designation. This classification includes primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	The following goal and objective of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj.#5: Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development.
<b>Relevant Area Plan:</b>	Not applicable
<b>Zoning History:</b>	There has been no recent zoning activity in this immediate area. The abutting planned development zoning (CU-PDM District) to the north, south and west was established in 2003 as part of a 270-acre (943 unit) mixed residential/commercial/industrial planned development. Other developments along Barrow Road were annexed between the late 1980s through the mid-2000s and developed with a mixture of single family and townhome subdivisions.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Barrow Road		Minor Thoroughfare	520 ft.
	Sycamore Point Trail		Local Street	50 ft.
Vehicular Access:	Via public street connection to Barrow Road and Sycamore Point Trail. A future connection is proposed to Herrell Terrace to the north.			
Traffic Counts:	Barrow Road		6,200 vehicles (City of High Point 2019, 12-hour traffic count)	
Estimated Trip Generation:	An approximate 81-lot single family subdivision is proposed to be developed. Such a development is anticipated to generate approximately 775 daily trips (during a 24-hour time period) with approximately 62 AM peak hour trips and approximately 83 PM peak hour trips.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.	
Conditions:	<u>Access:</u> The zoning site shall be limited to one (1) point of access to Barrow Road. No lot or dwelling unit shall take direct access (driveway access) onto Barrow Road.			
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2019 – 2020 (20 <sup>th</sup> day of class)	Maximum Design/ Built Capacity: 2019- 2020	Mobile Classrooms:	Projected Additional Students:
Southwest Elementary	893	1,074	6	22 - 24
Southwest Middle	1,202	1,223	10	11 - 13
Southwest High	1,623	1,506	11	10 - 12
<u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom, and is not inclusive of capacity reduction from programmatic utilization. Overcrowding at Southwest area school continues to be a concern to Guilford County School.				

### Details of Proposal

The property has an Agricultural (AG) District zoning under Guilford County's zoning jurisdiction. The property owner proposes annexation of this land, under annexation petition (AN-19-11), and the applicant has submitted this zoning map amendment application to establish the CZ R-5 District to support development of a single family subdivision.

Included with this application is a conditional zoning ordinance in which the applicant has offered conditions pertaining to limiting the number of access points to Barrow Road and stormwater management controls.

### 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 zoning site is designated Low Density Residential by the adopted Land Use 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 site is primarily surrounded by properties within the corporate limits and surrounded by low density single family residential subdivisions, except for the Southwest school complex immediately across Barrow Road.**

### **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 abuts existing City residential developments to the north, south and west.
  - ❖ The zoning site, along with most of the abutting residential subdivisions, are within Tier 4 of the Oak Hollow Lake Watershed Critical Area, which restricts residential uses to two dwelling units per acre or 35 percent built upon area. Development intensity associated with this site will be compatible with the surrounding area since adjacent lands are also governed by the same watershed standards.
  - ❖ The subject site and surrounding area are designated on the adopted Land Use Map as Low Density Residential, which permits residential development up to five dwellings units per acre. The abutting CU-PDM District was approved with a master plan noting an overall density of 3.5 units per acre. The subject site is anticipated to have a density of approximately 3 units per acre, thus development will be compatible with the adopted land use policy for this 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:

<b>Mitigation #1</b>	<p><b>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.</b></p> <p>The proposed R-5 District supports single family development. The site is surrounded by similar zoned single family developments.</p>
<b>Mitigation #2</b>	<p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.</b></p> <ul style="list-style-type: none"> <li>❖ The site is within a Watershed Critical Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance. Furthermore, stream buffer standards will apply where streams bisect the site.</li> <li>❖ A condition is proposed to treat off-site stormwater from the two adjacent lots outside the site if those properties are developed in the future.</li> </ul>
<b>Mitigation #3</b>	<p><b>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.</b></p> <ul style="list-style-type: none"> <li>❖ The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</li> </ul>

	❖ Similar to adjacent residential developments, the zoning site have will be limited to one point of access to Barrow Road. As submitted, the conditions restrict individual lots from having direct access to Barrow Road.
<b>Mitigation #4</b>	<b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b> Single family developments are adjacent to the north, west and south. These adjacent subdivisions are within a planned development (CU-PDM District) and have developed under similar zoning dimensional standards. The requested CZ R-5 District will produce a development similar to those on adjacent properties.

#### **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.

There have been no significant changes in land use policy for this portion of the City's planning area. Since 1992, this portion of the City's planning area has been designated for residential development on the Land Use Map at a maximum density of five units per acre.

#### **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.

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

#### **Recommendation**

##### **Staff Recommends Approval:**

The Planning & Development Department recommends approval of the request to rezone this 26.04 acre site to the CZ R-5 District. 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**

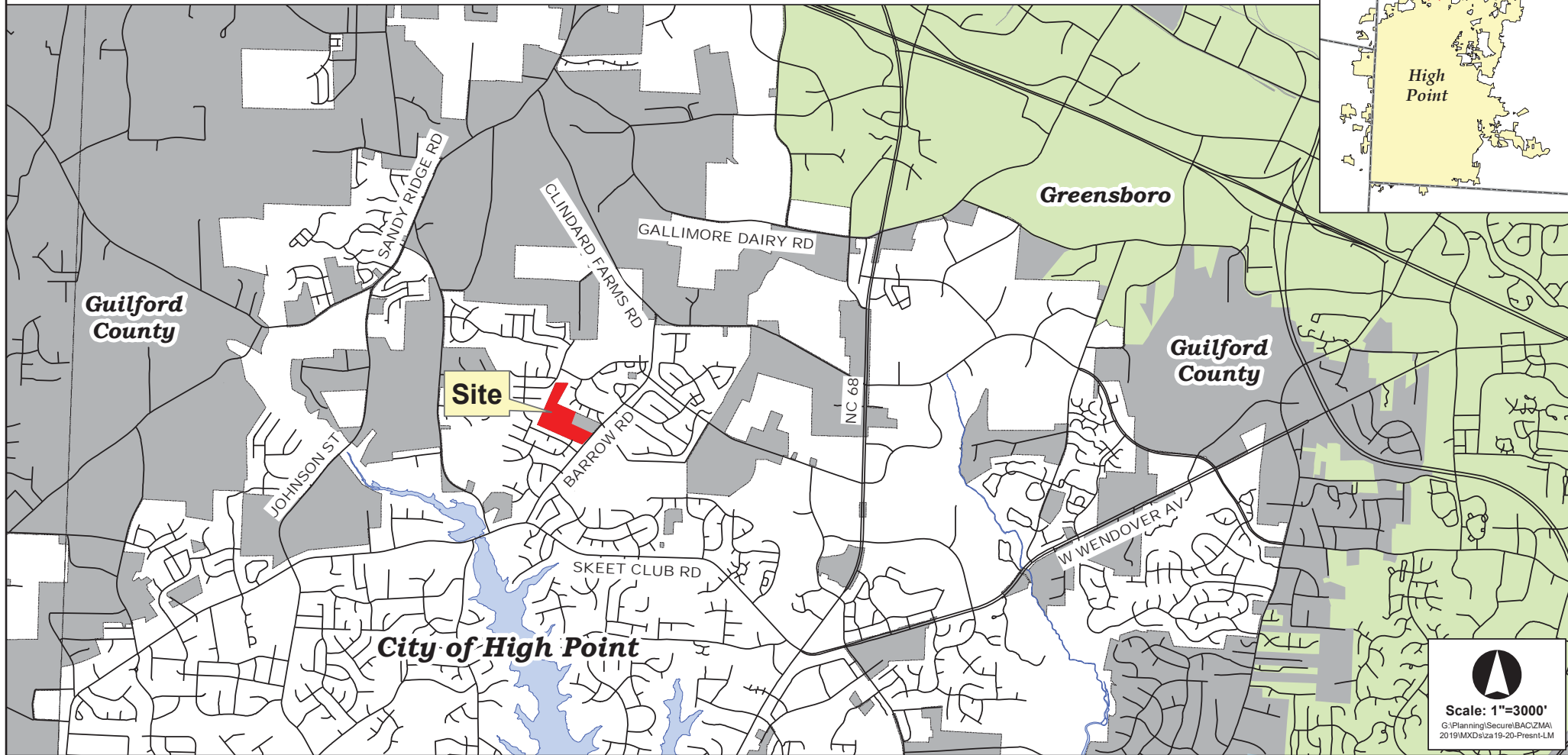
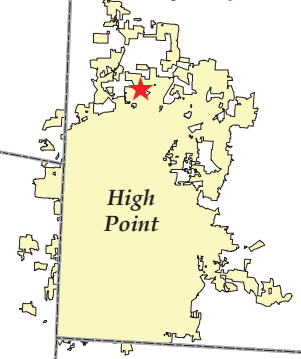
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-20

Applicant: Windsor Investments, LLC

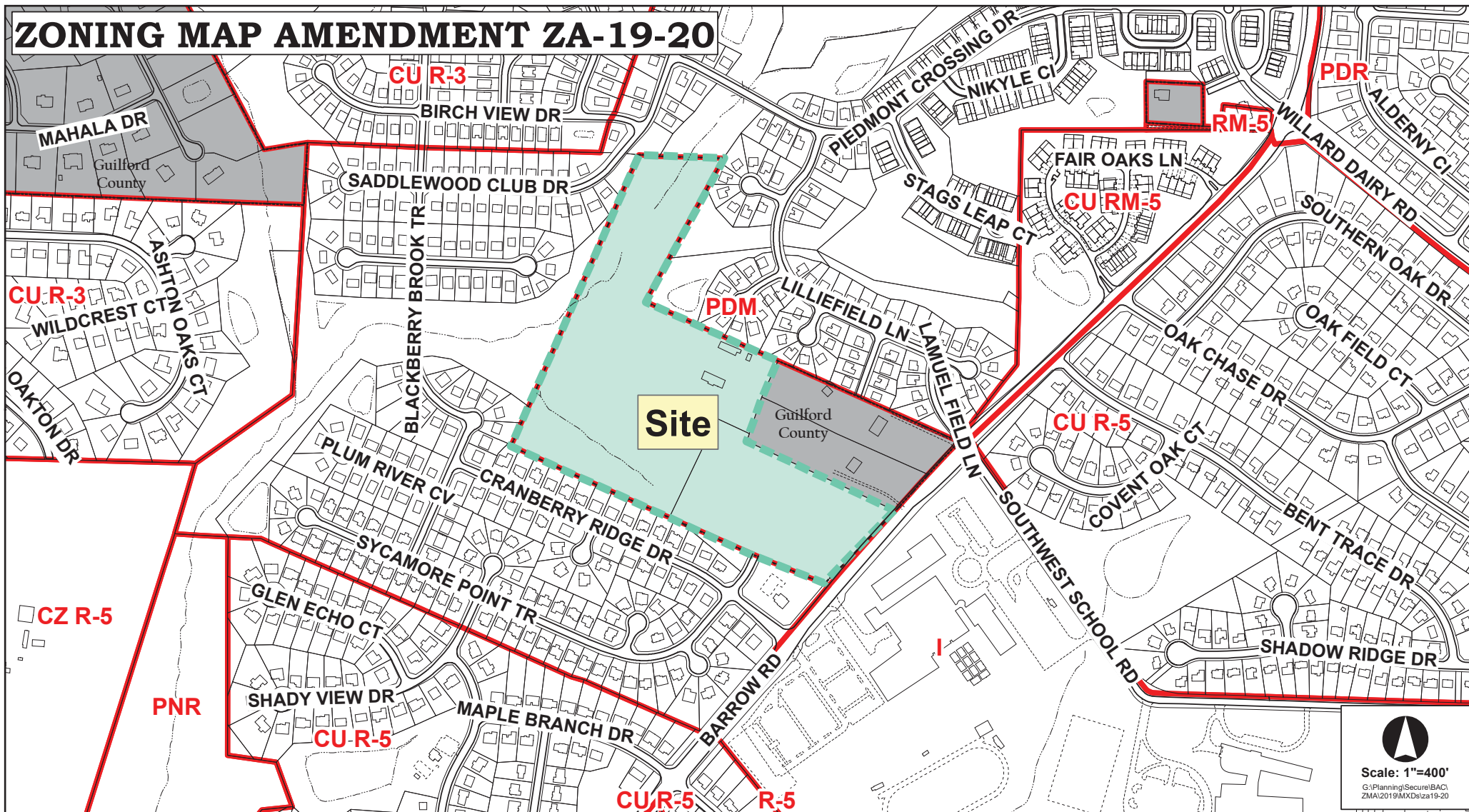
## Vicinity Map



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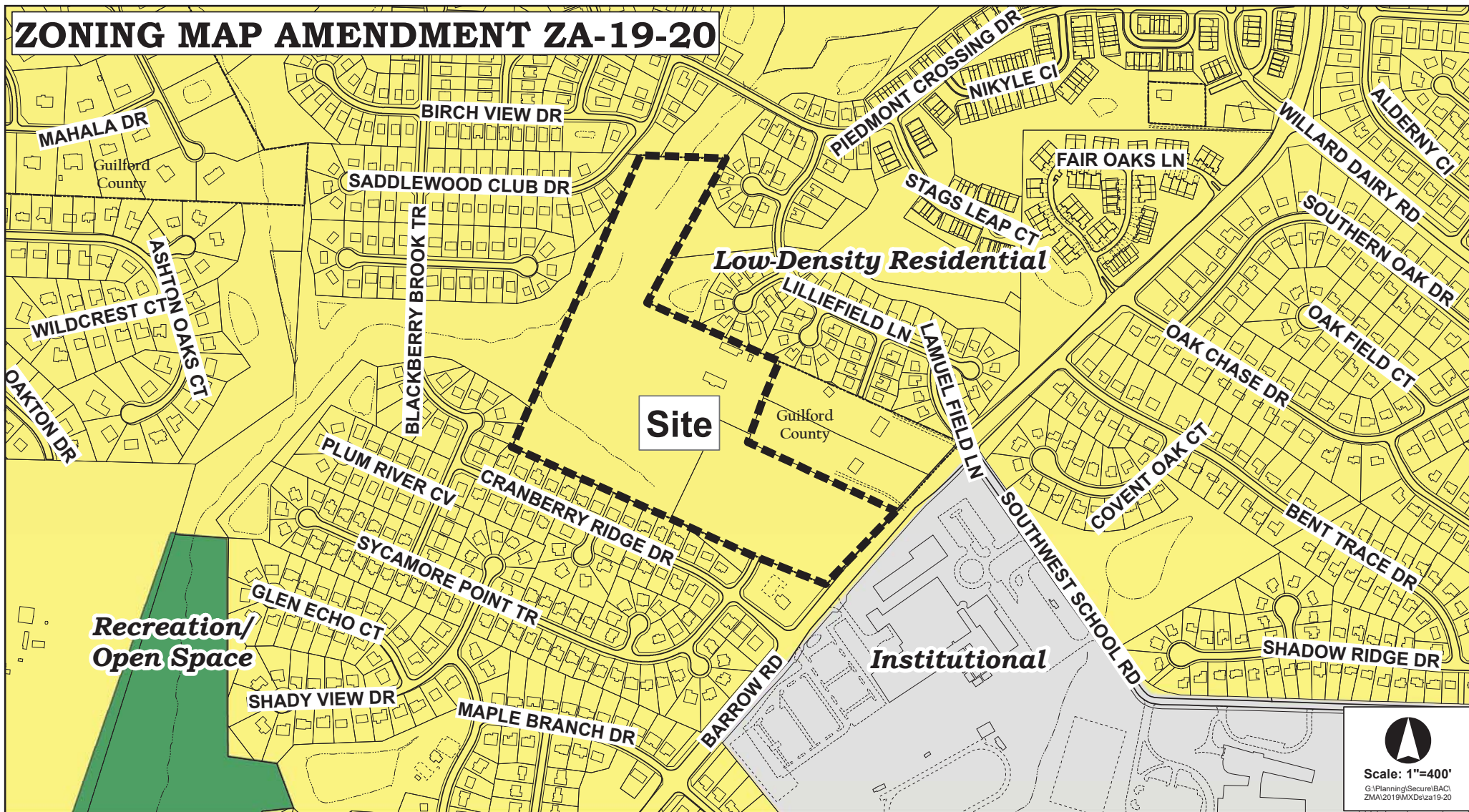
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# ZONING MAP AMENDMENT ZA-19-20

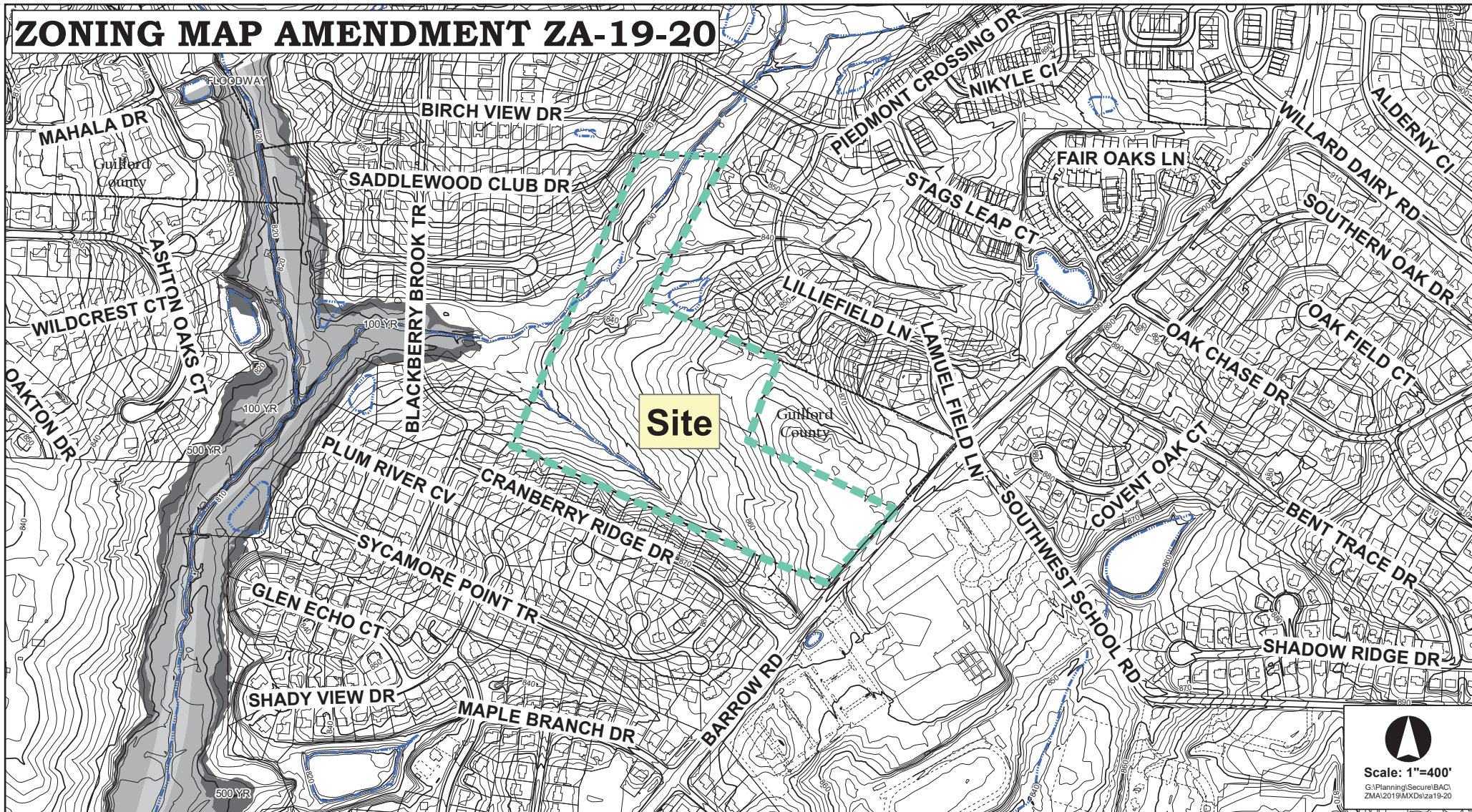


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# ZONING MAP AMENDMENT ZA-19-20

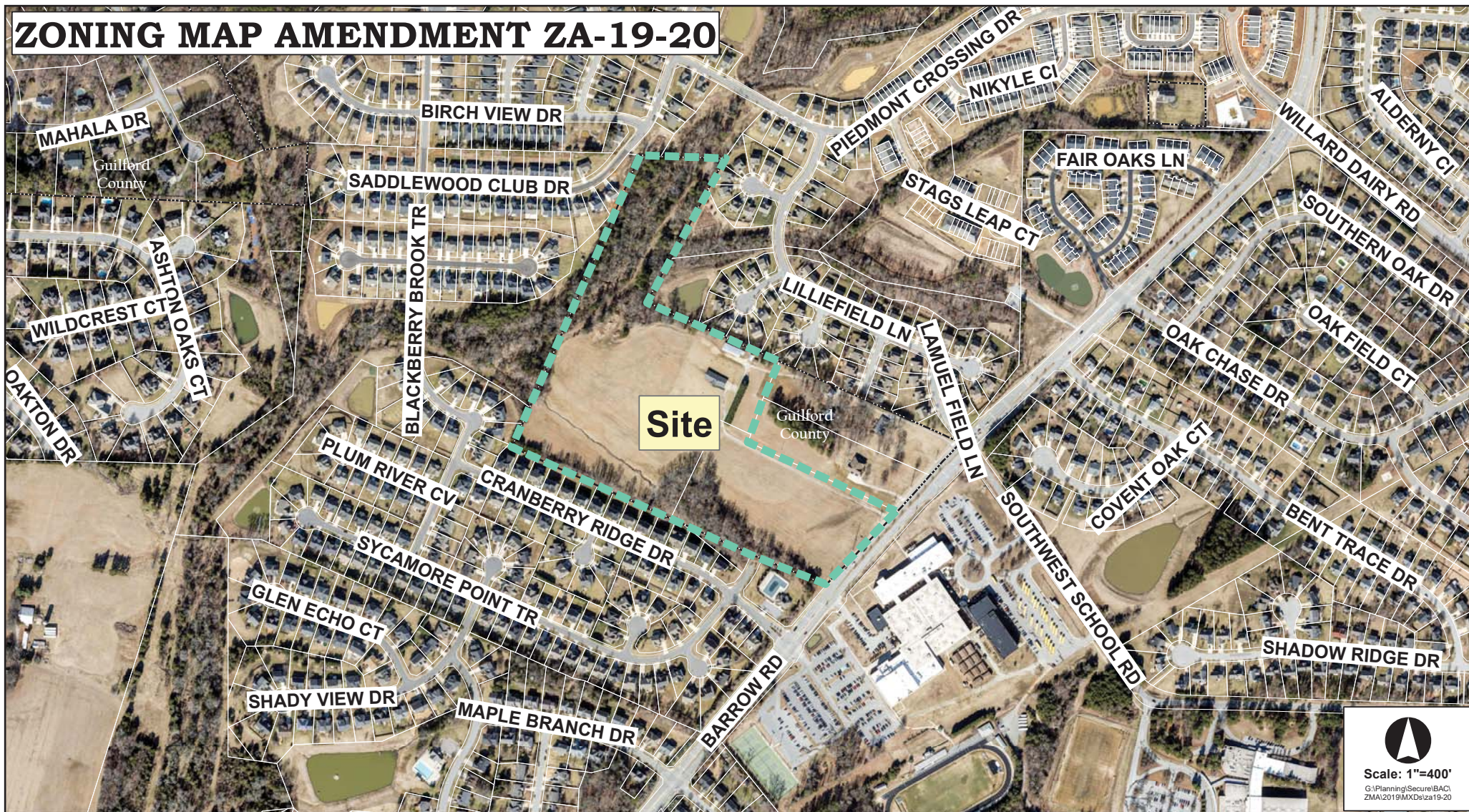


# ZONING MAP AMENDMENT ZA-19-20



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# ZONING MAP AMENDMENT ZA-19-20



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 October 22, 2019 and before the City Council of the City of High Point on November 18, 2019 regarding **Zoning Map Amendment Case 19-20 (ZA-19-20)** 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 October 13, 2019, for the Planning and Zoning Commission public hearing and on November 6, 2019 and November 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 **November 18, 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 Single Family - 5 (CZ R-5) District**. The site is approximately 27 acres and is located along the west side of Barrow Road, approximately 500 feet south of Southwest School Road. The property is also known as Guilford County Tax Parcels 171240 and 171234.

**SECTION 2**

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

Part I. **USES:** Any uses allowed in the Residential Single Family – 5 (R-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Stormwater**

As a part of the land development plan approval, stormwater management device(s) constructed for development of the zoning site shall be sized to accommodate potential runoff from adjoining Guilford County Tax Parcels

171238 & 171241 based on their future development for the single family detached dwelling use type. For the stormwater from development on parcels 171238 & 171241 to be treated from the rezoning site's stormwater management device(s), such development should be subject to the private regional stormwater control program requirement of the Development Ordinance.

B. Transportation Conditions.

1. Access: The zoning site shall be limited to one (1) point of access to Barrow Road. No lot or dwelling unit shall take direct access (driveway access) onto Barrow Road.
2. 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.

Adopted by the City Council

City of High Point, North Carolina

The xxx<sup>th</sup> day of xxxxxxxxxxxxx, 2019

# **Citizens Information Meeting Report Zoning Map Amendment 19-20**

Submitted by: David Michaels, on behalf of  
Windsor Investments, LLC.

September 27, 2019

Mr. Herbert K. Shannon, Jr., AICP  
Senior Planner/ Zoning Coordinator  
City of High Point  
211 S. Hamilton, Room 316  
High Point, NC 27260

Via email: [herb.shannon@highpointnc.gov](mailto:herb.shannon@highpointnc.gov)

RE: City of High Point Rezoning/Annexation from County AG to COHP CZ R-5 – 26.10  
acres Barrow Road by Windsor Investments, LLC

**Report - Citizen Information Meeting held September 24, 2019 at Southwest High School, 4364 Barrow Rd, High Point**

The meeting began at 6:35 PM

There were 12 property owners in attendance (17 people total) see attached sign in sheet.

Also, in attendance were David Michaels, Kari Mann, and Charlie Hall representing Windsor Homes.

A notification letter was mailed September 16, 2019 to 119 addresses as supplied by the High Point Planning Dept. The letter and the list of parties/addresses to which it was mailed is attached.

The required statement provided by the High Point Planning and Development Dept. included in the mailer and a copy was handed out to all attendees. A copy is attached.

A copy of the agenda as reviewed by Mr. Michaels during the meeting is attached. The agenda explains the purpose of the meeting, the review process, the proposed development and general information about the applicant.

Exhibits were presented showing: the current zoning map, the adopted Land Use Plan, and a preliminary sketch plan of the development and the proposed buildings. A copy of these exhibits is attached.

Mr. Michaels went through the agenda on PowerPoint and answered questions during the discussion and at the end of the presentation.

A summary of the questions and responses is also attached.

The meeting adjourned at 7:45 PM

Submitted by,

David Michaels

4355 & 4361 Barrow Road Rezoning

Citizen Information Meeting – September 24, 2019

Name(s)

Address

Steve & Brenda Withers

3147 Cranberry Ridge Dr. HP NC

Tina & Patrick Murphy

3142 Cranberry Ridge Dr. HP NC

Kyong & Tim Shina

3129 Cranberry Ridge Dr. HP, NC

Brian Marks

3134 Ironwood Flt Dr.

Chad Coltrane

3141 Cranberry Ridge Dr. HP NC

Tanya Stewart

3616 Collesmore Dr HP

Staci Bense

3109 Cranberry Ridge Dr.

Darlene & Joe McLean

3133 Cranberry Ridge Drive

ERIC + Lynne Watts

3153 Cranberry Ridge Dr.

Katherine Lesley

3151 Cranberry Ridge Dr.

Vendel Mugi

4313 Holly Orchard Ct

MARCIO COSTIZZO

3483 AMUEL FIELD LANE.

4361/ 4355 Barrow Road – Rezoning

Agenda - Citizens Information Meeting – September 24, 2019  
Southwest High School Media Center

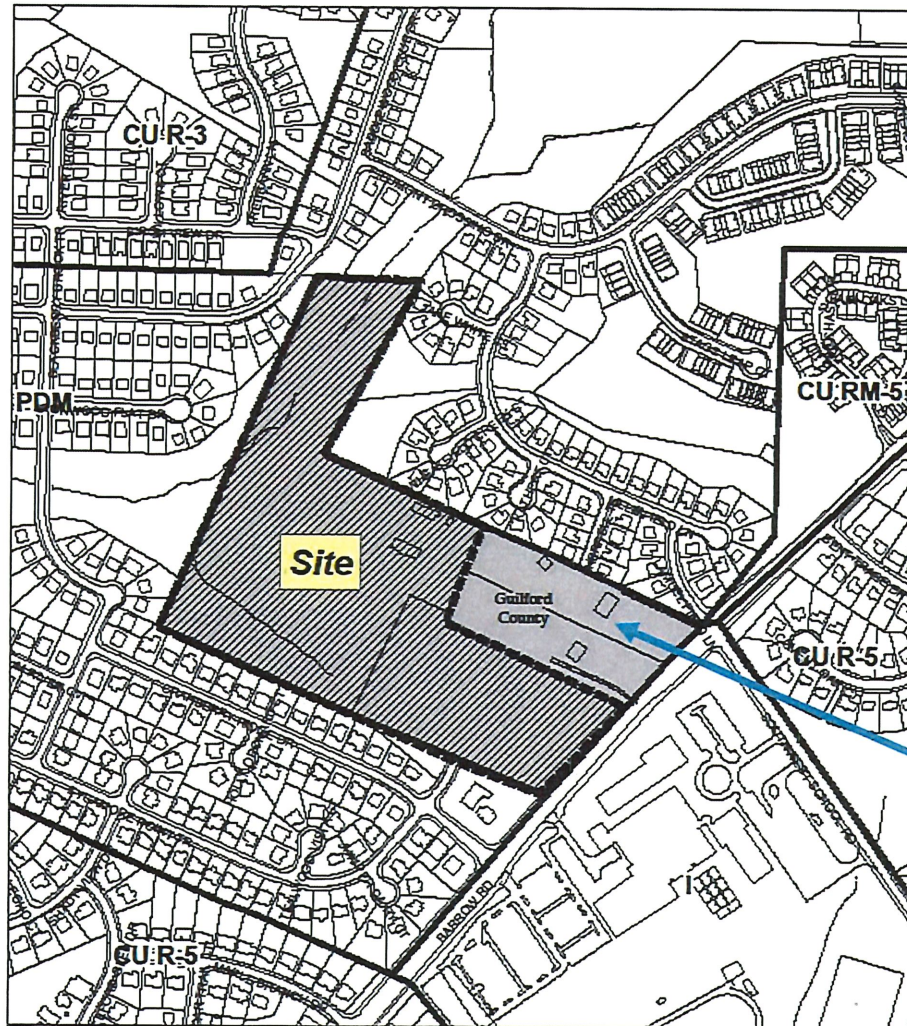
- 1 Introduction - David Michaels, Windsor Homes  
Charlie Hall, Windsor Homes  
Kari Mann, Windsor Homes
- 2 Thank you for attending - please sign one of the attendance records
  - A. High Point requires me to turn in a roster of those in attendance
- 3 Windsor Investments, LLC
  - A. Windsor was started in 2001
  - B. Windsor has developed and built several neighborhoods in High Point and throughout the Triad – most recently Amber Meadows and Copperfield Glen
  - C. I have developed additional sites in High Point including work at Piedmont Centre and St. Charles Place
- 4 Purpose of this meeting:
  - A. Explain the High Point rezoning process
  - B. Advise you of Planning & Zoning Commission public hearing
    - 1) October 22 at 6:00 PM – you will receive notice from High Point
  - C. Provide information about our proposed development
  - D. Receive your comments and concerns – please hold comments to the end
- 5 Handouts & exhibits
  - A. Agenda
  - B. Informational letter from City of High Point (mailed)
  - C. Land Use Plan & current zoning map
  - D. Preliminary sketch plan of proposed development (mailed)
- 6 City of High Point Rezoning Process
  - A. We submit rezoning and annexation applications
  - B. We hold Citizen Information Meeting and file report to staff
  - C. Staff reviews all information and prepares a report and a recommendation to the Planning & Zoning Commission
  - D. Planning & Zoning Commission will hear the case with presentations by staff, the applicant and other interested parties – then they will vote on proposal
  - E. Case will then go to City Council for a similar hearing and they will make a final decision about the proposal
  - F. If the zoning is approved, we will prepare a final subdivision plan and engineering drawings and submit to High Point for review

7 Development Proposal – 4361 / 4355 Barrow Road

- A. We are requesting a change in the zoning from county AG to CZ-R5
- B. We are also requesting annexation into the City of High Point
- C. Zoning request is compatible with surrounding developments
- D. This is a Conditional Zoning – we have proposed three conditions for this site:
  - 1) Stormwater management device(s) constructed for development of the subject parcels shall be sized to accommodate potential runoff from adjoining parcels 171238 & 171241 based on their future development at R5 zoning standards.
  - 2) Site shall be restricted to one street connection to Barrow Road with right in and right out turning movements only.
  - 3) A single secondary access shall be provided to adjoining parcels 171238 and 171241.
- E. The site is a total of 26.1 acres
- F. The current Land Use Plan shows this general area as Low Density Residential
- G. Low Density Residential allows up to 5 homes per acre
- H. We are proposing a total of about 82 lots or 3.1 homes per acre
- I. R5 zoning allows 7,000 SF lots on average
- J. Some lot size variance is permitted by the ordinance - 75% to 125% of 7,000
- K. If approved, we intend to construct single family detached homes for sale
- L. We expect the price range of the homes to be in excess of \$300,000
- M. We have submitted a Development Sketch Plan that has been reviewed by COHP
- N. Each homesite will be graded level
- O. About 7.25 acres will be left in open space (28%)
- P. Additional sound insulation will be provided as per Airport Overlay requirements
- Q. We will construct one new storm water device
- R. We show one connection to Barrow Road – right in and right out only
- S. We show one immediate connection to Sycamore Point Trail
- T. We show one future connection to the north – Herrell Terrace – timing depends on future development
- U. All streets will be public and built to City of High Point standards with sidewalks
- V. Utilities will be public - water is at Barrow Road, sewer is onsite
- W. Underground electrical, gas, and internet lines will be installed
- X. We will set up and operate a homeowner's association to maintain retention pond, mailboxes, signage and other common areas

8 Questions & comments?

- A. Please give name and address



Parcels 171238  
& 171241

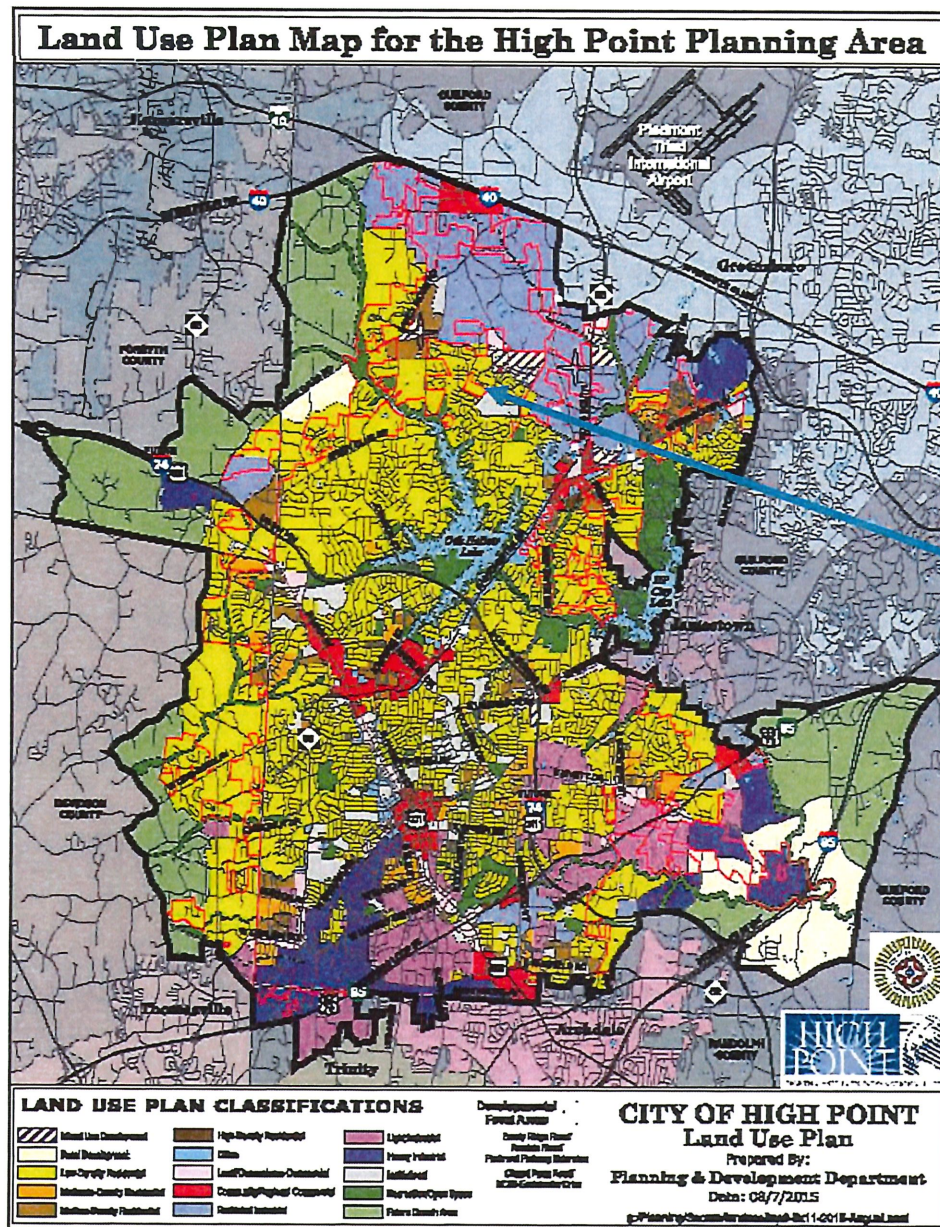
**ZONING MAP AMENDMENT ZA-19-20**

From: AG (Guilford County)  
To: CZ R-5

Existing Zoning Boundary —————  
Subject Property Boundary - - - - -

Planning & Development  
Department  
City of High Point

N  
Scale: 1"=400'  
0 Planning/Secured/AG  
2019/08/20/10:00 AM



Low Density Residential

Up to 5 homes /acre

Site

**Report – Citizen Information Meeting held September 26, 2019 at Southwest High School,  
4364 Barrow Rd, High Point**

**Q & A**

**Tim and Kyong Shina: 3929 Cranberry Ridge Drive**

Q: How will you cross over the creek?

A: We will install a pipe culvert which will be sized by an engineer to pass the flow in the creek channel.

Q: We are concerned with increased traffic within our subdivision. Several accidents at Cranberry Ridge Drive onto Barrow Road. Other neighborhoods cut through to get to school. Children have been injured. What can you do to prevent any future accidents?

A: High Point is requiring us to connect to Cranberry Ridge Drive. High Point transportation department will be made aware of your concerns.

Q: I do not want houses to be squeezed in so closely.

A: R-5 zoning allows 7000 SF lots. Most people are more comfortable with smaller lots than they used to be.

Q: What are you going to do to preserve trees?

A: We will be required to follow the rules for the stream buffers. We will save trees where possible but need to be able to area grade the site.

**Joe McLean: 3133 Cranberry Ridge Drive**

Q: Will a traffic light and speed bumps be added to Cranberry Ridge Drive?

A: We will not. You can ask, but High Point does not typically allow speed bumps on most streets. Perhaps they can install other "traffic calming" devices.

**Lynne Watts: 3153 Cranberry Ridge Drive**

Q: How this affect the school's capacity?

A: The school board handles those matters. Usually not addressed by planning and zoning or city council.

Q: Will trees be conserved? What impact to stream and wetlands?

A: Stream buffers will be protected as per the ordinance. We will have to obtain permits to impact the stream or wetlands with any proposed site improvements.

**Staci Bensel: 3109 Cranberry Ridge Drive**

Q: Can we have a minimum of a 5 ft buffer? Why does the cul-de-sac come so close to the property line?

A: High Point does not allow the cul-de-sac in the stream buffer, so we had to move it very close to the property line. I will look at what trees are near you. Any trees on the property line will be saved.

Q: Also concerned about creek flooding and runoff.

A: Runoff from the site will have to go through the retention pond. This will minimize flooding.

**Katherine Lesley: 3151 Cranberry Ridge Drive**

Q: I had an issue with the stream buffer on our property and we didn't have room to build a deck without encroaching into the buffer. Will you encroach into our property or the stream buffer?

A: The buffer rules have changed over the years. High Point does not currently allow personal improvements in the stream buffer. Buffer areas will be owned and maintained by the HOA.

Q: What is the expected demographic for your neighborhood? If more children, it will impact school capacity.

A: We expect many buyers of these homes to have children.

**Tina Murphy: 3142 Cranberry Ridge Drive**

Q: Lot layout looks too cramped.

A: Sorry, it meets the minimum requirements for this zoning.

**Unknown: 8104 Cranberry Ridge Drive**

Q: Can some land be sold to adjoin neighborhoods?

A: Unlikely.

Q: Can you create a common recreation area?

A: Unlikely.

Q: What can be done to prevent tree removal near the pool?

A: It will depend on the grading plan and permitting.

Q: Net density is more than 3 du/acre.

A: That's true, but overall density is still in compliance with the land use plan.

**Venu Mugi: 4313 Holly Orchard Court**

Q: How will this affect property value and taxes?

A: These will be nice homes and should not have a negative affect on property values.

Q: How will the school board react to this development?

A: Don't know – North High Point continues to grow at a fast rate, and they have responsibility to address it.

**Tonya Stuart: 3616 Cottesmore Drive**

Q: I am hijacking your meeting. I have a huge issue with this community because of the schools. Can you prove to planning and zoning that is an acceptable neighborhood. Encouraged everyone to contact Herb Shannon to oppose this rezoning.

A: The purpose of this meeting is to make you aware of our proposal and the future meetings. You are welcome to contact anyone on High Point staff or the school board. We feel this is a very reasonable request and the requested zoning is compatible with the surrounding neighborhoods.



September 16, 2019

VIA USPS

Property Owners within 300 feet of 4355 & 4361 Barrow Road:

**Citizen Information Meeting Notice:**  
**Southwest High School Media Center**  
**4364 Barrow Road, High Point**

**Tuesday, September 24, 2019 from 6:30 PM to 7:30 PM**

Windsor Investments, LLC has requested a rezoning for the property located at 4355 and 4361 Barrow Road. You are invited to an informational meeting at the location and time set forth above in order to learn more about our proposal. I will be available to answer questions and discuss any concerns you may have about this request. We are requesting zoning from AG to conditional zoning, CZ-R5 classification. The City of High Point will hold a public hearing for this matter on October 22, 2019 and you should receive additional information from them with further details of that meeting. A preliminary layout is attached for your information. However, this is not an approved plan and is subject to further revision.

Site Acreage: 26.10+/- Acres

Proposed Zoning: CZ-R5

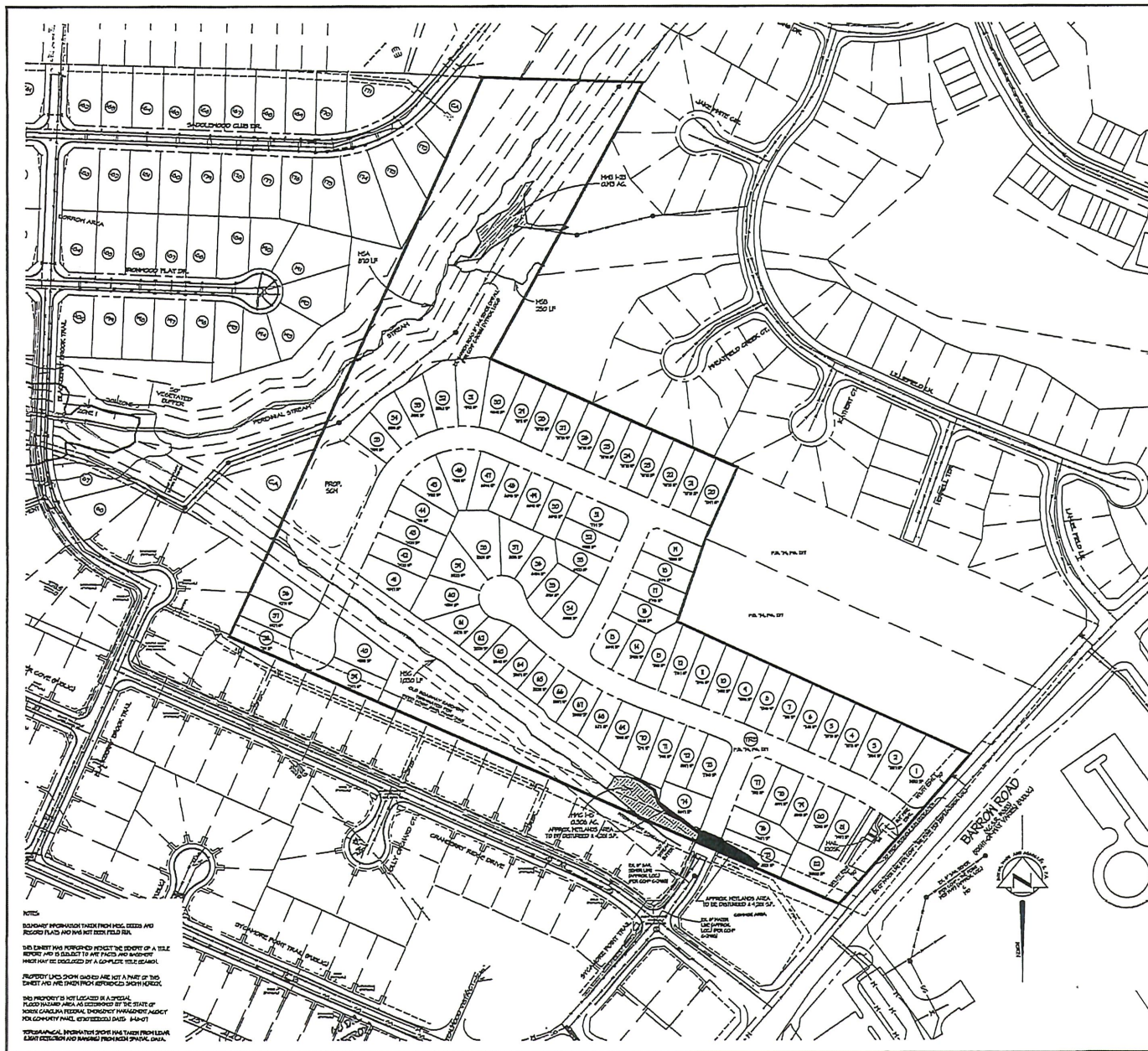
Proposed home sites: 80-82 Total

Approximate Site Density: 3.1 Dwelling Units/Acre

If you cannot attend the meeting on September 24<sup>th</sup>, then you may call me at 336.282.3535 extension 239 with any questions or concerns you may have.

Yours truly,

David B. Michaels  
Company Agent



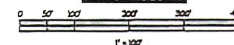
#### SITE INFORMATION

TOTAL AREA	47.261 ACRES
ZONING CITY ANNEXATION ZONING	CZ R-5 District (PROPOSED)
PROPOSED USE	ONE HOLLOW LAKE AREA TRAIL
PROPOSED LOT	56666 PARCEL
NUMBER OF LOTS PROPOSED	81
TYPICAL LOT SIZE	57' X 140' (1,000 SF)
DENSITY	31 LOTS/ACRE
LINEAL FEET OF HIGH STREET	1,200 SF
BUILT UPON AREA (BUA)	1.63 AC. (22.8)
COMMON AREA/OPEN SPACE SHOWN	47.225 ACRES (1.036)
PARCEL NUMBER	11234 & 11240
DEED REFERENCES	D.B. 7441, P. 2542

#### SETBACK REQUIREMENTS (OUTSIDE CORE ASSUMED)

AVG. MINIMUM LOT AREA (SQUARE FEET)	1,000 SQUARE FEET
NOTE: AREA OF LOTS ADJOINING COMMON AREA OR OPEN SPACE MAY BE REDUCED TO 50% OF AVG. MIN. LOT AREA OF 1,000 SF, OR GREATER.	
MINIMUM LOT WIDTH (FEET)	30 FEET
INTERIOR LOT	30 FEET
COMMON LOT	25 FEET
MINIMUM STREET SETBACK (FEET)	15 FEET
FRONT	5 FEET
SIDE	5 FEET
MINIMUM SIDE SETBACK (FEET)	30 FEET
MINIMUM REAR SETBACK (FEET)	N/A
MINIMUM PERIMETER SETBACK (FEET)	30 FEET
MINIMUM BUILDING HEIGHT (FEET)	30 FEET

#### GRAPHIC SCALE



ADHIKARI, SAFALA;BHATTARAI, SUMAN  
4277 KATHERT CT  
HIGH POINT NC 27265

ALBANESE JR, JAMES A;ALBANESE, EDDIENA A  
3489 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

ALDERBROOK HOMEOWNERS ASSOCIATION INC  
4125-G WALKER AVE  
GREENSBORO NC 27407

AMH NC PROPERTIES LP  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301

ANAND, MANIK;SAINI, MONIKA  
3104 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

APOLINARIO, JAMES B;APOLINARIO, NORLEN O  
4508 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

ARMSTRONG, JOSEPH B;ARMSTRONG, SHARON  
LYNN  
3120 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

ASSOCIATION OF HOMEOWNERS OF WALNUT  
CREEK  
1520 UWHARRIE POINT PWY  
NEW LONDON NC 28127

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

ASSOCIATION OF HOMEOWNERS OF WALNUT  
CREEK INC  
PO BOX 5065  
HIGH POINT NC 27262

AYERS, DAVID F;AYERS, LAURA  
3451 JAKE WHITE CT  
HIGH POINT NC 27265

BAI, YING;WANG, SHANG  
4520 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

BANDI, SINDHU;MEDARAPU, PHANI KUMAR  
4430 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

BARBEE JR, HARVEY W;BARBEE, MARIANA V  
4274 KATHERT CT  
HIGH POINT NC 27265

BATES JR, RODOLFO;BATES, NORMA ROSE  
3145 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BEAVERS, ROGER  
614 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

BENJAMIN, PAUL MICHAEL;BENJAMIN, KOURTNEY  
NICOLE  
3100 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BENNETT-TITUS, TAMMY;TITUS, JOSHUA B  
4431 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

BENSEL, ANTHONY K;BENSEL, STACI S  
3109 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BORJIGIN, NARASO;GAODU, JIYA  
3137 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BRADLEY, COURTNEY L;BRADLEY, JOSHUA G  
3149 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

BRAMBLE, ROBERT L  
P O BOX 165  
BRODHEAD WI 53520

BRANNON, JOSEPH A;BRANNON, KIMBERLY L  
4502 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

BRINEGAR JR, PAUL J;SUITS, JULIE A  
3458 JAKE WHITE CT  
HIGH POINT NC 27265

BULLS, JOI W;BULLS II, WALTER K  
3125 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CARDONA-TORRES, RAUL;ROMERO, SANDRA L  
3156 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CEN, HUI SHEN;LIANG, MEI YAN  
4435 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

CHENG, ADA Q;CHENG, HUA  
154 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CHENG, KAI JEN;LIN, FANG YUN  
3452 JAKE WHITE CT  
HIGH POINT NC 27265

CHOI, ALEXANDER;CHOI, SUN MI  
3127 IRONWOOD FLAT DR  
HIGH POINT NC 27265

CHOI, KUN HO;KIM, JU HEE  
3485 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

COLTRANE, CHAD ALLEN;COLTRANE, TAMERA  
HILL  
3141 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CRAFT, JONATHAN C;CRAFT, LICIA A  
3122 IRONWOOD FLAT DR  
HIGH POINT NC 27265

CRUESS, GREGORY DANIEL;CRUESS, WENDY  
ANNETTE  
3108 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

CUMMINGS, ROBERT L;CUMMINGS, MELISSA  
4291 HERRELL TER  
HIGH POINT NC 27265

DEWEESE, RONDA B  
3454 JAKE WHITE CT  
HIGH POINT NC 27265

DIVI, RAGHU;POLISETTI, ARCHANA  
3118 IRONWOOD FLAT DR  
HIGH POINT NC 27265

ESTES, ANTHONY LAMONT  
612 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

EVANS, DANE P;EVANS, NICOLE DIANNE  
4438 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

FEDERICO, DONNA M;FEDERICO, TONY F  
3164 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

FOREMAN, GREGORY L;WHITAKER, KEISHA S  
602 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

FREEDLE, JOHNNY LEE;FREEDLE, ANALYN S  
4506 TREEBARK LN  
HIGH POINT NC 27265

GARVEY, DONNA J  
5804 SCOTLAND OAKS CT  
GREENSBORO NC 27407

GEISLER, JASON A;GEISLER, POLLY  
3126 IRONWOOD FLAT DR  
HIGH POINT NC 27265

GILL, JUGRAJ SINGH;GILL, HARPREET KAUR  
3113 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

GOLAMCO, GLENDON M;GOLAMCO, JENNIFER P  
4446 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

GOLD, KELVIN ANG;GOLD, MINA  
3121 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

GOUR, VISHAL;GOUR, SANYUKTA  
4308 HOLLY ORCHARD CT  
HIGH POINT NC 27265

GUILFORD COUNTY BOARD OF EDUCATION  
712 N EUGENE ST  
GREENSBORO NC 27401

HANOPOLE, JENNIFER PITTS  
2488 BIRCH VIEW DR  
HIGH POINT NC 27265

HARDEN, CAROL;HARDEN, JAMES  
3486 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

HEBLIKAR, AKSHAY SRIKANTH;VIJAYASHANKAR,  
DEEPASHRI  
604 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

HEPFNER, AYLIN;HEPFNER, ROBERT  
4525 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

HU, GUI BAO;SHEN, SHU ZHEN  
4506 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

HUDSON, HAROLD D;HUDSON, KAY B  
3456 JAKE WHITE CT  
HIGH POINT NC 27265

IMMANENI, GANESH SAI;POKALA, ANUPAMA  
3116 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

INMAN, STEPHANIE;INMAN, THOMAS IV  
3487 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

JAMES, KIMBERLY;JAMES, ELIZABETH JAMES  
3450 JAKE WHITE CT  
HIGH POINT NC 27265

JEWELL, CAROLYN L TR;THE CAROLYN L WHITE  
REVOCABLE LIVING TRUST  
6 DEVONSHIRE DR  
GREENSBORO NC 27410

JOSHI, BHUMIT G;JOSHI, HIRAL B  
4521 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

KARAC, RADE;STANISIC, TATJANA  
4283 HERRELL TER  
HIGH POINT NC 27265

KAUR, BALWINDER;KUMAR, BALJINDER  
4516 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

KODOM, PIZEANI  
3123 IRONWOOD FLAT DR  
HIGH POINT NC 27265

KOKAJKO, RYAN;KOKAJKO, HILLARY KOKAJKO  
608 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

LAI, SU O  
3152 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

LAL, ESHWAR;LAL, SHRIMATI  
3131 IRONWOOD FLAT DR  
HIGH POINT NC 27265

LESLEY, JAMES KIRK;LESLEY, KATHERINE MAY  
HARDY  
3151 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

LILLIEFIELD SUBDIVISION OWNERS ASSOCIATION  
INC  
4125 WALKER AVE #G  
GREENSBORO NC 27407

MARKS, AMBER WAGNER;MARKS, BRIAN SCOTT  
3134 IRONWOOD FLAT DR  
HIGH POINT NC 27265

MCCRACKEN, BRETT M;MCCRACKEN, PATRICIA A  
3483 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

MCHAM JR, VERNON E;MCHAM, THEASTER M  
3488 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

MCLEAN, JOE D;WILLIAMS, DARLENE  
3133 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

MOORE JR, JAMES REID;MICHAEL-MOORE,  
CHRISTY J  
4500 TREEBARK LN  
HIGH POINT NC 27265

MUGI, KAVITHA;MUGI, VENUGOPALA R  
4313 HOLLY ORCHARD CT  
HIGH POINT NC 27265

MURPHY, PATRICK M;MURPHY, TINA R  
3142 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

NANDYALA, VEERA R  
4426 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

NGUYEN, GIAU H;NGUYEN, MAI T  
3150 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

OLAN, FRANK;OLAN, EMILY  
4278 KATHERT CT  
HIGH POINT NC 27265

PATEL, BHUPENDRA R;PATEL, MEENAXIBEN B  
3146 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

PAULRAJ, AMUTHARANI;RAGUNATHAN, NANNI  
SENTHIL VELAN  
3130 IRONWOOD FLAT DR  
HIGH POINT NC 27265

PERDOMO, MARIA;QUICENO, LUIS FELIPE  
4439 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

PHOK, KONG  
4504 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

PLENTIE, KELILEA R;PLENTIE, DEVON S  
3455 JAKE WHITE CT  
HIGH POINT NC 27265

POSTON, KATHRYN PAGE  
3942 PALLAS WAY APT 3-F  
HIGH POINT NC 27265

RABADEY, RAJESHKUMAR Y;RABADEY, JAYSHREE  
4309 HOLLY ORCHARD CT  
HIGH POINT NC 27265

RATHJEN, ANTHONY G;RATHJEN, JENNIFER C  
3457 JAKE WHITE CT  
HIGH POINT NC 27265

REYES, EVELYN S;REYES JR, NESTOR M  
4434 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

ROBERSON, GRAYLON;ROBERSON, SHIRLEY  
505 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

ROBINSON, DUANE L;ROBINSON, CHERYL L  
3490 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

RODRIGUES, HELTON I  
4512 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

ROYALS, ADAM N;ROYALS, ELIZABETH T  
3453 JAKE WHITE CT  
HIGH POINT NC 27265

SHARMA, GAURAV;PANDEY, MANASI  
4528 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

SHINA, TIMOTHY JOSEPH;SHINA, KYONG PAE  
3129 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

SIDDIQUI, MUBEEN  
4500 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

SIMIC, TATJANA  
3481 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

SINGH, GAGANDEEP;KAUR, PARAMJIT  
3484 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

SNELL, AARON;SNELL, MELODY  
4275 KATHERT CT  
HIGH POINT NC 27265

SO, NAI POR;SO, YOUNG IN  
4287 HERRELL TERRACE  
HIGH POINT NC 27265

SOTO, EDWARD M;SOTO, PAULA J  
4281 KATHERT CT  
HIGH POINT NC 27265

THOMAS, DAVID W  
610 PIEDMONT CROSSING DR  
HIGH POINT NC 27265

THOR, ALVIN;THOR, KONG YANG  
4312 HOLLY ORCHARD CT  
HIGH POINT NC 27265

TIMMONS, ALAN R;TIMMONS, PATRICIA M  
4442 SADDLEWOOD CLUB DR  
HIGH POINT NC 27265

TRAN, PHUONG N;NGUYEN, PHUONG B  
3112 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

TU, LI CHING  
3135 SOUTHAMPTON DR  
JAMESTOWN NC 27282

VIEWMONT INVESTMENT LLC  
757 VIEWMONT DRIVE  
ASHEBORO NC 27205

WATKINS, KELLE E;WATKINS, TRENT E  
3025 PLUM RIVER CV  
HIGH POINT NC 27265

WATTS, ERIC K;WATTS, LYNNE M  
3153 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

WILLIAMS, TRISTAN NOEL;WILLIAMS, TED  
STEPHEN  
4524 BLACKBERRY BROOK TRL  
HIGH POINT NC 27265

WILLIARD FARMS LLC  
670 MARSH COUNTRY LANE  
RANDLEMAN NC 27317

WILLIARD, CHRISTOPHER;WILLIARD, LAURA L  
4371 BARROW RD  
HIGH POINT NC 27265

WILLIARD, SANDRA;WILLIARD, LANCE  
4367 BARROW RD  
HIGH POINT NC 27265

WITHERS, STEVIE G;WITHERS, BRENDA S  
3147 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

WONG, CHRISTINA;WONG, WI HONG  
3160 CRANBERRY RIDGE DR  
HIGH POINT NC 27265

YARBOROUGH, SHERRIE E  
3480 WHEATFIELD CREEK CT  
HIGH POINT NC 27265

YU, ALMIRA R;YU, ERWIN ABORDO  
4279 KATHERT CT  
HIGH POINT NC 27265

YU, XUEJUN;ZHUANG, ZAIXIA  
4501 SADDLEWOOD CLUB DR  
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](http://www.buildhighpoint.com)