

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 19-25**
 (Triad Industrial Partners III, LLC)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: January 21, 2020

Public Hearing: Yes

Advertising Date: January 8, 2020, and
 January 15, 2020

Attachments: A. Staff Report
 B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Triad Industrial Partners III, LLC to rezone approximately 31.1 acres from the Public & Institutional District and the Agricultural District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Employment Center (CZ-EC) District. The site is located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their December 10, 2019 public hearing, all members of the Commission were present except for Ms. Marie Stone and Ms. Joan Swift. 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. Jonathan Smith, applicant, 229 Plymouth Avenue, Winston-Salem, spoke in favor of the request. Mr. Smith provided an overview of the proposal to expand an existing industrial park to include the 31-acre zoning site. Mr. Smith stated they anticipate the development of approximately 200,000 to 300,000 square feet of light industrial uses. In conclusion, he outlined the results of their neighborhood information meeting and noted his development team has been in contact with the adjacent property owners to address any concerns.

Speaking neither in favor nor opposition was Mr. Jake Cashion, 822 Gallimore Dairy Road, High Point. Mr. Cashion stated that overall, he is in support of the request as it is good for the city and the region economically. He stated that he lives adjacent to the zoning site and wants to ensure sufficient building separation and landscaping is being provided to mitigate any impact and to protect his property. He concluded by noting that he hopes to work with the applicant to mitigate these concerns.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended ***approval*** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended ***approval*** of this request, as recommended by staff, by a vote of 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That the proposed CZ-EC District is in harmony with the Restricted Industrial land use designation governing this portion of the City's Planning Area and it promotes an orderly growth pattern. Furthermore, the request is similar and compatible with previous zoning approvals granted in this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-25
December 10, 2019**

Request		
Applicant: Triad Industrial Partners III, LLC	Owner: Triad Industrial Partners III, LLC	
Zoning Proposal: To annex and apply initial City zoning	From:	PI Public & Institutional District (Guilford County)
		AG Agricultural District (Guilford County)
	To:	CZ-EC Conditional Zoning Employment Center District

Site Information	
Location:	The site is located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road.
Tax Parcel Numbers:	Guilford County Tax Parcels 169762 and 169780
Site Acreage:	Approximately 31.1 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a gentle to moderately sloping terrain. The eastern portion of the site is heavily wooded, while the western portion of the site consists of open pasture lands.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line both lie to the east of the site along Gallimore Dairy Road.
General Drainage and Watershed:	The site drains in a southerly direction, and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that is greater than 24% of the site.
Overlay Districts:	City Lake General Watershed Area Airport Overlay District – Zone 1

Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling and undeveloped parcel
South:	CZ EC	Conditional Zoning Employment Center District	Single family dwelling and commercial nursery/landscaping business
	AG	Agricultural District (<i>Guilford County</i>)	
East:	CZ-EC	Conditional Zoning Employment Center District	Industrial park and single family dwelling
	CU-LI	Conditional Use Light Industrial District (<i>Guilford County</i>)	
West:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling and dog kennel
	CU-LI	Conditional Use Light Industrial District (<i>Guilford County</i>)	

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following goal and objective of the Community Growth Vision Statement are relevant to this request: Goal #6: Keep High Point's economy strong and make it more diversified. Obj.#6D: Continue to identify and recruit new industries that are unrelated to the traditional industries of furniture and textiles in order to achieve greater diversification.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is 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.
Relevant Area Plan:	There are no area plans that are applicable to this area.
Zoning History:	Since the early 1990s, roughly 22 zoning requests (totaling approximately 595 acres) have been approved in this northern portion of the City's planning area to support restricted industrial uses. The abutting parcels to the east and south were granted CZ-EC District zoning in 2018 and 2019, respectively, to accommodate offices, warehouses, a research and development park, and light industrial uses.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Gallimore Dairy Road		Major Thoroughfare	475 feet
Vehicular Access:	Two access points are proposed to be provided from Gallimore Dairy Road.			
Traffic Counts: (Average Daily Trips)	Gallimore Dairy Road		2,100 ADT (NCDOT 2017 traffic count)	
Estimated Trip Generation:	In conjunction with this 31.1 acre zoning site, the applicant is also developing an abutting 40 acre tract of land to the east that has been previously annexed and zoned CZ-EC District. At full build-out in 2040, the Traffic Impact Analysis (TIA) anticipates the overall 71-acre industrial park will contain approximately 755,900 square feet of industrial development and anticipated to generate approximately 5,573 trips during a 24-hour time period. During peak usage hours the overall development is anticipated to generate approximately 215 morning peak hour trips (7am to 9am) and approximately 171 evening peak hour trips (4pm to 6pm).			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u> X	<u>No</u>	See attached TIA executive summary.	
Conditions:	<u>Access:</u> Two points of access to Gallimore Dairy Road. <ul style="list-style-type: none">• One right-in/right-out access point (easternmost access point).• One full movement access point (westernmost access point). <u>Improvements:</u> <ul style="list-style-type: none">• Install at the easternmost access point an east bound right turn lane into the site, with a minimum 150 feet of storage and appropriate taper.			

	<ul style="list-style-type: none">• Install at the westernmost access point a left and right turn lane into the site. Both turn lanes shall have a minimum 150 feet of storage and appropriate taper.
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School District Comment

Not applicable to this zoning case.

Details of Proposal

The applicant has submitted an annexation application (AN-19-11) and this zoning map amendment application to establish initial city zoning for 31.1 acres of land located in the northern portion of the City's planning area. This site is within an area designated by the adopted land use map for Restricted Industrial development and the applicant has requested to establish a CZ-EC District over this 31.1 acre area to facilitate the expansion of an existing industrial/business park.

The EC District was specifically designed for development in areas designated by the land use plan as Restricted Industrial, and is intended to accommodate office, warehouse, research and development, light industrial, and supporting activities in a well-planned, high quality business park setting. In addition to an expectation for high quality design, the district includes standards to help ensure compatibility between development and nearby residential uses. Region-serving commercial and intensive forms of industrial development are prohibited.

In conjunction with this application, the applicant has submitted a conditional zoning ordinance in which they have offered conditions pertaining to the location and number of vehicular access points, and transportation-related improvements associated with these access points.

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 proposed CZ-EC District is in harmony with the Restricted Industrial land use designation governing this portion of the City's Planning Area and it promotes an orderly growth pattern.

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 is similar and compatible with previous zoning approvals granted in this area.

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.

Adjacent annexed parcels along Gallimore Dairy Road have a similar CZ-EC District zoning. Also, abutting unincorporated lands to the east and west are zoned Conditional Use Light Industrial and unincorporated land to the south is developed with a commercial nursery use.

Mitigation of Impacts

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

Mitigation #1	<p>Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.</p> <ul style="list-style-type: none"> ❖ Adjacent parcels to the north and west have a Guilford County Agricultural (AG) District zoning. This county zoning district requires a minimum lot size of 40,000 square feet, minimum 15-foot side yard setback and a minimum 30-foot rear yard setback. The requested EC District requires a minimum 40-foot perimeter setback where adjacent to residential districts and 20-foot setback were adjacent to a nonresidential district. The combination of minimum lot size and building setback standards will assist to separate development on the zoning site from structures on adjacent lands. ❖ To minimize the impact from exterior lighting, the Development Ordinance requires the submittal of an exterior lighting plan that certifies lighting is installed in a manner that ensures the safety of motorists and minimizes adverse effects on adjacent land uses due to excessive light intensity or light trespass. ❖ The EC District prohibits any outdoor manufacturing, processing, repair, or assembly. All activity must take place within an enclosed building. Furthermore, this district requires the screening of ground-base-mechanical equipment and the screening of loading bays located on the side of a building.
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 the City Lake General Watershed Area and development is required to meet the 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> <ul style="list-style-type: none"> ❖ The site is within an area adequately served by City of High Point utilities and municipal services.

	❖ Conditions offered by the applicant restrict the site to only two points of access to Gallimore Dairy Road and the installation of turn lanes at these access points.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	<ul style="list-style-type: none"> ❖ The EC District standards address building orientation, fencing, location of mechanical equipment, loading docks, outdoor storage and prohibits outdoor manufacturing. ❖ To ensure compatibility where industrial uses abuts residential uses, the Development Ordinance requires the installation of a Type A perimeter landscape yard. This is the most intensive perimeter planting yard in the Development Ordinance, requiring an average width of 45 feet, installation of 14 trees (canopy and understory trees) every 100 linear feet and the installation of 33 shrubs every 100 linear feet. Finally, shrubs located next to parking lots, access drives, or loading areas shall be of an evergreen plant type.

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 the early 1990s there have been multiple industrial projects developed, consistent with the goals and objectives of the Restricted Industrial Land Use classification, in this northern portion of the City's planning area.

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 requested CZ-EC District is similar to zoning districts that have approved for other nearby annexed properties.

Recommendation

The Planning and Development Department recommends approval of the request to rezone this 31.1-acre area to the CZ EC District. As conditioned, the requested 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

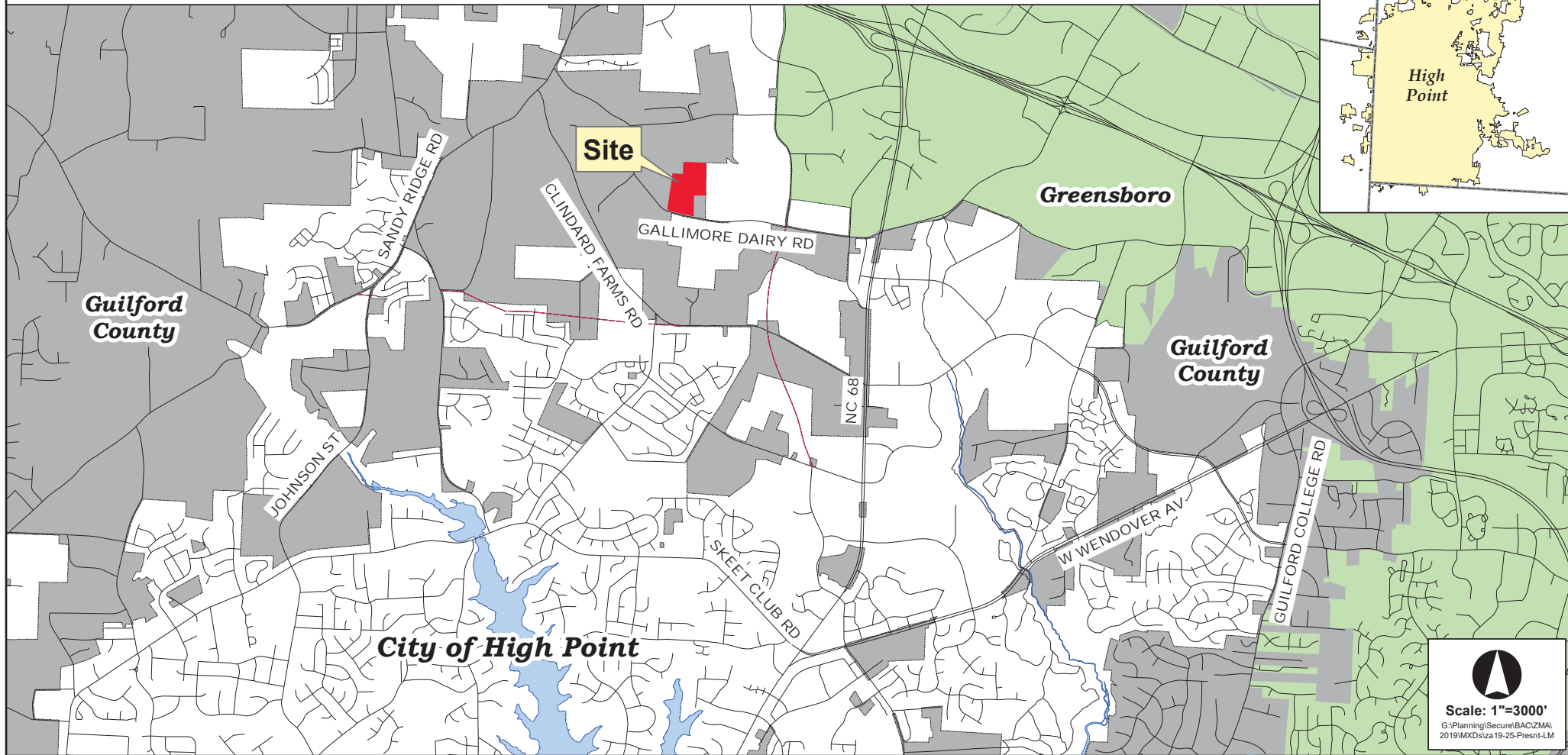
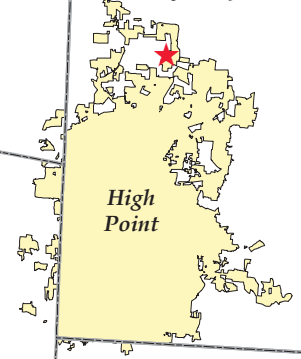
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-19-25

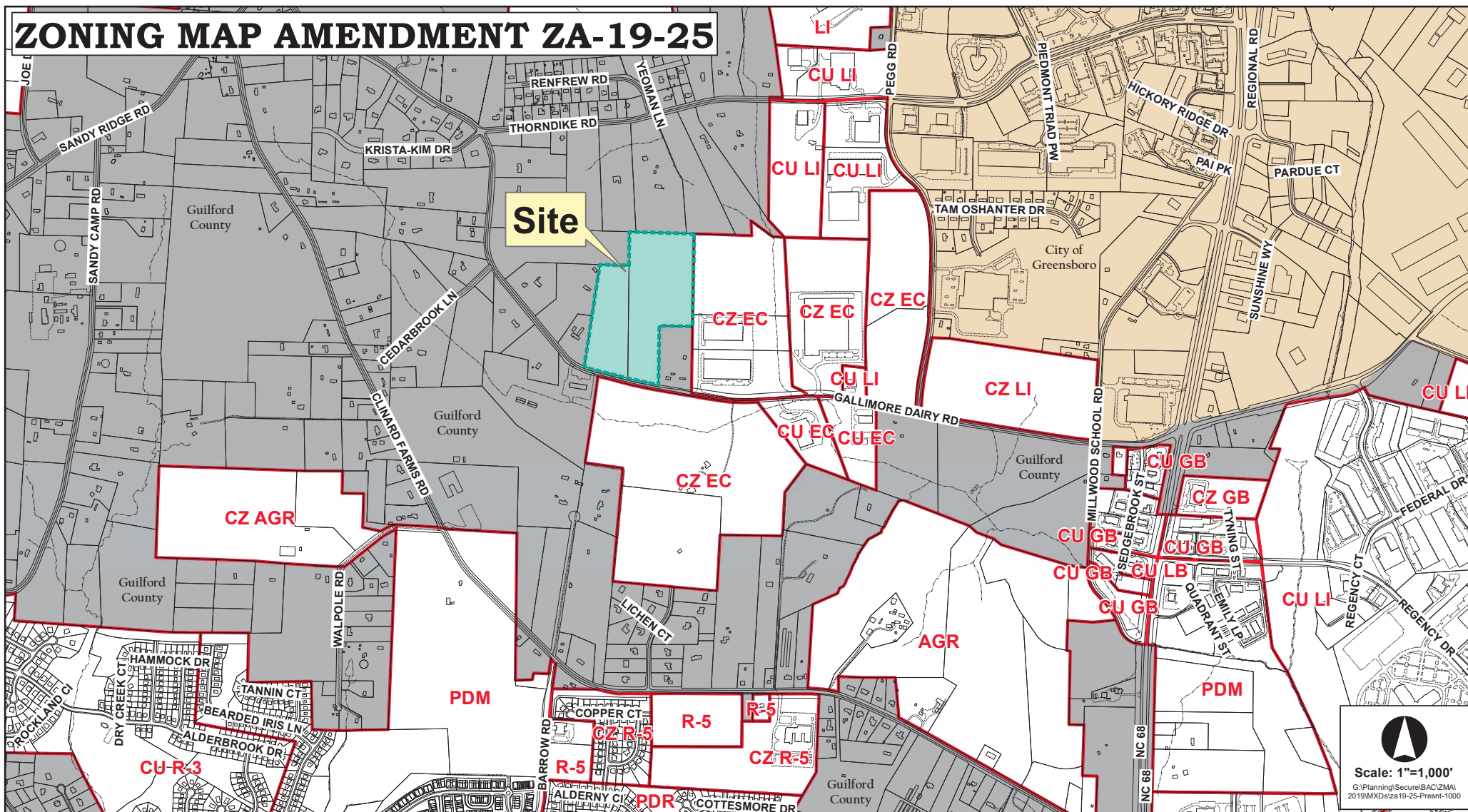
Applicant: Triad Industrial Partners III

Vicinity Map

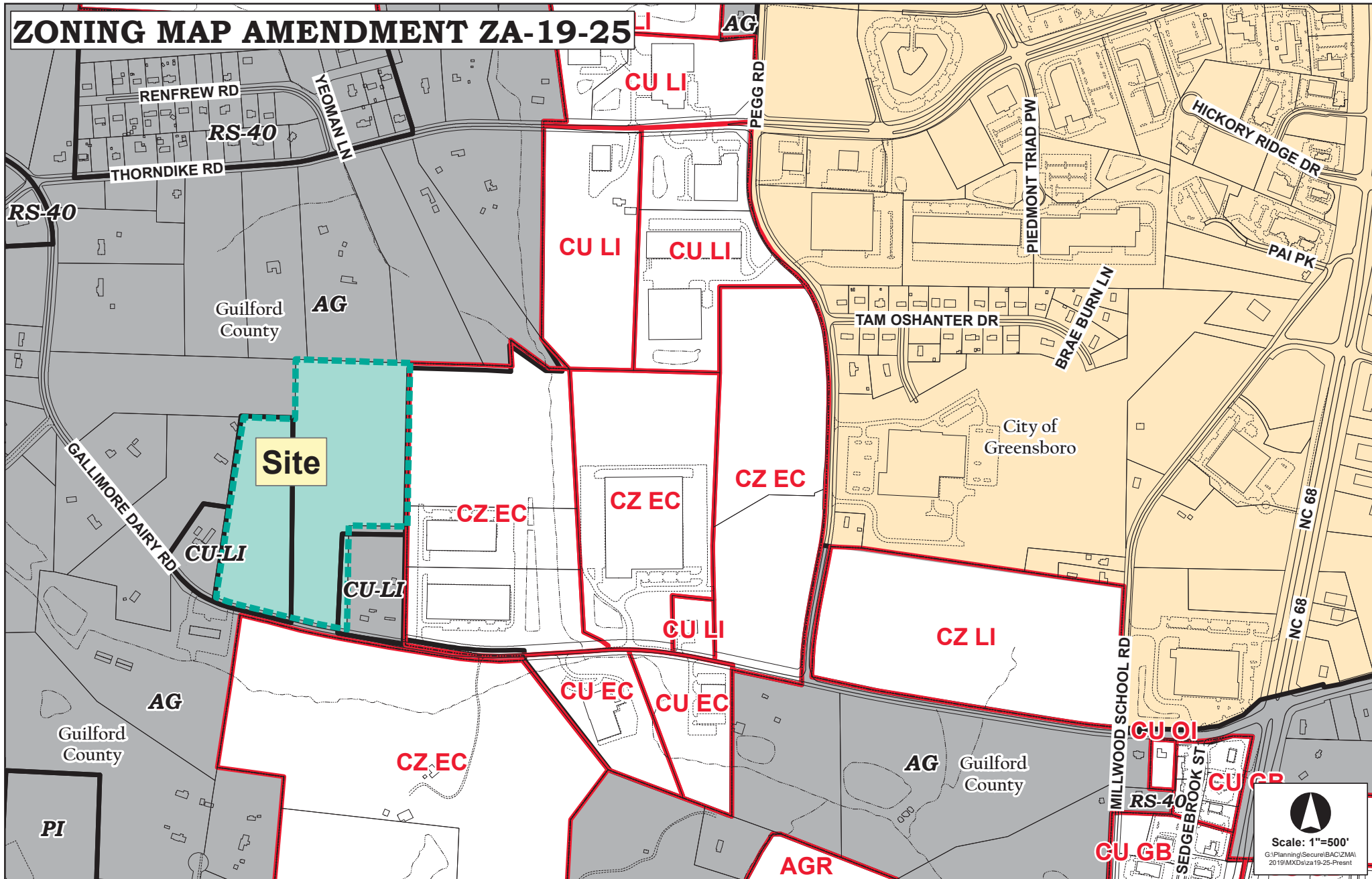


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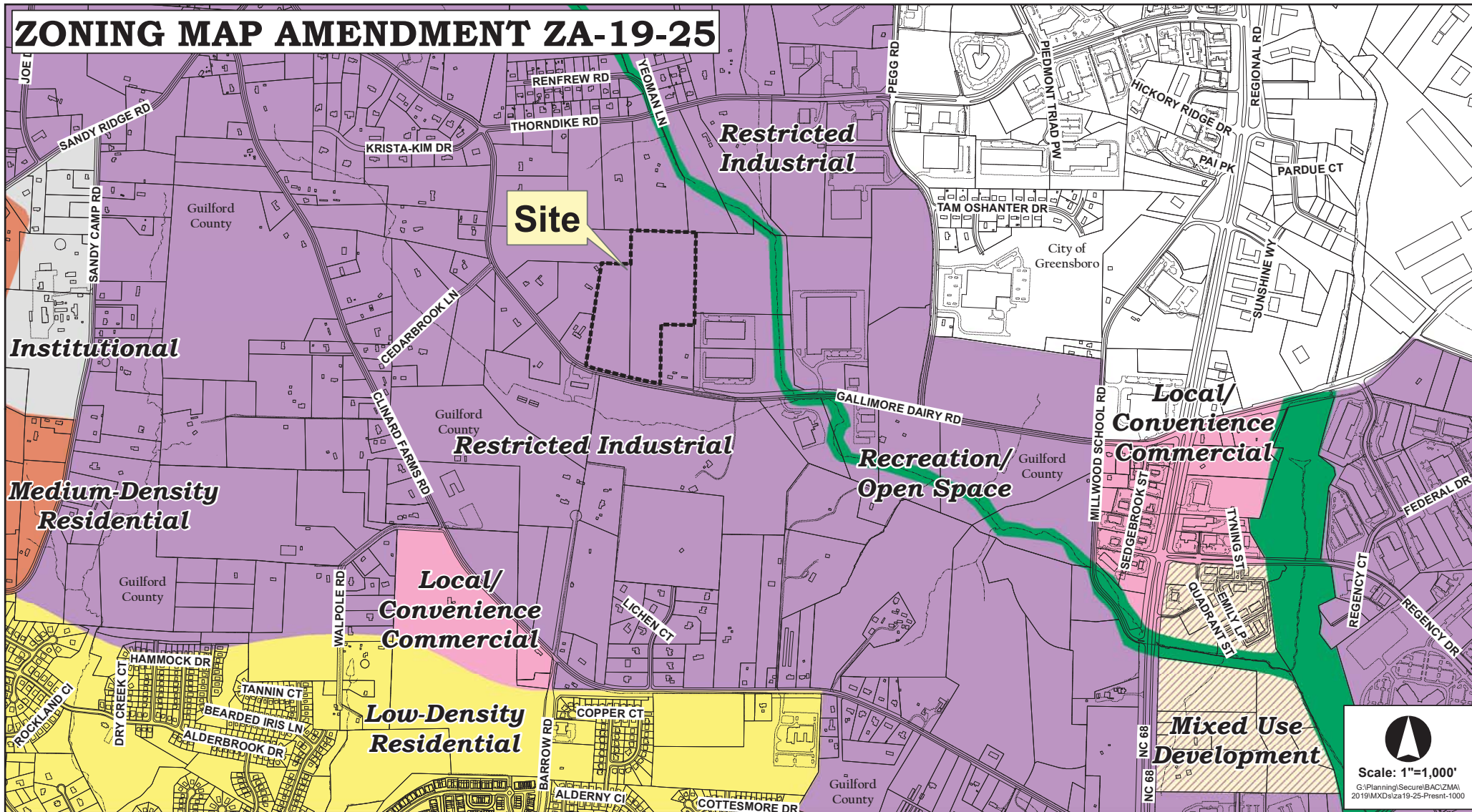
ZONING MAP AMENDMENT ZA-19-25



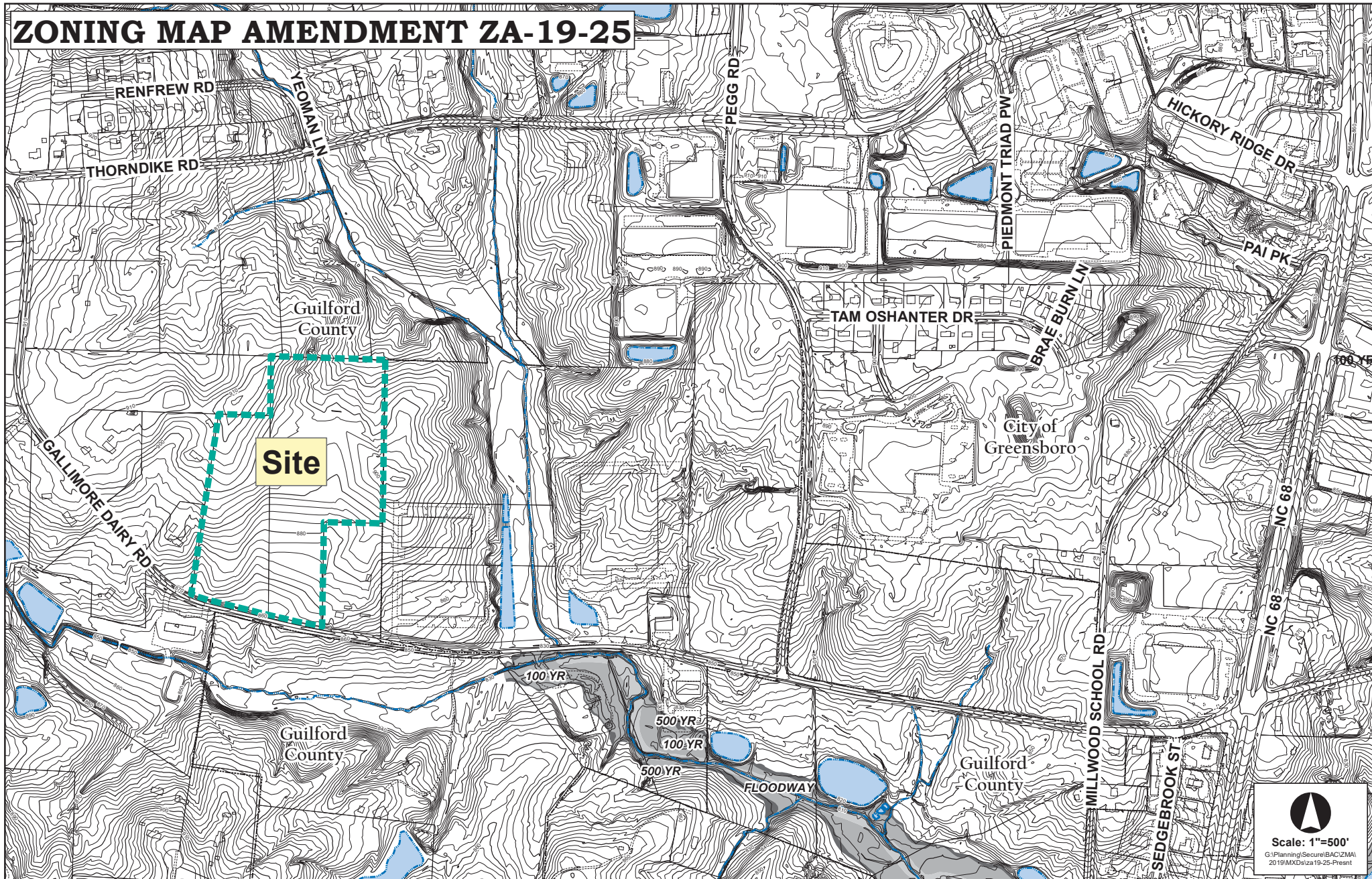
ZONING MAP AMENDMENT ZA-19-25



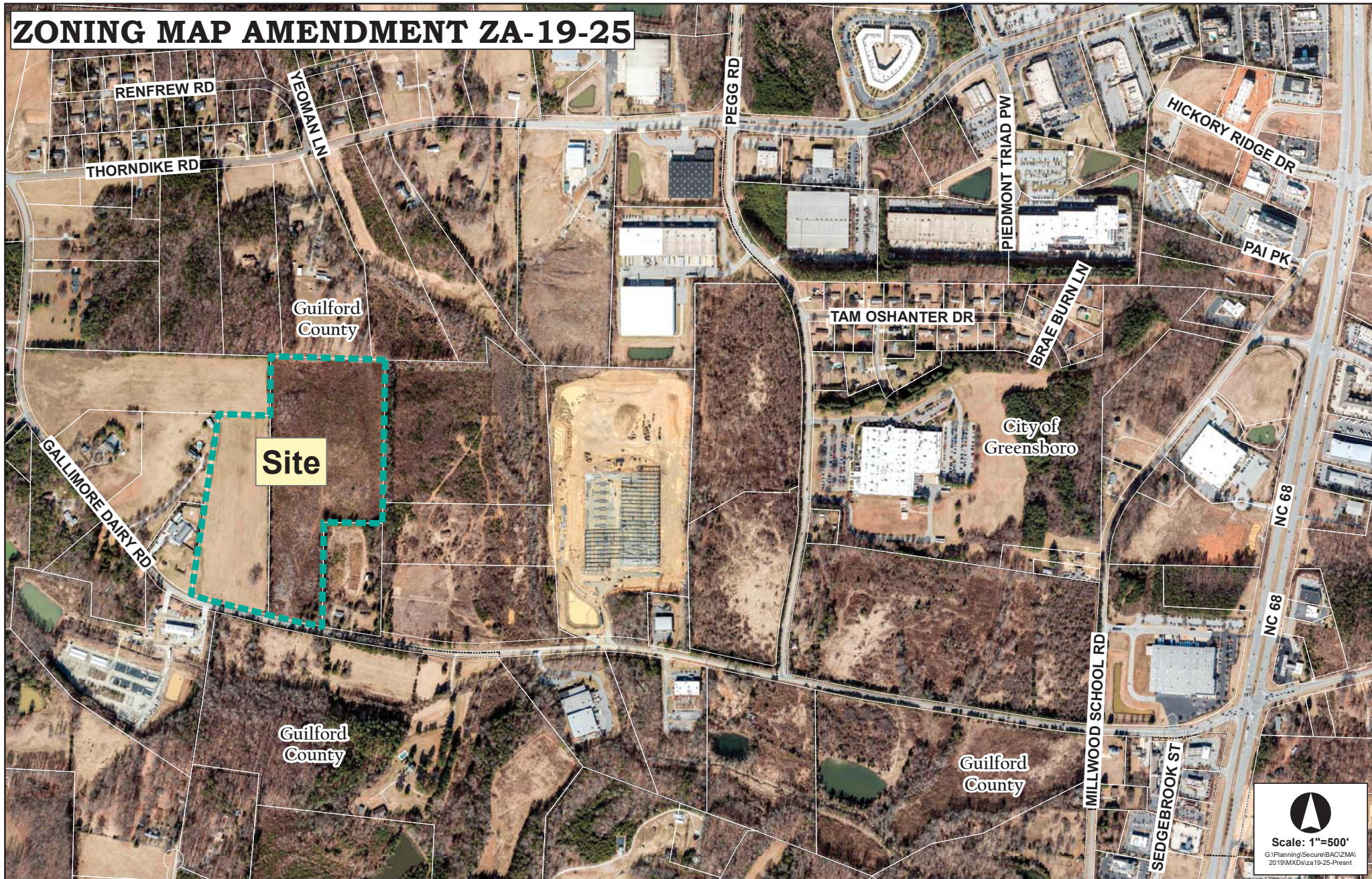
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ZONING MAP AMENDMENT ZA-19-25



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 December 10, 2019 and before the City Council of the City of High Point on January 21, 2020 regarding **Zoning Map Amendment Case 19-25 (ZA-19-25)** 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 December 1, 2019, for the Planning and Zoning Commission public hearing and on January 8, 2020 and January 15, 2020, 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 **January 21, 2020**.

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 Employment Center District (CZ-EC) District**. An approximate 29.6 acre area located along the north side of Gallimore Dairy Road, approximately 3,000 feet west of Pegg Road. The property is also known as Guilford County Tax Parcels 169780 and 169762.

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 Employment Center (EC) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Transportation Conditions.

1. Access: Only two (2) points of vehicular access shall be permitted to Gallimore Dairy Road. Access shall be restricted as follows:
 - a. Access Point #1: This access (westernmost access point) shall be a full movement access point.
 - b. Access Point #2: This access (easternmost access point) shall be a right-in/right-out access point only.
2. Improvements
 - a) Access Point #1 (westernmost access point)

As part of the driveway permit approval for the westernmost access point, the property owner shall install a westbound right turn lane into the zoning site with a minimum of one hundred and fifty (150) feet of storage and appropriate taper. Furthermore, at this access point the property owner shall also install an eastbound left turn lane into the zoning site with a minimum of one hundred and fifty (150) feet of storage and appropriate taper.
 - b) Access Point #2 (easternmost access point)

As part of the driveway permit approval for the easternmost access point, the property owner shall install a westbound right turn lane into the zoning site with a minimum of one hundred and fifty (150) feet of storage and appropriate taper.
3. 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 xxxth day of xxxxxxxxxxxxx, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.



Transportation Impact Analysis

Gallimore Industrial Center Expansion High Point, NC

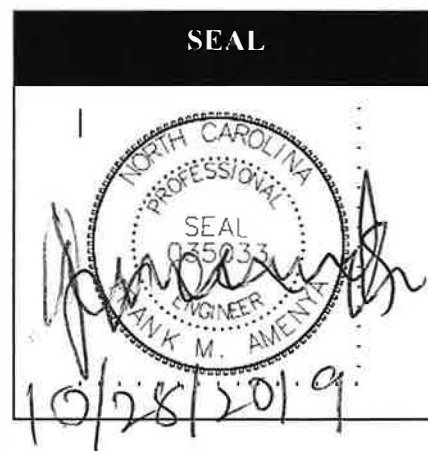
Prepared for Davidson Craven Capital
October 28, 2019

Analysis by: Monisha Badarinath, E.I.

Drafting/Graphics by: Monisha Badarinath, E.I.

Reviewed by: Robert K. Gey, P.E.
Krupanidhi Koilada

Sealed by: Frank Amenya, P.E., PTOE



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Gallimore Industrial Center Expansion– Transportation Impact Analysis
High Point, NC
Prepared for Davidson Craven Capital
October 28, 2019

Executive Summary

An expansion is proposed for the existing Gallimore Industrial Center facility, located on the north side of Gallimore Dairy Road, west of Pegg Road in High Point, North Carolina. Currently, there are two (2) light industrial buildings of 105,000 square feet and 75,900 square feet in place. The expansion of the site calls for an addition of 575,000 square feet of light industrial space. At full build-out, the site will consist of approximately 755,900 square feet of light industrial space.

The proposed expansion was analyzed in two (2) phases. Phase 1 will consist of one (1) light industrial building of 125,000 square feet. Phase 2 will add either one (1) light industrial building of 450,000 square feet or two (2) light industrial buildings of 200,000 square feet and 250,000 square feet totaling 450,000 square feet.

Based on the estimated project schedule, Phase 1 will be constructed by the end of next year and Phase 2 will be constructed over the next +/- 2-5 years. Therefore, for traffic analysis purposes, years 2020, and 2024 were used for Phases 1, and 2, respectively.

The site currently has one (1) access on Gallimore Dairy Road located approximately 2,425 feet west of Pegg Road. With the site expansion, two (2) new access connections are proposed along Gallimore Dairy Road to be located approximately 3,110 feet and 3,450 feet west of Pegg Road.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), Phase 1 of this expansion has a trip generation potential of 53 trips in the AM peak and 43 trips in the PM peak. At full build, this development has a trip generation potential of 215 trips in the AM peak and 171 trips in the PM peak.

Capacity Analysis

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic. The following intersections were included in the study:

- Gallimore Dairy Road at Sandy Ridge Road
- Gallimore Dairy Road at Pegg Road
- Gallimore Dairy Road at NC 68
- Gallimore Dairy Road at Existing Site Access 1
- Gallimore Dairy Road at Site Access 2 (Right-In/Right-Out)
- Gallimore Dairy Road at Site Access 3

Due to the nearby STIP projects U-4758 (widening of Johnson Street / Sandy Ridge Road from Skeet Club Road (SR 1820) to I-40 Eastbound Ramps), U-4015A (widening of Gallimore Dairy Road from NC 68 to Airpark Road) and U-5974 (widening and upgrade of NC 68 corridor from Gallimore Dairy Road to Hickwood Road to superstreet), a 2040 design year analysis was also required per North Carolina Department of Transportation (NCDOT) standards. The following intersections were included in the 2040 design year portion of the study:

- Gallimore Dairy Road at Sandy Ridge Road
- Gallimore Dairy Road at NC 68

The capacity analysis results for 2020 Phase 1 Conditions, 2024 Full Build Conditions, and 2040 Design Year Conditions are included in the Sections 7, 8, & 9 of the report, respectively.

Conclusion

This TIA was performed in order to assess transportation impacts of the proposed site as well as background traffic. Recommendations have been given to accommodate these impacts. The analysis documented here indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The recommended improvements for the development under 2020 Phase 1 Conditions, 2024 Full Build Conditions, and 2040 Design Year Conditions are summarized in Table A and are shown in Figures A, B, and C, respectively. Further coordination with NCDOT will be needed to understand the future configuration of NC 68 superstreet corridor and to determine the intersection spacing on NC 68 between Gallimore Dairy Road and the u-turn break locations. Please note that the access points to the site is recommended to be designed according to NCDOT and City of High Point Standards where applicable.

Table A – Recommended Improvements Summary

Intersection	Phase 1	Full Build	2040 Design Year
Sandy Ridge Road at Gallimore Dairy Road	<u>Improvements needed due to background traffic:</u> <ul style="list-style-type: none"> • Signalize intersection. • Construct a northbound right turn lane along Sandy Ridge Road with 350 feet of storage plus appropriate taper 	<ul style="list-style-type: none"> • Committed improvements associated with STIP U-4758 will be adequate to accommodate projected traffic volumes in future conditions. 	<ul style="list-style-type: none"> • Optimize signal timing.
Gallimore Dairy Road at Pegg Road	<u>Improvements needed due to background traffic:</u> <ul style="list-style-type: none"> • Signalize intersection. • Construct a westbound right turn lane along Gallimore Dairy Road with 150 feet of storage plus appropriate taper • Construct an eastbound left turn lane along Gallimore Dairy Road with 150 feet of storage plus appropriate taper 	<ul style="list-style-type: none"> • Optimize signal timing. 	<ul style="list-style-type: none"> • Not evaluated.

Table A – Recommended Improvements Summary

Intersection	Phase 1	Full Build	2040 Design Year
NC 68 at Gallimore Dairy Road	<u>Improvements needed due to background traffic:</u> <ul style="list-style-type: none"> On northbound NC 68, extend the left turn to provide 600 feet of storage plus appropriate taper. Optimize signal timing. 	<ul style="list-style-type: none"> Optimize signal timing. 	<ul style="list-style-type: none"> Per NCDOT, the exact configuration of the proposed NC 68 superstreet corridor is not yet known and is planned to accommodate the existing and projected traffic without the proposed development. Further coordination with NCDOT will be needed to understand the future configuration of NC 68 superstreet corridor and to determine the intersection spacing on NC 68 between Gallimore Dairy Road and the u-turn break locations.
Gallimore Dairy Road at Site Access 1	<ul style="list-style-type: none"> No improvements are recommended. 	<ul style="list-style-type: none"> No improvements are recommended. 	<ul style="list-style-type: none"> Not evaluated.
Gallimore Dairy Road at Site Access 2	<ul style="list-style-type: none"> Construct a westbound right turn lane along Gallimore Dairy Road with 150 feet of storage plus appropriate taper. 	<ul style="list-style-type: none"> No additional improvements are recommended. 	<ul style="list-style-type: none"> Not evaluated.
Gallimore Dairy Road at Site Access 3	<ul style="list-style-type: none"> Construct a westbound right turn lane along Gallimore Dairy Road with 150 feet of storage plus appropriate taper. Construct an eastbound left turn lane along Gallimore Dairy Road with 150 feet of storage plus appropriate taper. Align this site access across from the proposed Barrow Road Extension. 	<ul style="list-style-type: none"> No additional improvements are recommended. 	<ul style="list-style-type: none"> Not evaluated.
NC 68 at Gallimore Dairy Road North U-Turn	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Per NCDOT, the exact configuration of the proposed NC 68 superstreet corridor is not yet known and is planned to accommodate the existing and projected traffic without the proposed development. Further coordination with NCDOT will be needed to understand the future configuration of NC 68 superstreet corridor and to determine the intersection spacing on NC 68 between Gallimore Dairy Road and the u-turn break location.
NC 68 at Gallimore Dairy Road South U-Turn	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Per NCDOT, the exact configuration of the proposed NC 68 superstreet corridor is not yet known and is planned to accommodate the existing and projected traffic without the proposed development. Further coordination with NCDOT will be needed to understand the future configuration of NC 68 superstreet corridor and to determine the intersection spacing on NC 68 between Gallimore Dairy Road and the u-turn break location.



Citizens Information Meeting Report
Zoning Map Amendment 19–25
Gallimore Dairy Road

Submitted by: Jonathan T. Smith, Triad Industrial Partners III LLC

816 & 818 Gallimore Dairy Road

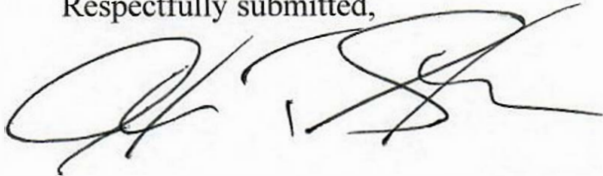
Rezoning Application

Summary of Neighborhood Communication and Citizen's Information Meeting

November 13, 2019

- Due to the varied locations of the surrounding property owners, the small number of surrounding property owners and the presence of many non-residential property owners in the area, the applicant chose to send a letter regarding the rezoning application to each person on the notification list provided by the City of High Point Planning & Development Department.
- The attached letter was sent on October 30, 2019 to all property owners on the attached mailing list provided by the City of High Point Planning & Development Department.
- The letter explained the rezoning request and the reason for it, informed the recipient(s) of the date, time, and location of the Planning and Zoning Commission public hearing and invited the recipient to an informational meeting hosted by the applicant at 738 Gallimore Dairy Road on November 12, 2019 from 12:00pm - 1:00pm. Recipients were encouraged to contact the applicant with any questions or comments.
- The informational meeting took place on November 12, 2019. The attached materials were made available at the informational meeting. No property owners attended the meeting.
- To date, no property owners have responded to the letter and no questions or comments have been communicated.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jonathan T. Smith', with a stylized flourish at the end.

Jonathan T. Smith

Triad Industrial Partners III LLC and Davidson Craven, LLC

Davidson Craven

INVESTMENT · DEVELOPMENT

111-H Reynolda Village | Winston-Salem, NC 27106
(336) 930-7755

October 30, 2019

Dear Neighbor:

Our company, Triad Industrial Partners III LLC, owns property located at 816 and 818 Gallimore Dairy Road, adjacent to our recently developed property 'Gallimore Industrial Center'. We plan to expand Gallimore Industrial Center to include the property at 816 and 818 Gallimore Dairy Road and have applied to the City of High Point to annex and rezone this property to allow for additional space in the industrial park.

The approval of our request will enable us to proceed with our plans for an attractive and functional use of this property. We have worked closely with the City of High Point Department of Planning and Development staff to ensure our request and future development is in keeping with the City's vision for the part of the community. We believe our request is in harmony with the existing surrounding community property and planned development projects.

We invite you to visit our recently constructed industrial building at 738 Gallimore Dairy Road to learn more about the plans for expanding Gallimore Industrial Center and to see firsthand a building representative of the planned future development in the industrial park. We will host an informational meeting on Tuesday, November 12, 2019 from 12:00 – 1:00 pm at this location. If you are unable to attend and have any questions or comments about our annexation and rezoning request, please contact Jonathan Smith at (336) 930-7754 or jts@davidsoncraven.com.

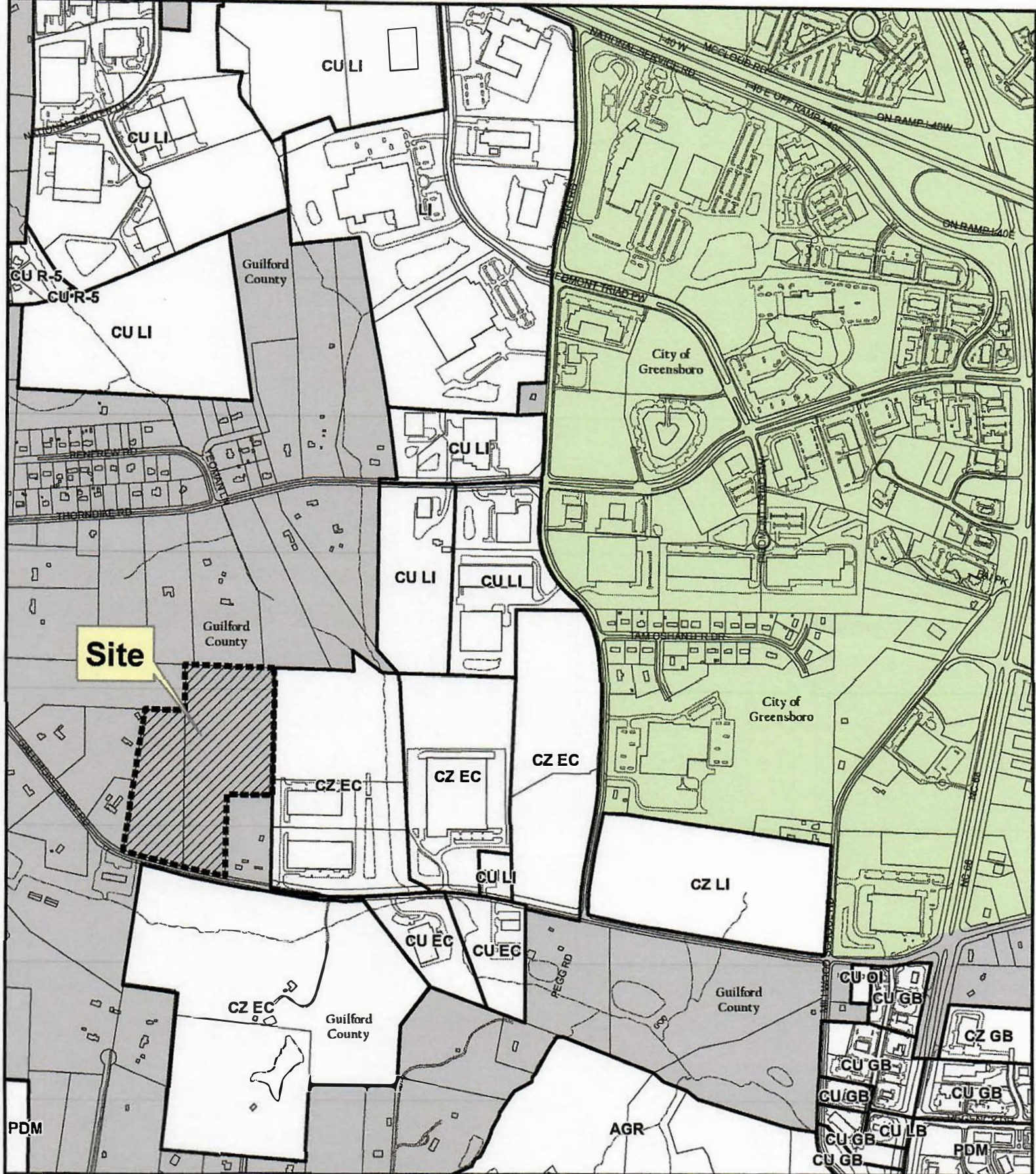
The High Point Planning and Zoning Commission will meet to consider our request on Tuesday, December 10th at 6:00 pm. The meeting is held in the Council Chambers located on the third floor of the Municipal Building at 211 S. Hamilton Street, High Point, NC.

Sincerely,



Jonathan T. Smith

Triad Industrial Partners III LLC and Davidson Craven LLC



ZONING MAP AMENDMENT ZA-19-

From: AG and PI (Guilford County)
To: Employment Center

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=1,000'

G:\Planning\Secure\BAC\ZMA\2019\WXDe\za19-Gallimore Dairy

PROPERTY OVERVIEW

CONCEPTUAL PLANS

EXISTING BUILDING - 105,000 SF (73,500 SF AVAILABLE)



105,000 SF BUILDING - PRE-DEVELOPMENT



MULTIPLE BUILDINGS UP TO 1,000,000± SF TOTAL DEVELOPMENT



* Representative layouts with multiple building square footage options

PROPERTY OVERVIEW

MARKET AERIAL



C & S PROPERTIES INC
100 S ELM ST SUITE 300
GREENSBORO NC 27401

CAREY L KISER LIVING TRUST;KISER, CAREY L TR
8101 THORNDIKE RD
GREENSBORO NC 27409

CASHION, BROOKE W;CASHION, JACOB R
822 GALLIMORE DAIRY RD
HIGH POINT NC 27265

DOWDA, MARY J
PO BOX 8473
GREENSBORO NC 27419

DUTTON & BLUM HOLDINGS LLC
PO BOX 4133
SANFORD NC 27331

HANDCRAFT HIGHPOINT LLC
2810 COFER RD
RICHMOND VA 23224

KIRSCHNER, KENNETH W;KIRSCHNER, SUSAN
GAIL
3705 GASTON RD
GREENSBORO NC 27407

LAMBERSON, WILLIAM B;LAMBERSON, OLGA
DARA G
820 GALLIMORE DAIRY RD
HIGH POINT NC 27265

OASIS INVESTMENT GROUP LLC
4160 MENDENHALL OAKS PWKY STE 105
HIGH POINT NC 27265

RICE LIVING TRUST;RICE SR, WILLIAM A
TRUSTEE;RICE, NORRIS A TRUSTEE
182 WYNBROOK CT
WINSTON SALEM NC 27103

TRIAD INDUSTRIAL PARTNERS LLC
PO BOX 1974
LEXINGTON NC 29293

TUCKER, M WILLARD;TUCKER, BARBARA C
8109 THORNDIKE RD
GREENSBORO NC 27409

TURNER, ROBERTA L
7707 SAMET 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