

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-22
(The Arden Group, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: December 16, 2019

Public Hearing: Yes

Advertising Date: December 4, 2019, and
December 11, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by The Arden Group, Inc. to rezone an approximate 28.3-acre parcel from a Conditional Use Residential Single Family - 5 (CU R-5) District to a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District. The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request as outlined in the attached staff report.
- B. On November 12, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-22. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 9-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Arden Group, Inc.

Zoning Map Amendment 19-22

At its November 12, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 28.3-acre parcel to a Conditional Zoning Residential Multifamily - 5 (CZ RM-5) District. All members of the Commission were present. 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, applicant's representative, 665 N. Main Street, High Point, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to rezone this site in order to develop a mixed residential development that will consist of approximately 28 twin-homes and 51 single-family homes. She noted that the allowable density of development on the site will not be changed by the rezoning, the proposed RM-5 District will allow more flexibility within the development to maintain required buffers from environmentally sensitive areas.

Speaking in opposition was Ms. Cindy Kee, 1317 Bayswater Drive, High Point (she lives in the Laurel Oak Ranch development to the southeast). Ms. Kee expressed concern about the amount of traffic along Horneytown Road and N. Main Street. She noted that the roads can only hold so much traffic, and she is concerned the proposed development will create traffic and safety issues.

Commissioners commented that the requested rezoning from the CU R-3 District, for 77 single family homes, to the CZ-RM-5 District, to allow a 79-unit mixed residential development, will have minimal impact on traffic because the density of development will not change.

No one spoke in opposition of the request.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-22, as recommended by staff, by a vote of 9-0.

Consistency & Reasonableness Statements

The Commission voted 9-0 to approve the following statement: That the Zoning Map Amendment is consistent with the City's adopted policy guidance because similar to the current CU R-5 District, the proposed CZ RM-5 District allows residential development up to five units to the acre and is supported by the Land Use Plan's Low Density Residential designation of the site. Furthermore, the request is reasonable and in the public interest because the proposal would allow residential development of the zoning site similar to that approved for adjacent residential development in the City, while mitigating impacts to the rural residential subdivision to the north.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-22
November 12, 2019**

Request	
Applicant: The Arden Group, Inc.	Owner: M&P Developers, LLC
Zoning Proposal: To rezone approximately 28.3 acres	From: CU R-5 Conditional Use Residential Single Family - 5 District
	To: CZ RM-5 Conditional Zoning Residential Multifamily - 5 District

Site Information	
Location:	The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.
Tax Parcel Number:	Davidson County Tax Parcel 01-007-0-000-0065
Site Acreage:	Approximately 28.3 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a moderate to severely sloping terrain and is heavily wooded. A perennial stream with an associated 100-year floodplain lies along the eastern portion of the site. Approximately 31% of the site consists of terrain with a slope greater than 15% and approximately 7.5% of the site is in a floodplain area.
Water and Sewer Proximity:	A 12-inch City water line lies to the south at the intersection of Horneytown Road and Panther Ridge Road. A 12-inch City sewer line lies to the east along the Richford Creek stream corridor.
General Drainage and Watershed:	The site drains in a general easterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Development of the site will likely require installation of stormwater control devices.
Overlay District:	Yadkin Pee-Dee (non-water supply) watershed

Adjacent Property Zoning and Current Land Use			
North:	RA-3	Residential Agriculture-3 District (Davidson County)	Single family dwellings
South:	RA-3	Residential Agriculture-3 District (Davidson County)	Single family dwellings
	CU R-5	Conditional Use Residential Single Family-5 District	
	CU PDR	Conditional Use Planned Unit Development Residential District	Multifamily dwellings (Laurel Oak Ranch apartment complex)
East:	CU PDR	Conditional Use Planned Unit Development Residential District	Open space/common area of Laurel Oak Ranch and Delmar subdivisions
West:	RA-3	Residential Agriculture-3 District (Davidson County)	Single family dwellings

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 Low-Density Residential land use designation. This classification is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objective of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #3: Provide a wide range of housing opportunities for families of all income levels. 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.
Relevant Area Plan:	<u>Northeast Davidson Plan:</u> Area plan policies that are relevant to this request are as follows: <ul style="list-style-type: none"> • Protecting environmentally sensitive areas • Minimizing land disturbance (preserving steep slopes of 15% or greater) • Stream protection • Roadway corridor appearance • Street connectivity
Zoning History:	The following zoning requests have been approved in this general area: <ul style="list-style-type: none"> • <u>Zoning Map Amendment 07-02:</u> In 2007, the current site was annexed and granted zoning approval to establish a CU R-5 District to develop a 77-lot single-family subdivision. This development proposal did not come to fruition. • <u>Zoning Map Amendment 98-12:</u> In 1998, a 360-acre site lying to the south and east of this current zoning request was annexed and granted zoning approval to develop a mixed residential development under the CU-PDR District. This is a planned development, known as Laurel Oak Ranch, has been completed and consists of a mixture of single family, townhome and multifamily dwellings.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Horneytown Road	Minor Thoroughfare	460 ft.
Vehicular Access:	Via public street connection to Horneytown Road		
Traffic Counts: (Average Daily Trips)	Horneytown Road	4,600 ADT (NCDOT 2018 traffic count)	
Estimated Trip Generation:	A 79-unit subdivision is proposed to be developed consisting of 28 twin homes and 51 single family homes. Such a development is anticipated to generate approximately 756 daily trips (during a 24-hour time period) with approximately 61 AM peak-hour trips and approximately 81 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:	<p>The zoning site shall have two (2) point of access to Horneytown Road.</p> <p>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.</p>		
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment				
Davidson County School District				
Local Schools:	Enrollment: 2019 – 2020 (20 th day of class)	Maximum Design/ Built Capacity: (2019 – 2020)	Mobile Classrooms:	Projected Additional Students:
Wallburg Elementary	790	685	7 Classroom pods 2 mobile classrooms	*See note below
Ledford Middle	703	650	7 Classroom pods 6 mobile classrooms	*See note below
Ledford High	903	967	3 mobile classrooms	*See note below
<p>School District Remarks: Thank you for sharing this proposal and seeking our input on the potential impacts on our schools in the northeast corner of Davidson County. When families with school age children move into the proposed new homes, they would attend school in the Ledford feeder pattern. Please note that Wallburg Elementary School is currently at 115% capacity with students being taught in a seven classroom pod and having lunch in part, in a mobile unit. Ledford Middle School is also over crowded at 108% capacity. Ledford High School has just undergone a reduction in student population due to the opening of Oak Grove High School.</p> <p>*Projected additional students would depend on how many families with school aged children moved into the new houses.</p>				

Details of Proposal

The subject site was annexed and obtained initial City of High Point zoning in 2007 to support the development of a 77-lot single family subdivision. Due to the steep topography of the site, this zoning approval included a binding conditional use site plan to ensure concerns pertaining to stormwater controls and impact to steep slope areas were addressed.

The applicant has applied to rezone the site to a Conditional Zoning Residential Multifamily – 5 (CZ RM-5) District to reduce the amount of site grading and to allow some flexibility in site design. A mixed residential development is proposed that would consist of approximately 28 twin homes and 51 single family homes. In conjunction with this request, the applicant has submitted a conditional zoning ordinance in which they have offered conditions pertaining to building setbacks and vehicular access.

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.

Similar to the current CU R-5 District, the proposed CZ RM-5 District allows residential development up to five units to the acre and is supported by the Land Use Plans Low Density Residential designation of the site.

Reasonableness/Public Interest:

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

The proposal would allow residential development of the zoning site similar to that approved for adjacent residential development in the City, while mitigating impacts to the rural residential subdivision to the north.

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 zoning site abuts a mixed residential development (Laurel Oak Ranch) that consists of single family, townhome, and multifamily dwellings. The southern boundary of the zoning site abuts a multifamily tract in the Laurel Oak Ranch development.
 - ❖ Stream buffers separate the zoning site from single family homes to the east in the Laurel Oak Ranch development.
 - ❖ If multifamily structures (apartments or condominiums) are developed, conditions offered by the applicant require such structures to be set back a minimum of 100 feet from lots developed with single family homed along the northern property line of the zoning site.

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> <p>The Development Ordinance provides standards for exterior lighting, perimeter landscaping and open space for townhome and multifamily developments. Furthermore, the Development Ordinance provides standards for the screening of solid waste collection areas and ground based mechanical equipment associated with a townhome or multifamily development.</p>
Mitigation #2	<p>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</p> <ul style="list-style-type: none"> ❖ The site is within the Yadkin Pee-Dee (non-water supply) watershed. If development, grading, or site improvements exceeds one acre in area, environmental regulations require stormwater controls be provided to mitigate stormwater runoff. ❖ Stream buffer standards must be met where any classified stream crosses or is adjacent to the site. ❖ To reduce soil erosion and minimize excess stormwater runoff, environmental standards of the Development Ordinance require a wider stream buffer width be provided where a classified stream abuts steep slopes area in excess of 15%.
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> <ul style="list-style-type: none"> ❖ The site is within an area adequately served by City of High Point utilities and municipal services. ❖ This zoning map amendment is not projected to increase traffic impacts on adjacent streets. The Transportation Departments analysis of both the 2007 and this current zoning submittal indicates that a Traffic Impact Analysis is not required as estimated trips with be under 150 trips during peak hours. The Transportation Department estimates development of the site, under the requested CZ RM-5 District, will produce no more than 81 trips during peaks hours.
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"> ❖ Environmental features of the site, which consist of steep slopes and stream buffer areas, will sufficiently buffer adjacent lands to the east and northeast. ❖ The Development Ordinance and the RM-5 District contain standards to ensure the character of development is compatible with adjacent residentially developed lands. These standards restrict building heights to 50 feet, limit townhomes structures to six attached units, and restrict the length of multifamily structures to 250 linear feet. ❖ To further minimize adverse impact on adjacent lands, the applicant has offered a condition to provide a greater building setback standard for multifamily

	structures if developed along the northern boundary of the site. This higher setback standard in conjunction with the 50-foot building height limit of the RM-5 District will ensure the height of allowable residential development will not tower over dwellings in the adjacent rural subdivision.
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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.

The abutting Laurel Oak Ranch development, which began in 1998, contains a variety of residential use types. This 360-acre mixed residential subdivision established the character of development in this portion of the City.

Promotes a Preferred Development Pattern

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

Policies of the Land Use Plan and the Northeast Davidson Plan seek to protect environmentally sensitive areas and minimize land disturbance. The requested CZ RM-5 District supports a variety of housing types that will allow for more compact development, which will assist to reduce the amount of grading and land disturbance on the site.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 28.3-acre parcel to the CZ RM-5 District. As conditioned, the request addresses policies of the Land Use Plan and will ensure development will be compatible with adjacent uses.

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.

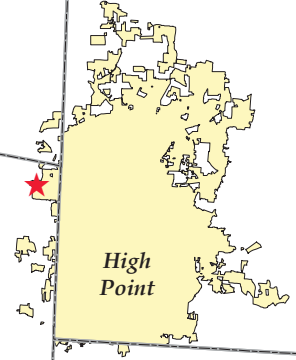
Report Preparation

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-19-22
Applicant: Milt Rhodes Arden Group

Vicinity Map



High Point

Jamestown

Guilford County

Davidson County

City of High Point

Site

E HARTLEY DR

JOHNSON ST

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

S UNIVERSITY PW



Scale: 1"=3000'

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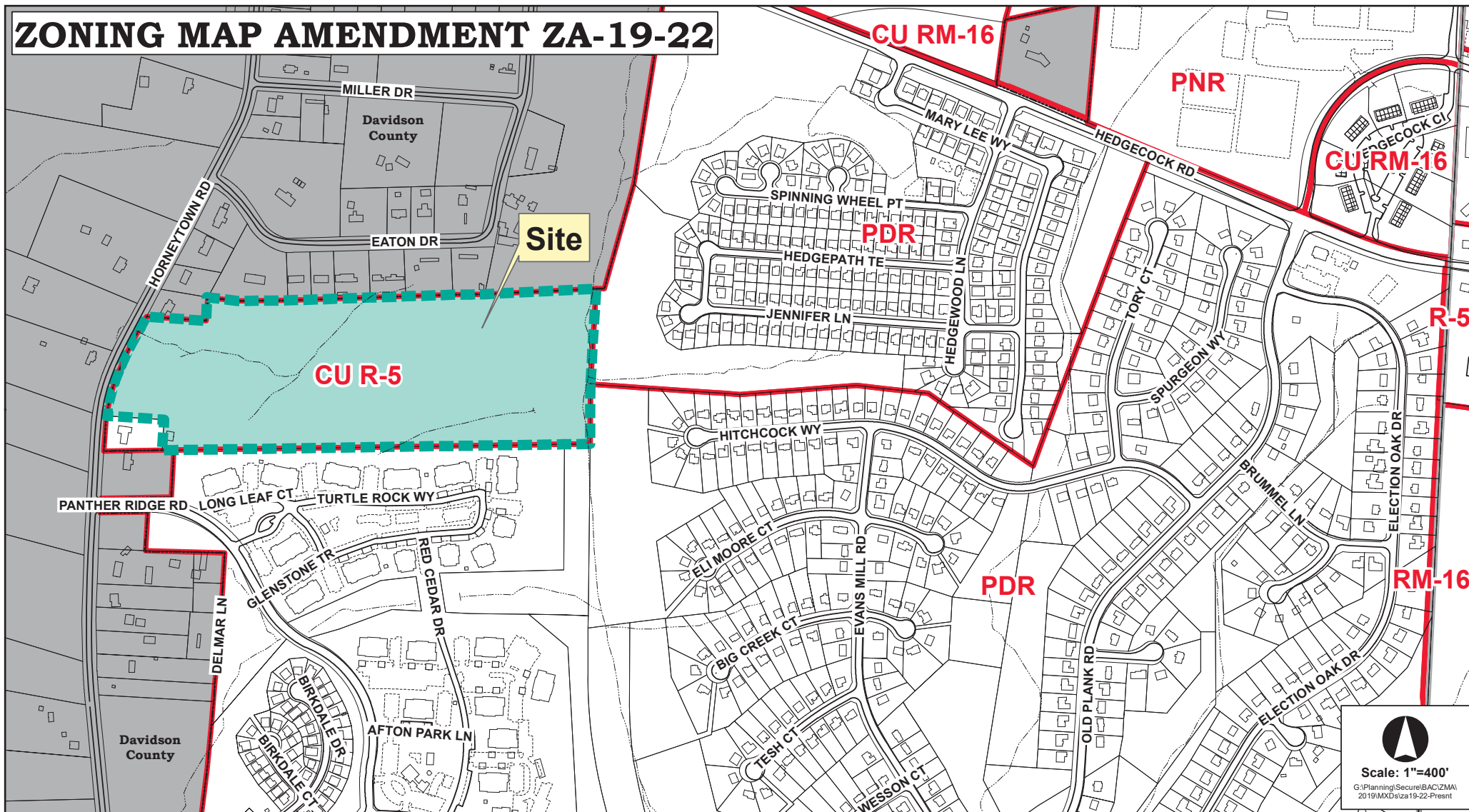
ZONING MAP AMENDMENT ZA-19-22

The map displays various zoning districts including CU RM-16, RM-16, CZ GB, CU GB, CU LB, R-5, PDR, AGR, and R-3. A specific site is highlighted in green and labeled "Site". The map also shows surrounding roads such as MILLER DR, EATON DR, HEDGECOCK RD, and US 311. The map is divided into Davidson County and Horry County.

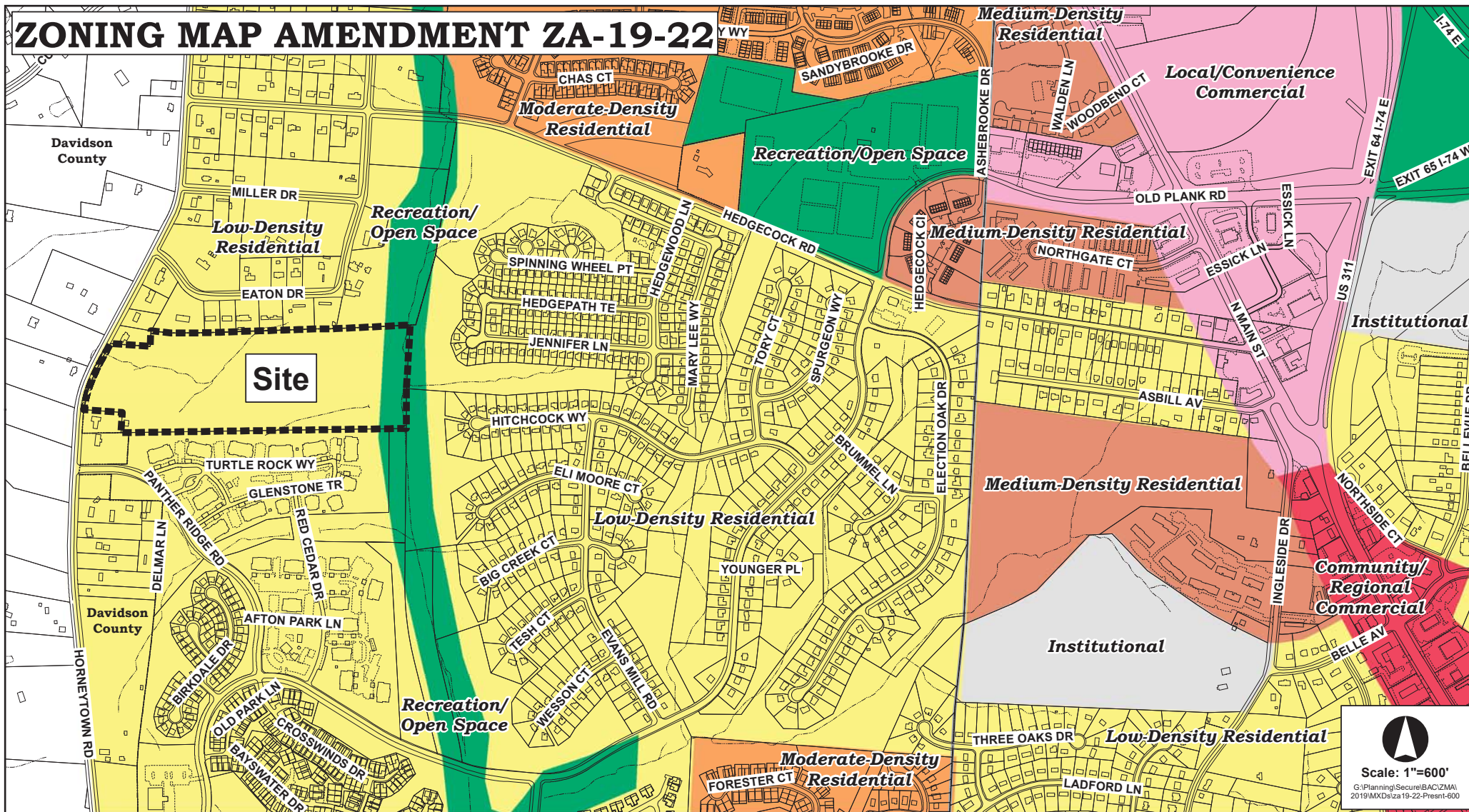
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2019\MXD\size19-22-Presnt-600

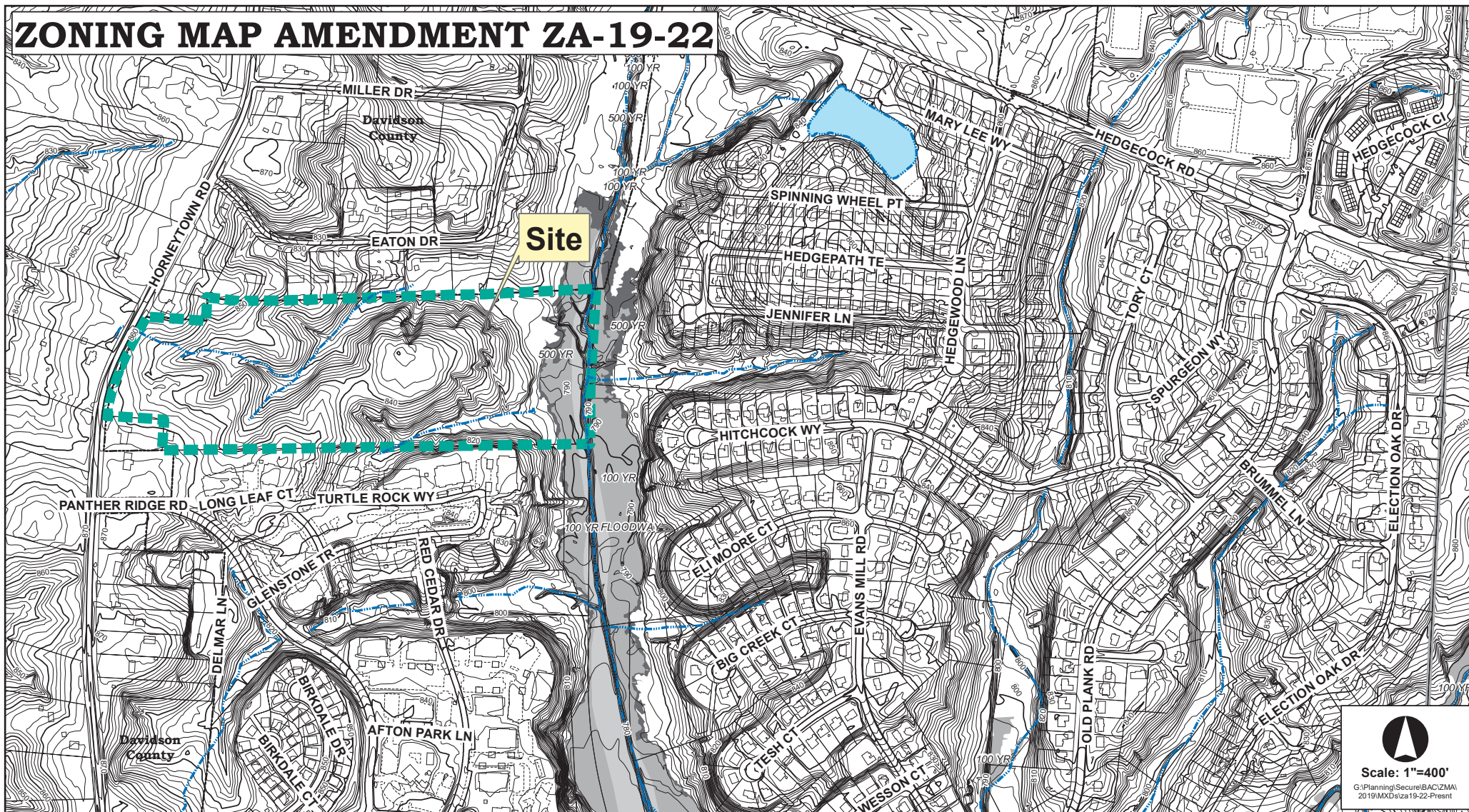
ZONING MAP AMENDMENT ZA-19-22



ZONING MAP AMENDMENT ZA-19-22



ZONING MAP AMENDMENT ZA-19-22



ZONING MAP AMENDMENT ZA-19-22

Site

Miller Dr
Davidson County
Eaton Dr
Horneytown Rd
Panther Ridge Rd
Long Leaf Ct
Turtle Rock Wy
Glenstone Tr
Red Cedar Dr
Afton Park Ln
Birkdale Dr
Birkdale Ct
Spinning Wheel Pt
Hedgepath Te
Jennifer Ln
Hitchcock Wy
Eli Moore Ct
Big Creek Ct
Tesh Ct
Wesson Ct
Mary Lee Wy
Hedgecock Rd
Tory Ct
Spurgeon Wy
Brummel Ln
Election Oak Dr
Old Plank Rd
Davidson County

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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 November 12, 2019 and before the City Council of the City of High Point on December 16, 2019 regarding **Zoning Map Amendment Case 19-22 (ZA-19-22)** 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 November 3, 2019, for the Planning and Zoning Commission public hearing and on December 4, 2019 and December 11, 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 **December 16, 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-5 (CZ RM-5) District**. The property is approximately 28.3 acres and located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road. The property is also known as Davidson County Tax Parcel 0100700000065.

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

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

1. **Setbacks:** Multifamily structures shall be setback a minimum of one hundred (100) feet from the northern property line of the site zoning site (abutting Davidson County Tax Parcels 0100700000055A, 0100700000001, 0100700000002, 0100700000004, 0100700000005A, 0100700000007,

010070000008, 010070000009 and 0100700000030). This requirement shall only apply where the abutting property has been developed with a single family detached dwelling.

B. Transportation Conditions.

1. Access:

The zoning site shall be limited to two (2) points of access to Horneytown Road. No lot or dwelling unit shall take direct access (driveway access) onto Horneytown Road.

2. Other Transportation Condition: 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 16th day of December, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-22

Submitted by: Judy Stalder, Development Consultant,
on behalf of The Arden Group

Citizen Information Meeting Report

Zoning Case ZA-19-22

The Citizen Information meeting for Zoning Case ZA-19-22 was held at Laurel Oak Christian Church, 1001 Old Plank Road, High Point NC 27260 on Tuesday, October 15 from 6:00 to 7:00 pm. A notification letter dated October 8 was sent by US Mail to 39 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 9 property owners in attendance:

Laura Koonts, 970 Horneytown Road, High Point NC 27265

Alan Koonts, 970 Horneytown Road, High Point NC 27265

George Standifer, 943 Horneytown Road, High Point NC 27265

Cheryl Standifer, 943 Horneytown Road, High Point NC 27265

Michael Hedgecock, 985 Horneytown Road, High Point NC 27265

Lauren Hedgecock, 985 Horneytown Road, High Point NC 27265

James Idol, 1013 Horneytown Road, High Point NC 27265

Donnie Idol, 1013 Horneytown Road, High Point NC 27265

Steven Elliott, 234 Eaton Drive, High Point NC 27265

At the meeting a 24" x 36" illustrative site plan was presented showing how the property might develop under the requested zoning. This same plan was reviewed by High Point TRC on Wednesday, October 16.

Judy Stalder presented the zoning request and the illustrative site plan so that property owners could see how the Arden Group 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-5 to allow the development of single family homes and twin homes.
- 2) The site plan presented is an illustration of how the property may develop and is not part of the zoning request.
- 3) HPDOT requires two points of access for the development. After discussions with NCDOT, the Arden Group chose to have both access points will be to Horneytown Road.
- 4) The first public hearing is scheduled for the Planning and Zoning Commission at 6:00 pm on Tuesday, November 12. The hearing will be held in Council Chambers, on the third floor at 211 South Hamilton Street.

Questions and comments from the attendees:

1) How many total homes will be developed? *The site plan shows 80, although there could be more.*

2) There is too much traffic on Horneytown Road. Why are there two points of access to Horneytown Road? *Based on projected development, the site is required to have two points of access. The tracts to the north and south of the site are already developed. Richland Creek*

borders the east of the site and is not practical to cross, so access points must be to Horneytown Road.

3) Why not have one wider point of access instead of two points of access? *We are deferring to the guidance of HPDOT and NCDOT as well as fire safety policy. One of the access points will be full movement and one will be right in/right out only.*

4) Will there be turn lanes constructed on Horneytown Road? *We expect a left turn lane at the full access point and possibly a right turn lane.*

5) When will construction start? *Late winter, early spring.*

6) What is the price range for the homes? *The price will be determined by the builder. Twin homes will probably start at \$180,000 and single family homes will range from \$240,000 to \$260,000.*

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. We expect a range from 1400 square feet for the twin homes to 2100 square feet in the single family homes.*

8) Will the homes be brick? *Siding will be determined by the builder, but we expect the siding will be a combination of brick and other siding types.*

9) There should be a street identification sign at Panther Ridge Drive. *I agree.*

10) Will there be a reduction in the speed limit on Horneytown Road? *That decision must be made by NCDOT.*

11) Will zoning signs be posted and when? *Yes. Probably the end of next week.*

12) When there is a large concentration of people at least 5% are bad news. *That is an interesting statistic.*

13) When will there be a written report on this request? *The Planning and Development Department produces a staff report the week before the first public hearing, so sometime the week of November 4.*

14) There are trees leaning over on my Eaton Drive property. Can the owners take care of this? *The address of the current owner was provided.*

15) Will the City try to annex us? *Involuntary annexation is not likely. Recent state statutes make the process difficult.*

Submitted by Judy Stalder

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

October 8, 2019

Dear Neighbor,

This letter is to notify you of a Citizen Information Meeting concerning a request to rezone a 28 acre tract on the east side of Horneytown Road between Hedgecock Road and Panther Ridge Drive. The meeting will be held on Tuesday, October 15 from 6:00 until 7:00 at Laurel Oak Christian Church, 1001 Old Plank Road, High Point NC 27260 in Room 111. Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

The property is currently zoned for residential single family homes at 5 units per acre. The Arden Group is asking the City for a zoning district of the same density, 5 units per acre. The difference is that the development will be a combination of single family homes and twinhomes which will allow the developer to preserve environmentally sensitive areas on the tract. 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. 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

BEASLEY DONNIE F; BEASLEY MARTHA
1356 HORNEYTOWN RD
HIGH POINT NC 27265

COMER JAMES J
180 EATON DRIVE
HIGH POINT NC 27265

CROSSWINDS TOWNHOME HOA INC
4125-G WALKER AVENUE
GREENSBORO NC 27407

DAVIS JOYCE W
871 HORNEYTOWN ROAD
HIGH POINT NC 27265

DEBUSK BARBARA L; DEBUSK JOHN W
219 EATON DR
HIGH POINT NC 27260

DELMAR HOMEOWNERS ASSOCIATION
PO BOX 29447
GREENSBORO NC 27429

EBSCO LAUREL SPRINGS LLC % MARVIN F POER
& CO
3520 PIEDMONT RD NE SUITE 410
ATLANTA GA 30305

ECKARD SPENCER L; ECKARD SHANNON L
851 HITCHCOCK WAY
HIGH POINT NC 27265

ELLIOTT STEVEN R; ELLIOTT SRAH SPARKS
234 EATON DR
HIGH POINT NC 27265

EMBLER MILDRED GRAY
1095 HORNEYTOWN ROAD
HIGH POINT NC 27265

GRIFFITH ALEXANDER S; GRIFFITH BAILEY J
850 HITCHCOCK WAY
HIGH POINT NC 27265

HAYWORTH RAY W
860 HORNEYTOWN RD
HIGH POINT NC 27265

HEDGECOCK MICHAEL JR; HEDGECOCK LAUREN
985 HORNEYTOWN ROAD
HIGH POINT NC 27265

HRUBIK PARTICIA ET AL
192 EATON DR
HIGH POINT NC 27265

IDOL JAMES WILSON JR; IDOL DONNIE
1013 HORNEYTOWN ROAD
HIGH POINT NC 27265

JUDY STALDER *

PO BOX 5581
HIGH POINT NC 27262

KETISON WILLIAM BARRY
270 EATON DRIVE
HIGH POINT NC 27265

KOONTZ ALAN G ET ALS
970 HORNEYTOWN RD
HIGH POINT NC 27265

KOONTZ SHEILA MAE
882 HORNEYTOWN RD
HIGH POINT NC 27265

KRATOVIL MORGAN S
904 JENNIFER LANE
HIGH POINT NC 27265

LAUREL OAK RANCH ASSOC INC
P O BOX 29447
GREENSBORO NC 27429

LAUREL OAK RANCH ASSOCIATION INC
156 MAYFIELD ROAD
WINSTON-SALEM NC 27104

M & P DEVELOPERS LLC *

420 E PARKINS MILL ROAD
GREENVILLE SC 29607

MCLEAN PATRICK; MCLEAN CYDNI
6818 RIVER HILLS DR
GREENSBORO NC 27410

MILT RHODES - ARDEN GROUP *

PO BOX 5323
WINSTON SALEM NC 27113

PENDRY LUTHER M; PENDRY KATE W
605 HORNEYTOWN RD
HIGH POINT NC 27265

PEREZ MICHAEL D
900 JENNIFER LN
HIGH POINT NC 27265

RICHARDSON JOHN DAVID
817 HORNEYTOWN ROAD
HIGH POINT NC 27265

ROBINSON THOMAS M
452 WHITE OAK RD
THOMASVILLE NC 27360

SANDERS DONNA BROWN; SANDERS TONY W
787 HORNEYTOWN RD
HIGH POINT NC 27265

SANDERS EDWINA RENEE; TRANSOU FREDRICK N
148 EATON DRIVE
HIGH POINT NC 27265

SCHOEPPNER GARY C
846 HITCHCOCK WAY
HIGH POINT NC 27265

SILK CYNTHIA ANN
267 EATON DR
HIGH POINT NC 27265

STANDIFER CHERYL B; STANDIFER GEORGE C
843 HORNEYTOWN ROAD
HIGH POINT NC 27265

SWAIM CHARLES WILLIAM
338 EATON DR
HIGH POINT NC 27265

SWAIM CHARLIE EARVIN
295 EATON DRIVE
HIGH POINT NC 27260

TAYLOR RAYMOND C
208 EATON DR
HIGH POINT NC 27265

THE JORDAN FAMILY REV TRUST
916 CONCORD RD
DAVIDSON NC 28036

WAHID ASIF; WAHID CHERYL
905 JENNIFER LN
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