

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-23
(Peters Holdings, LLC)

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 Peters Holdings, LLC to rezone an approximate 6.3-acre parcel from a Conditional Use Office Institutional (CU-OI) District to a Conditional Zoning Office Institutional (CZ-OI) District. The site is located along the south side of Skeet Club Road, opposite Fountain Grove Drive (1564 & 1568 Skeet Club 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 19-23. 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

Peters Holdings, LLC

Zoning Map Amendment 19-23

At its November 12, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 6.3-acre parcel to a Conditional Zoning Office Institutional (CZ-OI) 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:

Mr. Brian Gavigan, applicant's representative, 212 Shadow Valley Road, High Point, spoke in favor of the request. Mr. Gavigan provided an overview of the applicant's request and noted that the City Transportation Department and the North Carolina Department of Transportation will have to approve the exact location of the proposed access drive to Skeet Club Road. He also explained that as part of the current Skeet Club Road widening project, a median is being installed, thus making this a right-in/right-out only access point.

No one spoke in opposition of the request.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 19-23, 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 the zoning site and immediate area are designated Office by the Land Use Plan and the requested CZ OI District does not change the previous approved land uses. Furthermore, the request is reasonable and in the public interest because the request carries forward relevant zoning conditions intended to mitigate impacts while allowing a second point of access to Skeet Club Road.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-23
November 12, 2019**

| Request | |
|--|---|
| Applicant: Peters Holdings, LLC | Owner: HCRI North Carolina Properties III, LP |
| Zoning Proposal: To rezone approximately 6.3 acres | From: CU-OI Conditional Use Office Institutional District |
| | To: CZ-OI Conditional Zoning Office Institutional District |

| Site Information | |
|--|--|
| Location: | The site is located along the south side of Skeet Club Road, opposite Fountain Grove Drive (1564 & 1568 Skeet Club Road). |
| Tax Parcel Number: | Guilford County Tax Parcel 204626 |
| Site Acreage: | Approximately 6.3 acres |
| Current Land Use: | The site is developed with two structures, totaling approximately 60,000 square feet, containing a skilled nursing and assisted living facility. |
| Physical Characteristics: | The site has no noteworthy physical features. |
| Water and Sewer Proximity: | A 12-inch City water line and a 16-inch City sewer line lie adjacent to the site along Skeet Club Road. |
| General Drainage and Watershed: | The site drains in a general southeasterly direction. The eastern two-thirds of the property is within the City Lake General Watershed Area (GWA) and the western one-third is within the Oak Hollow Lake Watershed Critical Area (WCA). 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. |
| Overlay District: | City Lake General Watershed Area (GWA) Oak Hollow Lake Watershed Critical Area (WCA); Tier 3 and 4 |

| Adjacent Property Zoning and Current Land Use | | | |
|--|----------|---|--|
| North: | CU RM-16 | Conditional Use Residential Multifamily-16 District | Assisted living facility |
| South: | CZ-OI | Conditional Zoning Office Institutional District | Undeveloped parcel and single family dwellings |
| | R-3 | Residential Single Family – 3 District | |
| East: | CU-OI | Conditional Use Office Institutional District | Assisted living facility and medical office |
| West: | R-3 | Residential Single Family – 3 District | 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 Skeet Club Road frontage of the site has an Office land use designation, with a portion of the rear of the site having a Low-Density Residential designation. Parcels fronting along this segment of the Skeet Club Road corridor are classified as Office and intended to develop for professional, personal and business service uses. |
| Land Use Plan Goals, Objectives & Policies: | The following objective of the Land Use Plan are relevant to this request: Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. |
| Relevant Area Plan: | Not applicable |
| Zoning History: | In the mid-1980s, the zoning site and surrounding area consisted of mostly rural undeveloped land at the northern portion of the City's corporate limits. Starting in the mid-1980s through the late 2000s, this area developed via multiple annexation and zoning approvals. Parcels fronting along Eastchester Drive are generally zoned for commercial uses and parcels along this segment of Skeet Club Road are zoned for office and multifamily uses. |

| Transportation Information | | | | |
|--|---|-----------------------|----------------------------------|------------------|
| Adjacent Streets: | Name | | Classification | Approx. Frontage |
| | Skeet Club Road | | Major Thoroughfare | 830 ft. |
| Vehicular Access: | Via driveway access from Skeet Club Road | | | |
| Traffic Counts: (Average Daily Trips) | Skeet Club Road | | 16,000 ADT (NCDOT traffic count) | |
| Estimated Trip Generation: | Not applicable | | | |
| Traffic Impact Analysis (TIA): | Required | | TIA Comments | |
| | <u>Yes</u> | <u>No</u> X | Not applicable. | |
| Conditions: | The zoning site shall have two points of access to Skeet Club Road. | | | |
| Pedestrian Access: | Development of the site is subject to the sidewalk requirements of the Development Ordinance. | | | |

| School District Comment |
|--|
| Not applicable as the site is developed with an existing skilled nursing and assisted living facility. |

Details of Proposal

The primary purpose of this zoning map amendment is to update a 1998 zoning approval for property at 1564 & 1568 Skeet Club Road to allow an additional vehicular access point from Skeet Club Road. This additional access point is not intended to serve the skilled nursing and assisted living facility, but to serve the abutting undeveloped parcel lying to the south of the site.

This undeveloped parcel to the south, owned by Peters Holding LLC, has access to Peters Court which is an improved public street. Peters Holding LLC, the applicant, desires to develop this parcel with a driveway connection to Skeet Club Road. However, due to the property configuration and

driveway standards, such an access drive needs to cross the zoning site. The applicant negotiated an access easement and the property owner authorized this application to amend the access condition (See Figure 1).

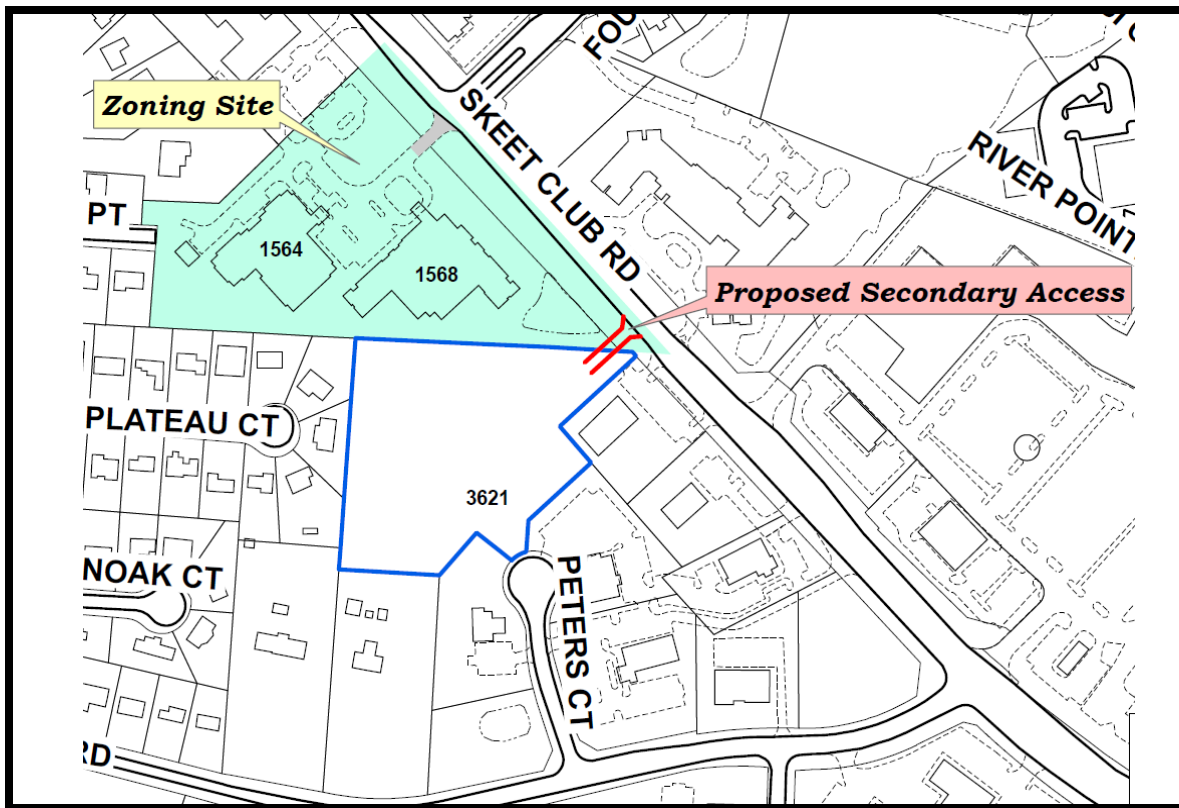


Figure 1. Access Configuration

The request to gain a second access point for the site to Skeet Club Road is part of a modified Conditional Zoning Ordinance, which also includes a number of conditions that are relevant to the site and will be carried forward. Those conditions being carried forward have been updated to meet current Development Ordinance standards.

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 and immediate area are designated Office by the Land Use Plan and the requested CZ OI District does not change the previous approved land uses.

Reasonableness/Public Interest:

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

The request carries forward relevant zoning conditions intended to mitigate impacts while allowing a second point of access to Skeet Club 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 applicant has offered to carry forward previously adopted zoning conditions pertaining to landscaping and building setbacks, as well as prohibiting access to the residential subdivision to the west, ensuring continued compatibility with the surrounding area.

Mitigation of Impacts

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

| | |
|----------------------|---|
| Mitigation #1 | <p>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</p> <p>The OI district has standards pertaining to the location of outdoor storage areas and the Development Ordinance governs exterior lighting and screening of solid waste facilities. Furthermore, the application continues to prohibit access to Lakeland Point, a public street lying to the west of the site.</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> <p>The site is within both a General Watershed Area and a Critical Watershed Area. Any development on the site is required to meet watershed standards of the Development Ordinance.</p> |
| Mitigation #3 | <p>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</p> <p>❖ The site is developed and currently served by City municipal services.</p> <p>❖ Impacts to Skeet Club Road will be mitigated by the current widening project that will convert the street from two lanes to four lanes abutting the property. This street widen project also includes the installation of a median that will render the proposed second access point to a right-in / right out access only.</p> |

| | |
|----------------------|---|
| Mitigation #4 | Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. |
| | Except for the allowance of an additional access point to Skeet Club Road, all relevant previously adopted zoning conditions are being carried forward. |

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.

Since 1992, this portion of the Skeet Club Road has been designated to support Office-type uses including professional, personal and business service uses.

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.

The applicant's request to update the OI District zoning is consistent with the established zoning pattern in this area.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 6.3-acre parcel to the CZ-OI District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

Report Preparation

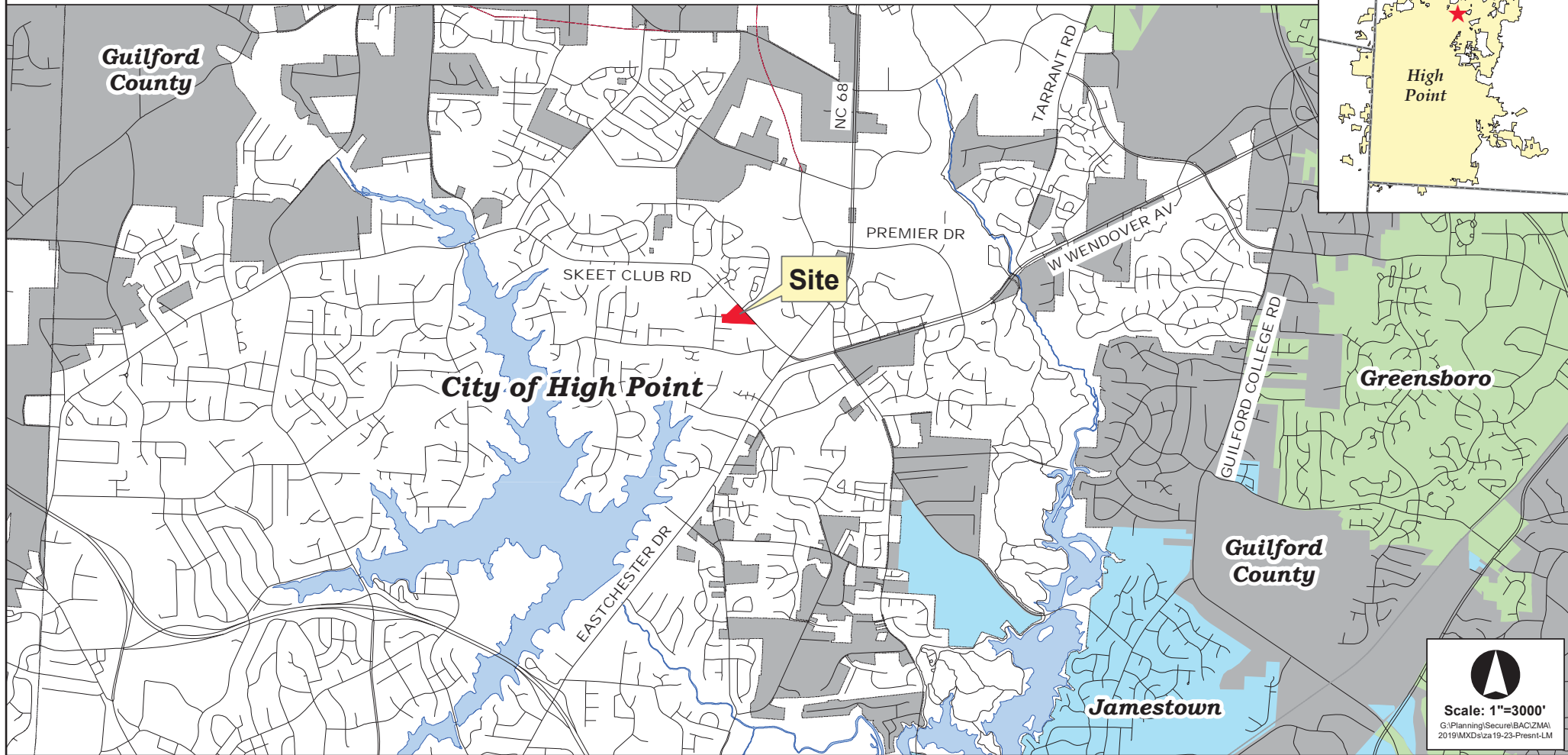
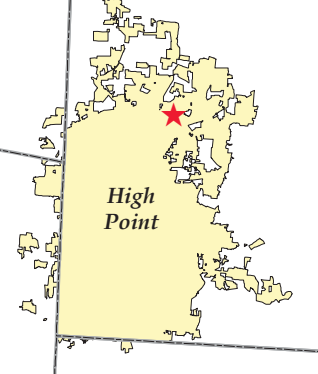
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-19-23

Applicant: Peters Holdings, LLC

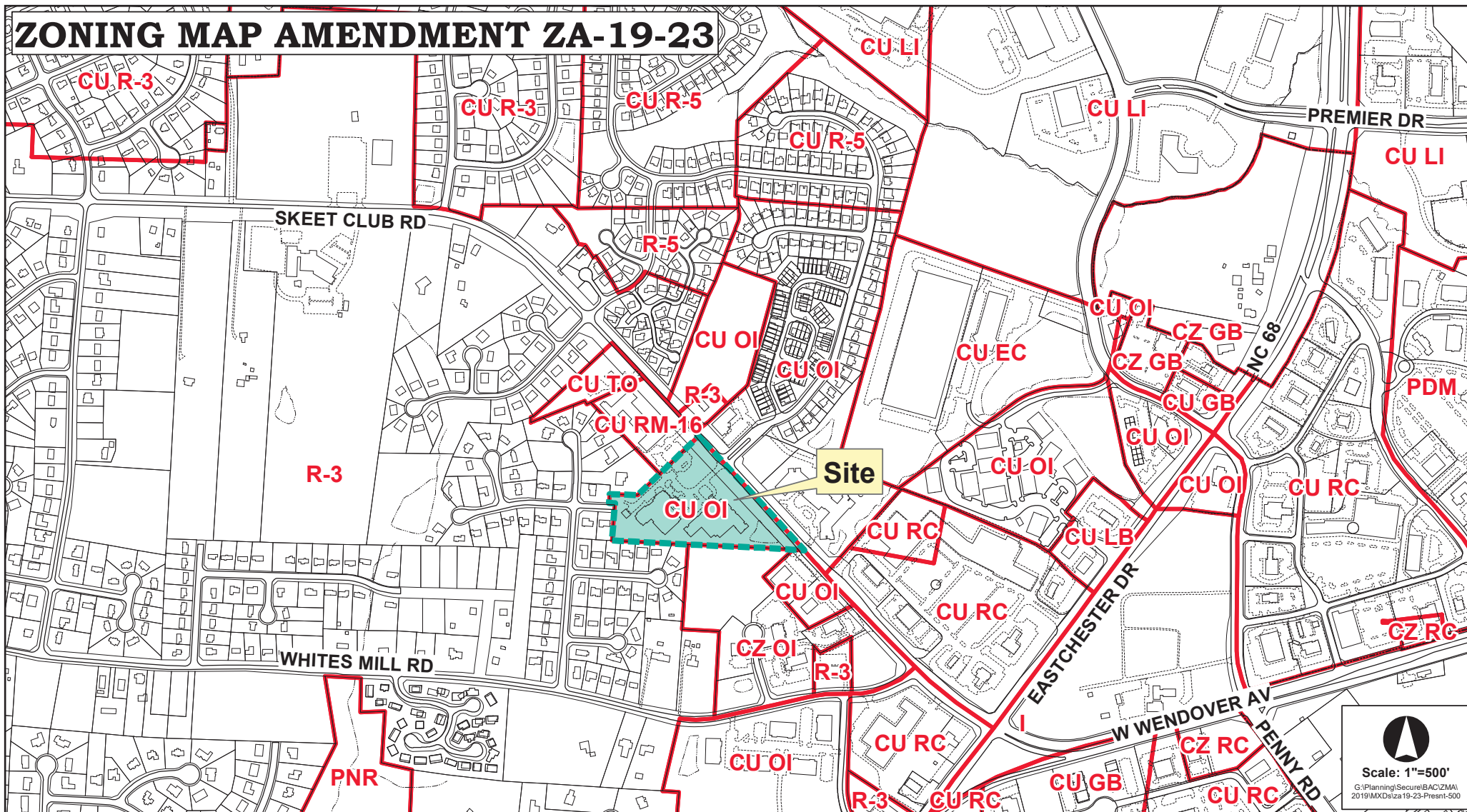
Vicinity Map



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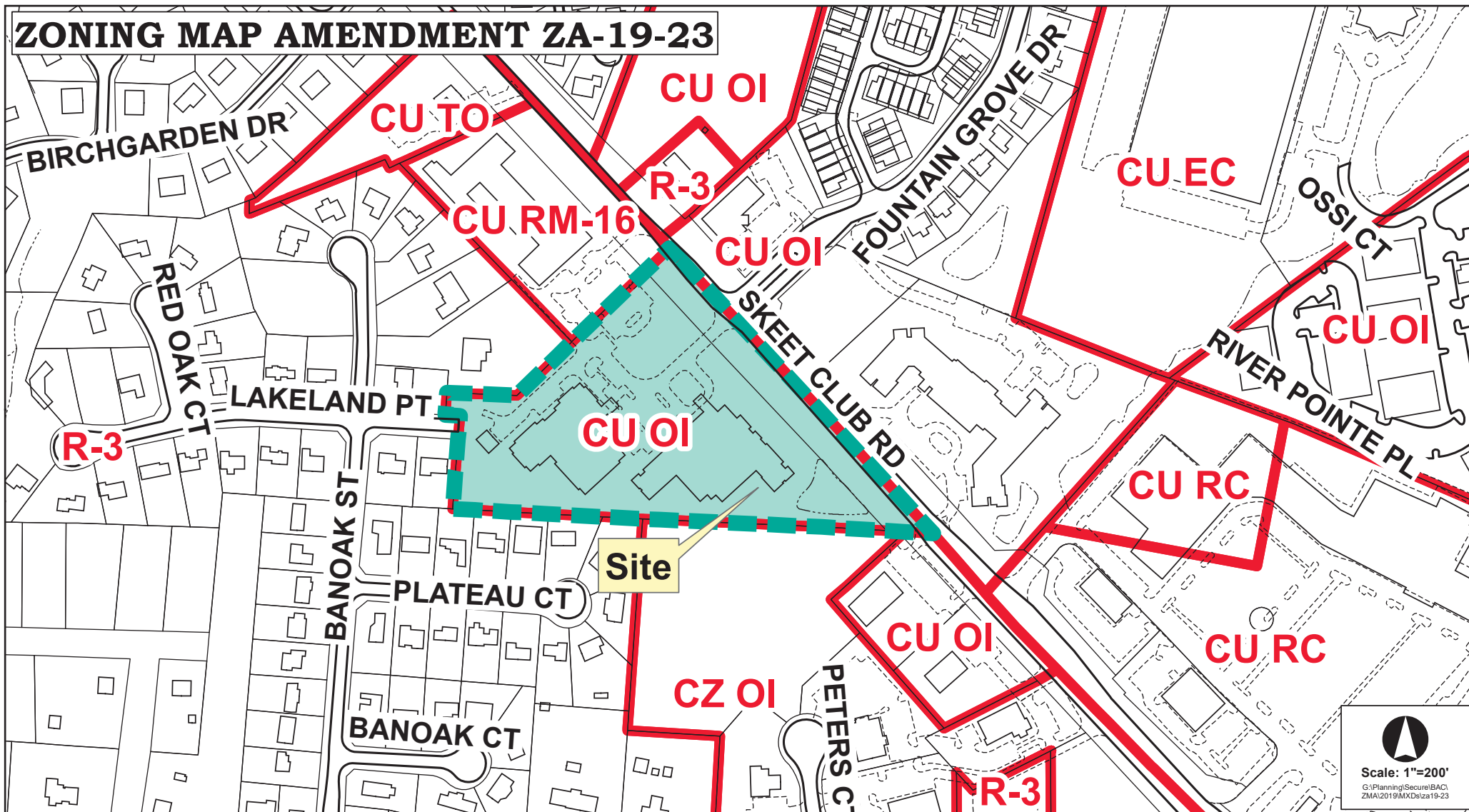
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ZONING MAP AMENDMENT ZA-19-23

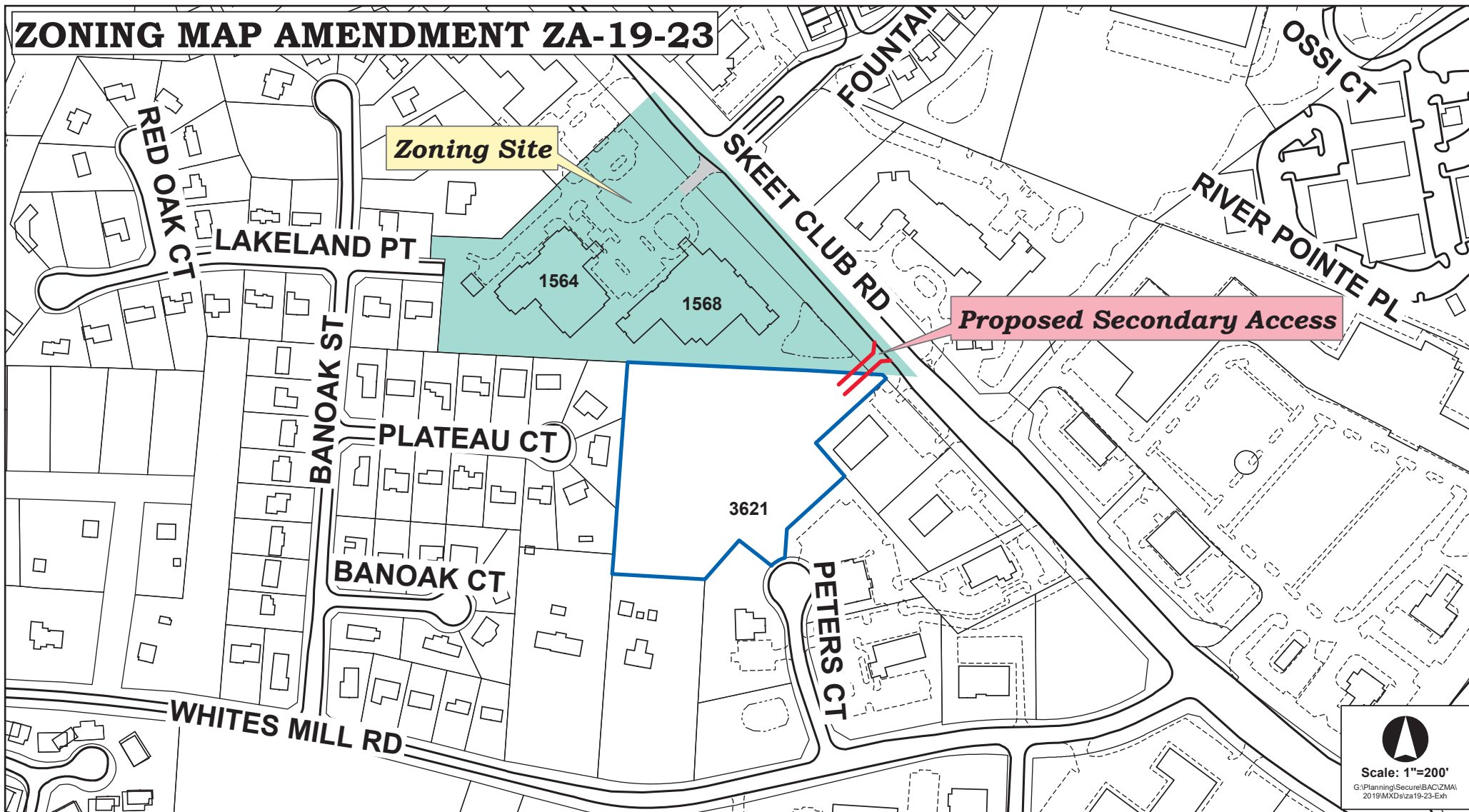


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ZONING MAP AMENDMENT ZA-19-23



ZONING MAP AMENDMENT ZA-19-23



ZONING MAP AMENDMENT ZA-19-23

***Recreation/
Open Space***

SKEET CLUB RD

Low-Density Residential

WHITES MILL RD

***Medium-Density
Residential***

Office

Site

Restricted Industrial

Restricted Industrial

***Medium-Density
Residential***

***Community/
Regional Commercial***

Institutional

Office

PREMIER DR

NC 68

EASTCHESTER DR

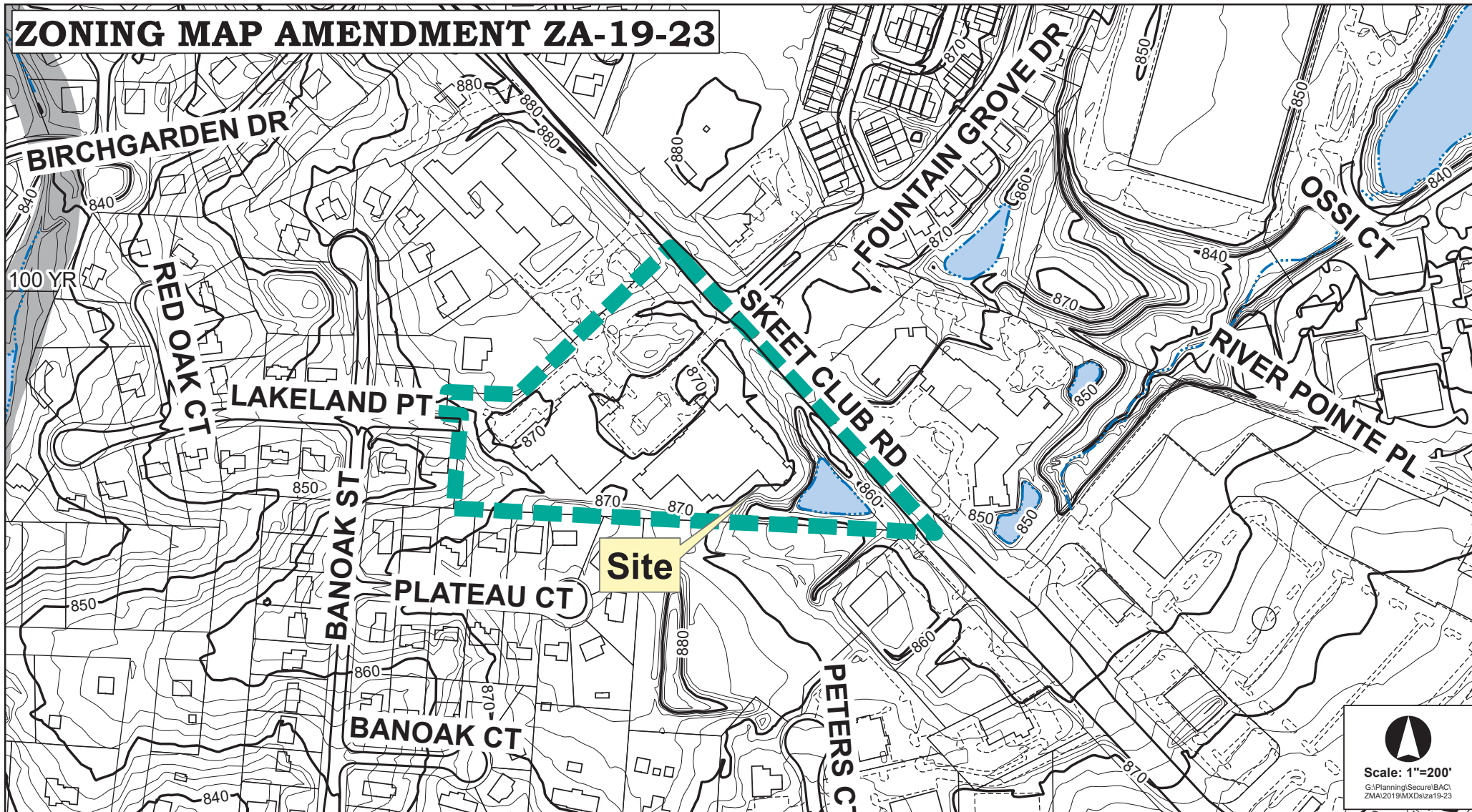
W WENDOVER AV

PENNY RD

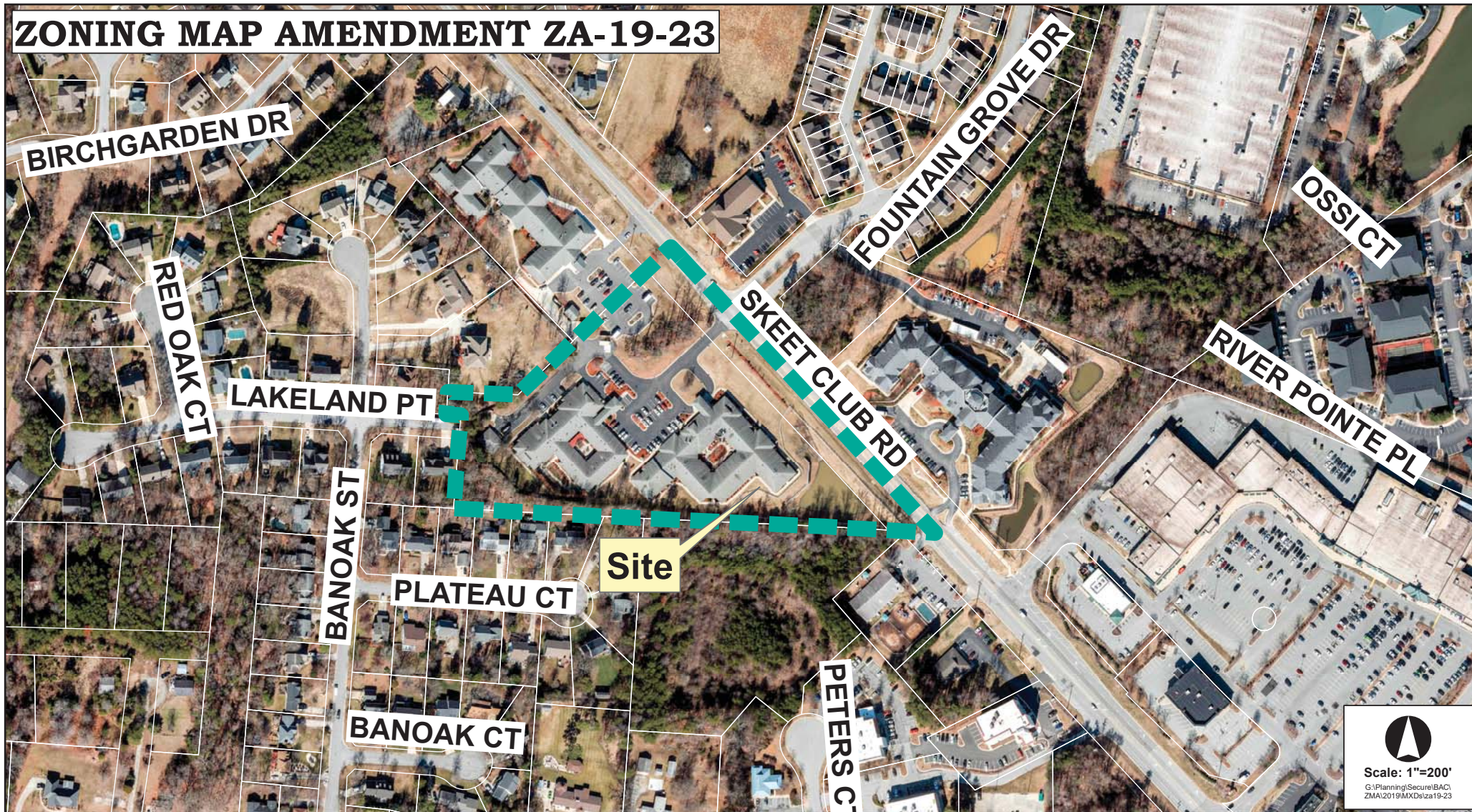


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ZONING MAP AMENDMENT ZA-19-23



ZONING MAP AMENDMENT ZA-19-23



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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 19-23 (ZA-19-23)** 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 Office Institutional (OI) District**. The parcel is approximately 6.3-acres and located along the south side of Skeet Club Road, opposite Fountain Grove Drive (1564 and 1568 Skeet Club Road). The property is also known as Guilford County Tax Parcel 204626.

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:

A. Permitted Principal Uses

Only the following principal uses, as permitted in the Office Institutional (OI) District, shall be permitted subject to the development and dimensional requirements of the OI District and the specific conditions listed in this ordinance.

1. All principal uses authorized under the “Residential Use Classification” as listed in Principal Use Table 4.1.9 of the Development Ordinance, except as prohibited below in Part I. B (Prohibited Uses).

2. All principal uses authorized under the “Institutional Use Classification” as listed in Principal Use Table 4.1.9 of the Development Ordinance, except as prohibited below in Part I. B (Prohibited Uses).
3. Major and Minor Office use types authorized under the “Commercial Use Classification” as listed in Principal Use Table 4.1.9 of the Development Ordinance.

B. Prohibited Uses:

1. Multifamily dwelling use type.
2. Single family attached dwelling use type with more than two attached dwelling units per structure.
3. All uses under the Group Living Use category.
4. Park and ride facility use type.
5. Communication or broadcasting facilities use type.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Building Setbacks:

A minimum forty (40) foot building setback shall be required where the zoning site abuts a parcel developed with a single family detached dwelling.

B. Landscaping, Buffers and Screening.

A Type B Perimeter Landscape Yard is required where the zoning site abuts a parcel developed with a single family detached dwelling.

C. Transportation Conditions.

1. Vehicular Access: The property shall be permitted to have no more than two (2) points of vehicular access to Skeet Club Road. Vehicular access to the Lakeland Point right-of-way shall be prohibited. The rezoning site shall also have internal vehicular access to the parcel to the northwest (Guilford County Tax Parcel 204663).
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 16th day of December, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-23

Submitted by: Andrew Harris, on behalf of
Peters Holdings, LLC



WYATT EARLY HARRIS WHEELER
ATTORNEYS AND COUNSELLORS AT LAW

DAVID B. ASHCRAFT
KIM R. BAUMAN
R. BRUCE LANEY
FREDERICK G. SAWYER
JAMES R. HUNDLEY
JOHN D. BRYSON
STANLEY F. HAMMER
SCOTT F. WYATT
BRIAN P. GAVIGAN
MATTHEW C. JOBE
ARLENE M. ZIPP
CORY A. RAYBORN
LEIGH ANNE KASIAS

LEE C. HAWLEY
R. ANDREW HARRIS
JONATHAN D. KEELER
DONAVAN J. HYLARIDES
BRIAN M. KUPPELWEISER
AARON R. DAVIS
KRISTIN S. CROWE
KATHRYN H. MUHLENKAMP

OF COUNSEL:
WILLIAM E. WHEELER
A. DOYLE EARLY, JR.
FRANK BURKHEAD WYATT (RET.)
WILLIAM P. HARRIS (RET.)

October 21, 2019

VIA EMAIL

Herbert K. Shannon, Jr., AICP
City of High Point
211 South Hamilton, Room 316
High Point, NC 27260

RE: HCRI Properties
Case #ZA-19-23

Dear Herb:

I hope you are doing well.

Please find attached the following related to our Community Meeting:

- Meeting Recap;
- Notice letter with attachments;
- Address list;
- Sign-in Sheet

From the meeting and phone calls I have received, the concerns expressed have been from residents in the subdivision located behind the subject property and relate to whether the proposed access was going to connect to their subdivision which they are all against. We have made clear to them that the proposed access would not be connected to their subdivision and they had no other concerns regarding the proposed amendment.

If you have any questions or need any additional information, please let me know.

Sincerely,

R. Andrew Harris

RAH:kb
enclosures

MEETING RECAP

To: City of High Point, North Carolina
Planning and Development Department

From: R. Andrew Harris

Date: October 21, 2019

Re: Rezoning Case #ZA-19-23
Citizens Information Meeting, October 17, 2019

On October 17, 2019, HCRI North Carolina Properties III, Limited Partnership by and through its agent, Peters Holdings, LLC, conducted a Citizen's Information Meeting in support of Rezoning Case #ZA-19-23.

The Rezoning Case #ZA-19-23, seeks to amend the existing Conditional Use zoning for 1564 Skeet Club Road, High Point, North Carolina 27265 to permit an additional point of access onto Skeet Club Road.

The meeting was held at the law offices of Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, Suite 400, High Point, North Carolina 27265. Letters of invitation were mailed to 48 residents on October 14, 2019. The names and addresses of the persons notices were sent along with a copy of the notice is attached.

At the meeting, Mr. Dan Hill informed the attendants what was being proposed as part of the amendment to the current zoning on the parcel. It was a positive meeting and the specific discussions focused on whether the proposed access was going to connect to the residential subdivision located behind the property. The attendants were reassured and had no objection to the proposed amendment once learning that the access would not be connected to their subdivision.

Several phone calls were received from residents in the subdivision located behind the property with similar concerns regarding whether the access was going to lead into their subdivision.

A copy of the Sign-in Sheet for this case is attached to this Memo.

SIGN-IN SHEET

Citizens Information Meeting
Thursday, October 17, 2019
1564 Skeet Club Road Conditional Use Zoning Amendment

NAME

ADDRESS

Synette Tuller

3906 BAN OAK, JF, NC 27265

Todd Needles (call-in) 1711 Plateau Ct.

Steve Drescher 4003 Van Oak St. (call-in)



WYATT EARLY HARRIS WHEELER
ATTORNEYS AND COUNSELLORS AT LAW

DAVID B. ASHCRAFT
KIM R. BAUMAN
R. BRUCE LANEY
FREDERICK G. SAWYER
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OF COUNSEL:
WILLIAM E. WHEELER
A. DOYLE EARLY, JR.
FRANK BURKHARD WYATT (RET.)
WILLIAM P. HARRIS (RET.)

October 14, 2019

RE: Application to amend Conditional Use Zoning Permit
for 1564 Skeet Club Road, High Point, North Carolina

Dear Property Owner:

My name is Andrew Harris and the purpose of this letter is to invite you to a community meeting to be held on **Thursday, October 17, 2019, from 5:30pm to 6:30pm** (drop-in format), at **1912 Eastchester Drive, Suite 400, High Point, North Carolina 27265**. At the meeting we will be providing information and discussing a proposed amendment to the existing conditional use zoning for the property at 1564 Skeet Club Road in High Point, North Carolina which is where Brookdale Senior living is located (the "Site"). The amendment is seeking to permit a second access onto Skeet Club Road. All remaining terms of the current zoning for the Site will remain the same.

You are receiving this notice because you own property within 300 feet of the Site.

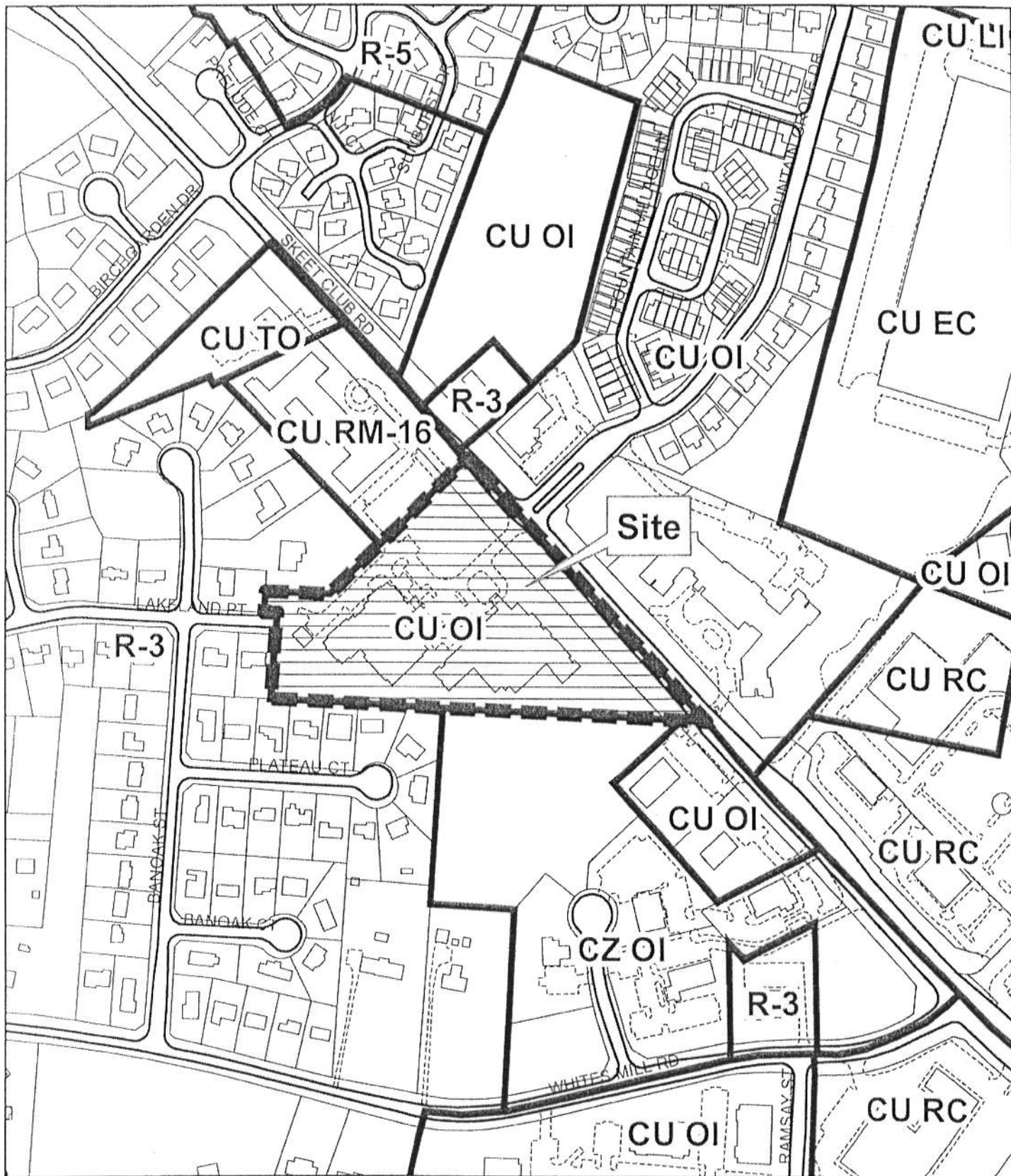
The Application to amend the existing Condition Use zoning was submitted on September 16, 2019 with a scheduled regular meeting of the City of High Point Planning & Zoning Commission to be held on **November 12, 2019 at 6:00pm**. This meeting will be at the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is also enclosed which outlines the requirements of the rezoning process.

If you are unable to attend this community meeting, please feel free to contact me and we can discuss this request via phone or meet at a later time/date. We want to make sure you are informed and that we hear your opinions.

Thank you for your time and please give me a call if you have any questions.

Sincerely,

Andrew Harris



ZONING MAP AMENDMENT ZA-19-23

From: Conditional Use Office Institutional
To: Conditional Zoning Office Institutional

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

Planning & Development
Department

City of High Point



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

BAN OAK SUBDIVISION SECTION 6 INC
1424 WHITES MILL RD
HIGH POINT NC 27265

BASSOU, MOUNIR;EL-MEKKAoui, NAIMA
3909 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BEBAWI, MICHAEL S;SAMAAN, AMANI F
3905 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

BETHLEHEM LLC
302 LINDSAY ST SUITE D
HIGH POINT NC 27262

BIRCHWOOD CLUSTER HOMES ASSOCIATION INC
1539 SKEET CLUB RD
HIGH POINT NC 27265

BLACK, DOUGLAS A;BLACK, LISA M
1700 LAKELAND POINT
HIGH POINT NC 27265

BRASWELL, GARRY T
4026 BANOAK ST
HIGH POINT NC 27265

CASH, JEFFERY L;CASH, ANGIE B
1709 PLATEAU CT
HIGH POINT NC 27265

CHATMAN, KARRIS
3911 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

CHAUDHRY, MUHAMMAD IQBAL;CHAUDHRY,
AMINA F
4018 BANOAK ST
HIGH POINT NC 27265

CITY OF HIGH POINT BOARD OF ALCOHOLIC
CONTROL
PO BOX 230
HIGH POINT NC 27261

CLINE, JEFFREY LYNN;CLINE, KRISTY LEE
1713 PLATEAU CT
HIGH POINT NC 27265

COBLE JR, RAY H;COBLE, CHRISTINE T
1702 HEATHGATE PT
HIGH POINT NC 27262

DAVIS, DAVID JOHN;DAVIS, LISA L
1715 PLATEAU CT
HIGH POINT NC 27265

DEGRAFF, ANDREW B;DEGRAFF, ELIZABETH RICE
1702 LAKELAND PT
HIGH POINT NC 27265

DOOLEY, WILLIAM P;DOOLEY, EVELYN C
270 A LAKE POINT DR
SANFORD NC 27332

DRESCHER, GEORGE STEPHEN;DRESCHER,
SHARON G
4003 BANOAK ST
HIGH POINT NC 27265

FAIRWAY OAK HOLLOW LLC
2830 CAHABA RD
BIRMINGHAM AL 35223

FOUNTAIN GROVE OWNERS ASSOCIATION INC
201 N TRYON ST SUITE 2050
CHARLOTTE NC 28202

FOUNTAIN GROVE PROPERTIES LLC
2607 BURCH PT
HIGH POINT NC 27265

GILCHRIST, CHRISTOPHER J;GILCHRIST,
LAUREEN M
1704 PLATEAU CT
HIGH POINT NC 27265

GOHO, HARVEY A;GOHO, LYDIA P
222 MAPLE RIDGE LN
HIGH POINT NC 27262

GOSSETT, ALEX DARREL;GOSSETT, MELISSA ANN
4022 BANOAK ST
HIGH POINT NC 27265

HABIB, IRFAT;HADZIC, ZEMIR
4010 BANOAK ST
HIGH POINT NC 27265

HCRI NORTH CAROLINA PROPERTIES III LP
4500 DORR ST
TOLEDO OH 43615

HCRI SKEET CLUB MANOR PROPERTIES LP *

HEMMING, ASHLEY;HEMMING, SCOTT
1705 PLATEAU CT
HIGH POINT NC 27265

HIGH POINT RETIREMENT RESIDENCE LLC
2235 FARADAY AVE STE O
CARLSBAD CA 92008

KENNEDY, BRANDON T
4001 BANOAK ST
HIGH POINT NC 27265

LADD, ZACK F;LADD, MARY B
1233 LADD RD
YADKINVILLE NC 27055

LE, THAO DOAN;NGUYEN, HUY DINH
3920 FOUNTAIN GROVE DR
HIGH POINT NC 27265

LEWIS, ADAM T;LEWIS, LAUREN M
1701 PLATEAU CT
HIGH POINT NC 27265

MAXIE, ALLISON M
3907 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MILLER, JEFFREY DAVID;MILLER, HOPE L
1703 BISCAYNE DR
GREENSBORO NC 27410

MOORE, RODNEY B;MOORE, CYNTHIA G
1708 PLATEAU CT
HIGH POINT NC 27265

MORGAN, ROBIN L
3903 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

MOZINGO, BRETT;MOZINGO, KATA
1707 PLATEAU CT
HIGH POINT NC 27265

NEEDLES, ARLAN TODD;NEEDLES, SHERYL S
1711 PLATEAU CT
HIGH POINT NC 27265

NGUYEN, BACH
3913 FOUNTAIN VILLAGE LN
HIGH POINT NC 27265

NIFONG, LARRY RICHARD;NIFONG, DEBORAH H
1714 PLATEAU CT
HIGH POINT NC 27265

PETERS HOLDINGS LLC *507 LINDSAY ST
HIGH POINT NC 27262

SANDUSKY, DENNIS R;SANDUSKY, KATHLEEN A
1702 PLATEAU CT
HIGH POINT NC 27265

SIMPSON, VERNON;CLYBURN, ERICA
1712 PLATEAU CT
HIGH POINT NC 27265

STORE MASTER FUNDING VII LLC C/O REE
SOUTHEAST INC
1732 CROOKS ROAD
TROY MI 48084

TATE, STEPHEN WESLEY;TATE, LISA MARIE
1617 LAKELAND PT
HIGH POINT NC 27265

THOMAS, ANTHONY D;THOMAS, PAMELA L
1703 PLATEAU CT
HIGH POINT NC 27265

TULLOS, LYNETTE M
3906 BANOAK ST
HIGH POINT NC 27265

WYATT EARLY HARRIS WHEELER LLP - R.
ANDREW HARRIS *
1912 EASTCHESTER 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