

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-27
(P.A.C. Capital Holdings, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 17, 2020

Public Hearing: Yes

Advertising Date: February 5, 2020, and
February 12, 2020

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by P.A.C. Capital Holdings, LLC to rezone an approximately 32-acre parcel from the Residential Single Family-3 (R-3) District to a Conditional Zoning Residential Single Family-5 (CZ R-5) District. The site lies at the western terminus of Corvair Drive and the northern terminus of Courtland Street.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their January 28, 2020 public hearing, 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:

The applicant's representative, Ms. Judy Stalder, 665 N. Main Street, High Point, spoke in favor of the request. Ms. Judy Stalder provided an overview of the proposal to rezone this site to a CZ R-5 District to develop a 45-lot residential subdivision. Due to the numerous environmental constraints impacting the site, they have requested rezoning to the R-5 District to allow some flexibility in lot sizes and type of residential units. She stated that under the current R-3 District, approximately 60 dwelling units are permitted; however, they have offered a zoning condition to restrict development to 45 dwelling units. In conclusion, she noted that as part of the subdivision approval they will be required to install a stormwater control device to capture and treat stormwater runoff from their development. Also, the developer is proposing to install a stub street to the northern boundary of the site to provide a future means of egress from the site to Old Mill Road.

Speaking in opposition to the request were Ms. Tracy Sylvia, 431 Millbourne Place, Mr. Alexander Stryker, 3503 Langdale Drive and Mr. Andy Turner, 3408 Corvair Drive. These speakers noted the following concerns:

- Number of Homes / Inconsistent Development Pattern: The developer is using a loophole to build a large number of homes on smaller lots. This will be inconsistent with developments adjacent to the zoning site, which have larger lot sizes.
- Environmental Impact / Quality of Life: Residents moved to the area to enjoy the natural beauty of the undeveloped adjacent land. The development will result in the loss of natural area and will detract

from their ability to enjoy the land for hiking and nature-watching. Furthermore, the loss of habitat will negatively impact wildlife in the area.

- Stormwater: The proposed development may increase stormwater runoff and the potential for flooding homes located downstream along Melbourne Place.
- Traffic Impact: The traffic analysis count seems low, especially if future residents have more than one vehicle. There is also concern about the fact that there is only one way in and out of the development.

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 8-1. Commission member Armstrong was the one vote in opposition, he did not state for the record the reason for his vote in opposition.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-1 to approve the following statement:

That Zoning Map Amendment 19-27 is consistent with the City's adopted policy guidance because the R-5 District is supported by the Low-Density Residential designation and the goals and objectives of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because standards of the watershed regulations and the density condition offered by the applicant will ensure development intensity is compatible with adjacent residences.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-27
January 28, 2020**

| Request | |
|--------------------------------------------------------------------|---------------------------------------------------------------------------|
| Applicant: P.A.C. Capital Holdings, LLC | Owner: Redwood Development Group, LLC. |
| Zoning Proposal: To rezone an approximate 32-acre parcel | From: R-3 Residential Single Family-3 District |
| | To: CZ R-5 Conditional Zoning Residential Single Family-5 District |

| Site Information | |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | The site is lies at the western terminus of Corvair Drive and the northern terminus of Courtland Street. |
| Tax Parcel Number: | Guilford County Tax Parcel 198449 |
| Site Acreage: | Approximately 32 acres |
| Current Land Use: | Undeveloped |
| Physical Characteristics: | The site has a moderate to severely sloping terrain and is impacted by two intermittent streams running in a general north to south direction through the middle and western portion of the site. The steeper terrain lies adjacent to the streams and both streams have 100-year floodplains that run parallel to their stream corridors. Also, a 150-foot wide Duke Power transmission line easement crosses in an east-west direction through the southern portion of the site. |
| Water and Sewer Proximity: | A 6-inch City water line and an 8-inch City sewer line both lie adjacent to the site at the western terminus of Corvair Drive and at the northern terminus of Courtland Street. |
| General Drainage and Watershed: | The site drains in a southerly direction and development is subject to the Oak Hollow Lake Watershed Critical Area requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site. |
| Overlay District: | Oak Hollow Lake Watershed Critical Area – Tier 4. |

| Adjacent Property Zoning and Current Land Use | | | |
|------------------------------------------------------|-----|--------------------------------------|-------------------------|
| North: | R-3 | Residential Single Family-3 District | Undeveloped |
| South: | R-3 | Residential Single Family-3 District | Single family dwellings |
| East: | R-3 | Residential Single Family-3 District | Single family dwellings |
| West: | R-3 | Residential Single Family-3 District | Interstate - 74 |

| Relevant Land Use Policies and Related Zoning History | |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Community Growth Vision Statement | This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement. |

| | |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use Plan Map Classification: | The site has a Low-Density Residential land use designation. This classification includes primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. |
| Land Use Plan Goals, Objectives & Policies: | The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #2: Encourage development that enhances and preserves established neighborhoods. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations. |
| Relevant Area Plan: | None |
| Zoning History: | <u>Zoning Map Amendment 16-29:</u> This 2016 zoning application rezoned a 13-acre parcel along Old Mill Road, approximately 2,000 feet northwest of the current zoning site, from the R-3 District to the R-5 District. There has been no other recent zoning activity in this general area. |

| Transportation Information | | | |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjacent Streets: | Name | | Classification |
| | Corvair Drive | | Local |
| | Courtland Street | | Local |
| Approx. Frontage | | 31 ft. | |
| 53 ft. | | | |
| Vehicular Access: | Via public street extension of Corvair Drive. | | |
| Traffic Counts: (Average Daily Trips) | Corvair Drive | None, counts are not typically conducted on local streets. | |
| Estimated Trip Generation: | A 45-unit residential subdivision is anticipated to generate approximately 428 daily trips (during a 24-hour time period) with approximately 35 AM peak-hour trips and approximately 46 PM peak-hour trips. | | |
| Traffic Impact Analysis (TIA): | Required | | TIA Comments |
| | Yes | No 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: | Access: One point of access to Corvair Drive. Property owner to install one public street stub to the northern property boundary of the site. | | |
| Pedestrian Access: | Development of the site is subject to the sidewalk requirements of the Development Ordinance. | | |

| School District Comment | | | | |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------|-----------------------|--------------------------------------|
| Guilford County School District | | | | |
| Local Schools: | Enrollment: 2019 – 2020 (20 th day of class) | Maximum Design / Built Capacity: (2019 – 2020): | Mobile Classrooms: | Projected Additional Students: |
| Shadybrook Elementary School | 392 | 720 | 10 | 12 – 14 |
| Ferndale Middle School | 725 | 1,272 | 0 | 6 – 8 |
| High Point Central High School | 1,236 | 1,217 | 0 | 6 - 8 |
| School District Remarks: With the implementation of General Statute 115C-301 mandating | | | | |

reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021-22. Built capacity assumes 30 students per core academic classroom, and is not inclusive of capacity reduction from programmatic utilization.

Details of Proposal

This is a request to rezone an approximate 32-acre parcel from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The applicant desires to develop a residential subdivision on this site via an extension of Corvair Drive. Both the R-3 and R-5 zoning districts are primarily intended for single family dwellings served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. Included with this application is a conditional zoning ordinance in which the applicant has offered a condition to restrict development of the 32-acre parcel to 45 dwelling units, or 1.4 units per acre.

Although similar, there are two distinguishable differences between the R-3 and R-5 Districts. First, is the allowable development density. The R-3 District permits development up to three dwelling units per acre while the R-5 District permits development up to five dwelling units per acre. The second difference is that the R-5 District allows single family attached dwellings provided it occurs on a tract of land five acres or larger. The Development Ordinance limits single family attached dwellings in the R-5 District to two attached dwellings (twinhome) to ensure the bulk of buildings are compatible with any adjacent single family development.

The applicant has requested the establishment of a CZ R-5 District to provide flexibility in lot size and dwelling type as the site is impacted by multiple environmental and man-made constraints. These constraints consist of 1) two separate intermittent streams that impact the western half and southern third of the site; 2) flood zone areas adjacent to the streams ranging in width from 100 to 300 feet, 3) a 150-foot wide Duke Power transmission line easement that runs in an east to west direction through the southern portion of the site; and 4) development restrictions of the Oak Hollow Lake Watershed Critical Area. Together these constraints impede any substantial development on most of this 32-acre parcel, leaving approximately 12 acres in the northeastern portion of the site suitable for development.

Staff Analysis

The primary land use policies guiding development for this portion of the City are the Land Use Plan and the Watershed Overlay District standards. The Land Use Plan classifies the subject property and surrounding area as Low Density Residential. This land use classification is primarily intended for single family dwellings at a maximum density of five units per acre. Secondly, due to its proximity to Oak Hollow Lake, the site and surrounding area are within Tier 4 of the Oak Hollow Lake Watershed Critical Area. This tier of the watershed critical area restricts residential development, regardless of the zoning district, to two units per acre or 50% built upon area.

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 R-5 District is supported by the Low-Density Residential designation and the goals and objectives of the Land Use Plan.

Reasonableness/Public Interest:

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

Standards of the watershed regulations and the density condition offered by the applicant will ensure development intensity is compatible with adjacent residences.

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 proposed CZ R-5 District zoning is consistent with the Low Density Residential Land Use Plan designation for the area.
 - ❖ Development restrictions, due to the watershed regulations, will limit development to no more than two dwelling units per acre.
 - ❖ The proposed CZ R-5 District will continue to promote single family residential development in this area.

Mitigation of Impacts

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

| | |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mitigation #1 | 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. |
| | As conditioned, the requested CZ R-5 District will result in the development of a low density residential development next to existing low density residential subdivisions. <u>Zoning Site</u> : 32 acres, 45 lots (1.4 units per acre). <u>Oak Hollow Estates Sec. 13 (east of site)</u> : 18 acres, 23 lots (1.3 units per acre). <u>Millboure Place Subdivisions (south of site)</u> : 4.8 acres, 13 lots (2.7 units per acre). |

| | |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 zoning site is within a Watershed Critical Area; development is required to meet watershed standards of the Development Ordinance. ❖ Two intermittent streams run through the site. Environmental standards of the Development Ordinance require stream buffers, with a minimum width of 50 feet, be provided along both sides of these streams. |
| 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 within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p> |
| Mitigation #4 | <p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <p>The zoning site abuts other single family subdivisions. As conditioned, the proposed CZ R-5 District will produce a residential development similar to those on adjacent properties.</p> |

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 Oak Hollow Estates Section 3 and Millboure Place subdivisions were approved in 1964 and 1986, respectively. Since their approval watershed regulations were enacted, and the abutting segment of the I-74 corridor was established and constructed.

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 R-5 District, as conditioned, will allow for similar residential development as on adjacent lands.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 32-acre parcel to the CZ R-5. This Zoning Map Amendment 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

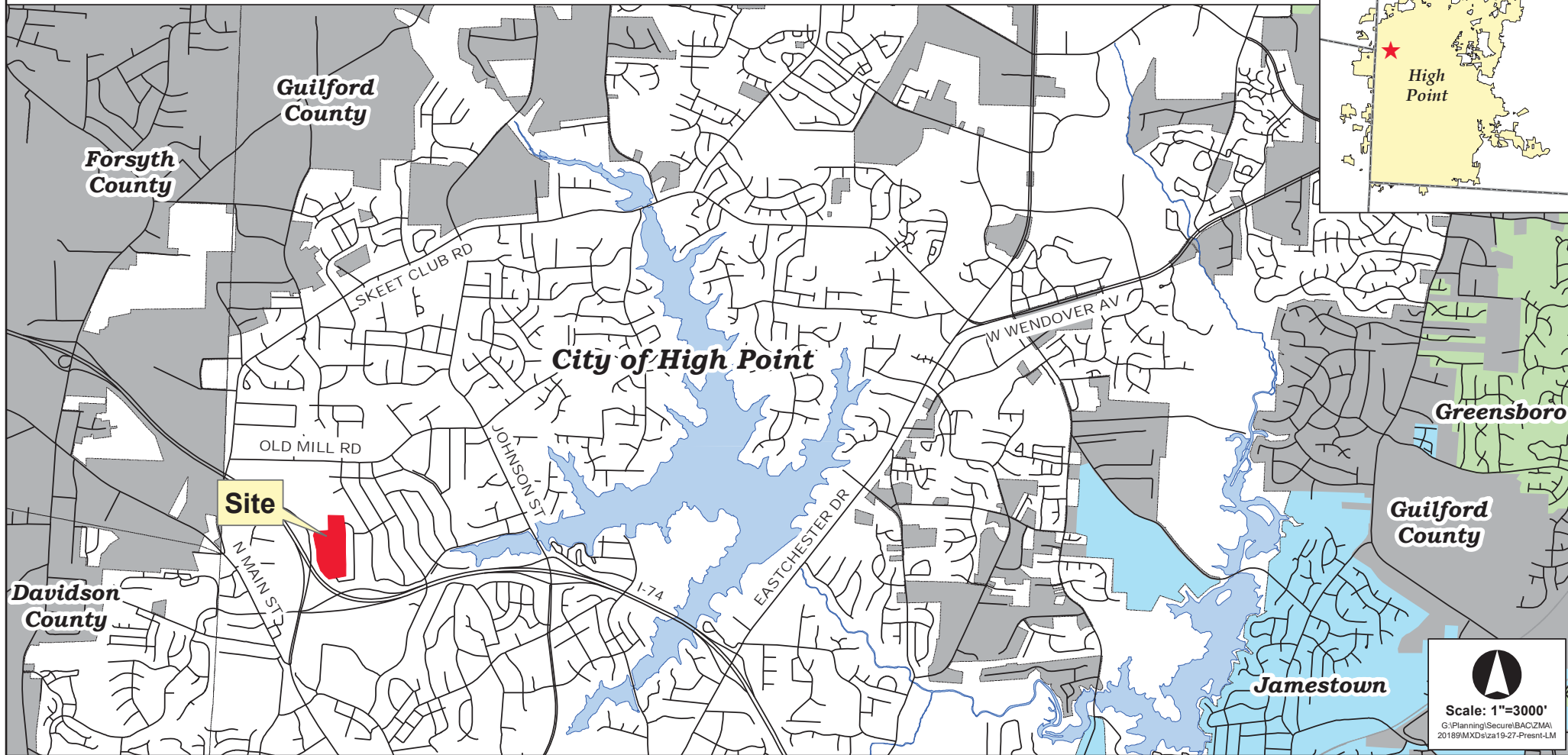
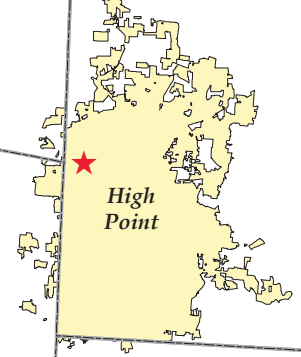
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-19-27

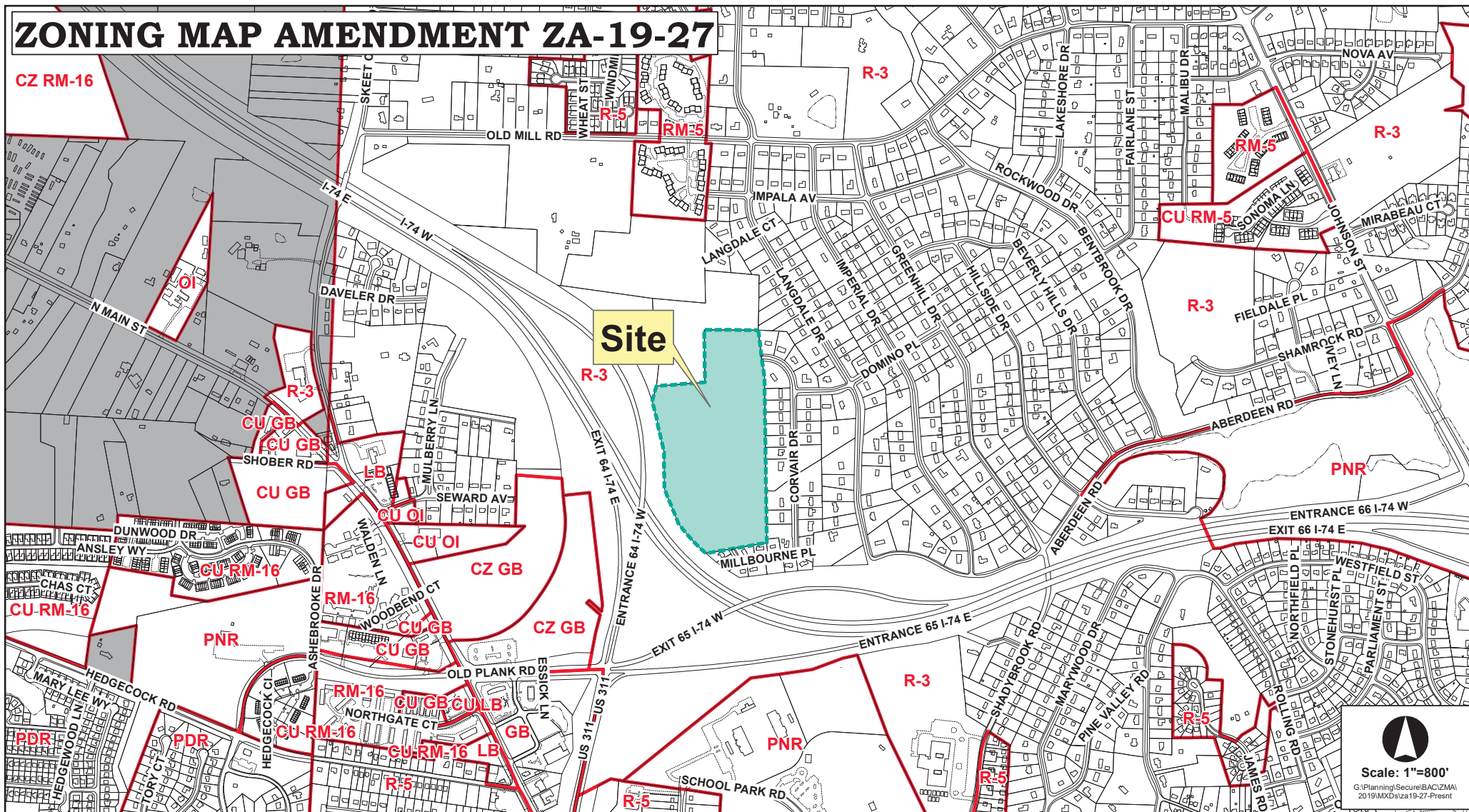
Applicant: Tom Flanagan - NAI Piedmont Triad

Vicinity Map




Scale: 1"=3000'
G:\Planning\Secure\BAC\ZMA\20189MXD\sa19-27-Presnt-LM

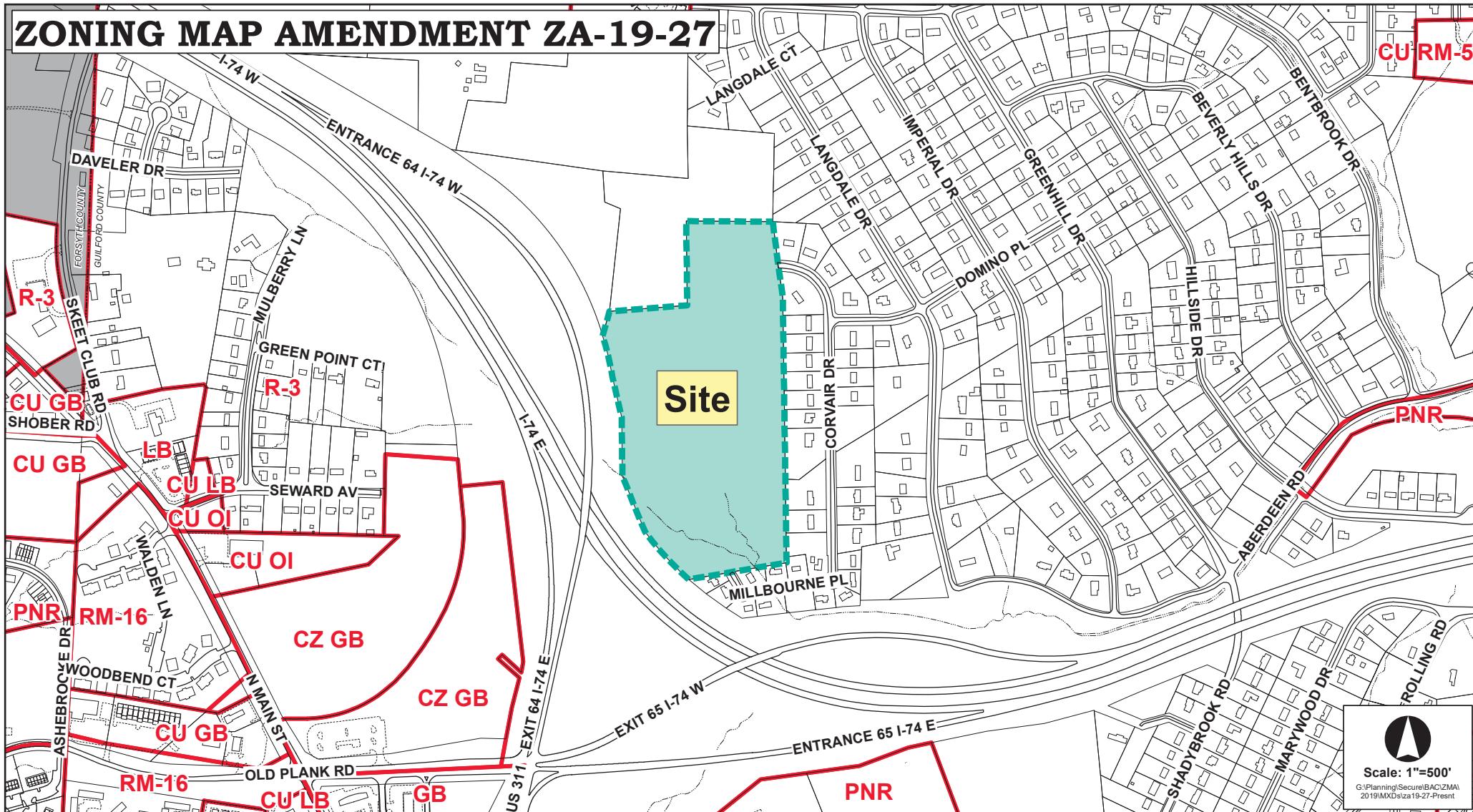
ZONING MAP AMENDMENT ZA-19-27



Scale: 1"=800'
G:\Planning\Secure\BAC\ZMA\ 2019\MXD\za19-27-Present

ZONING MAP AMENDMENT ZA-19-27

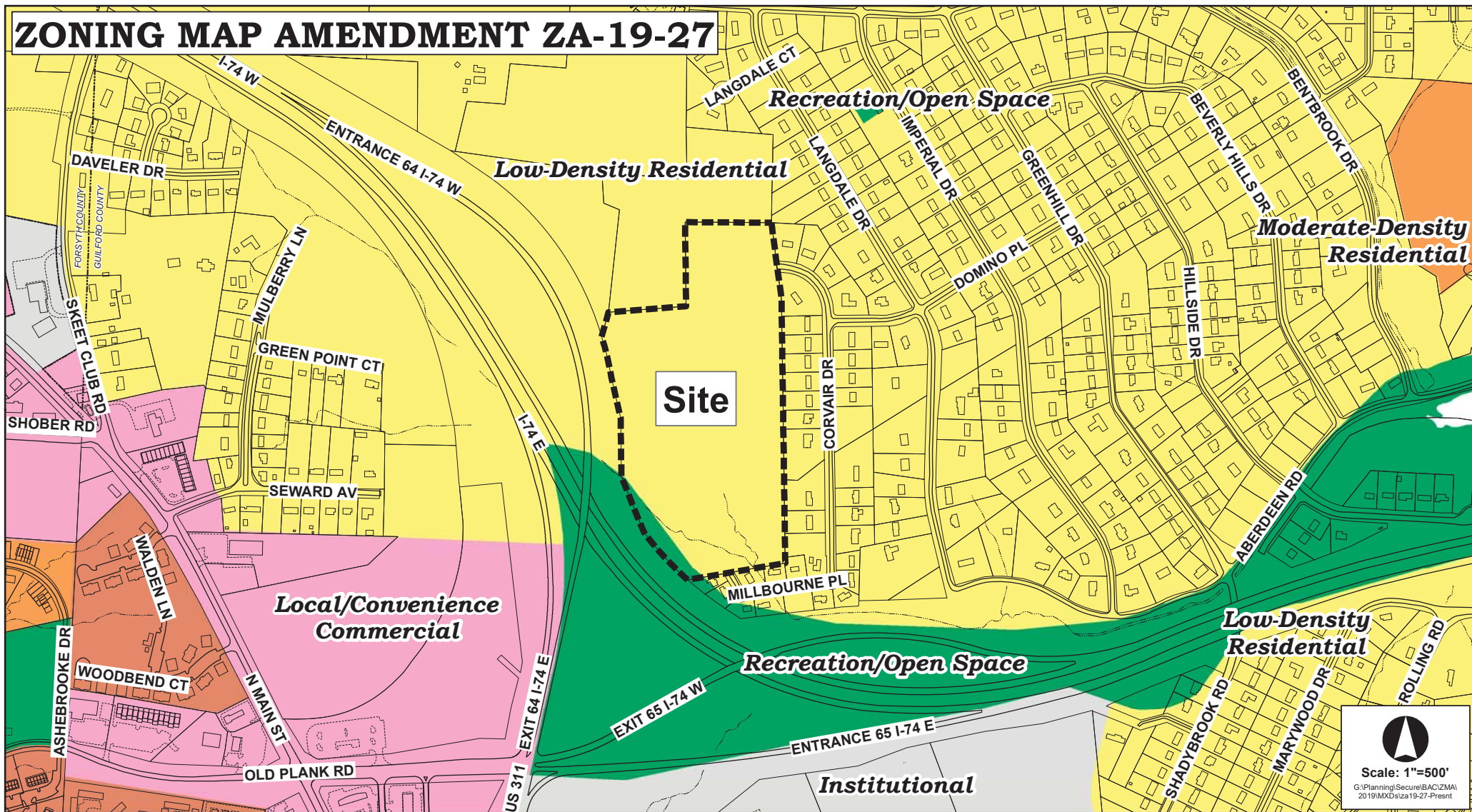
CU RM-5



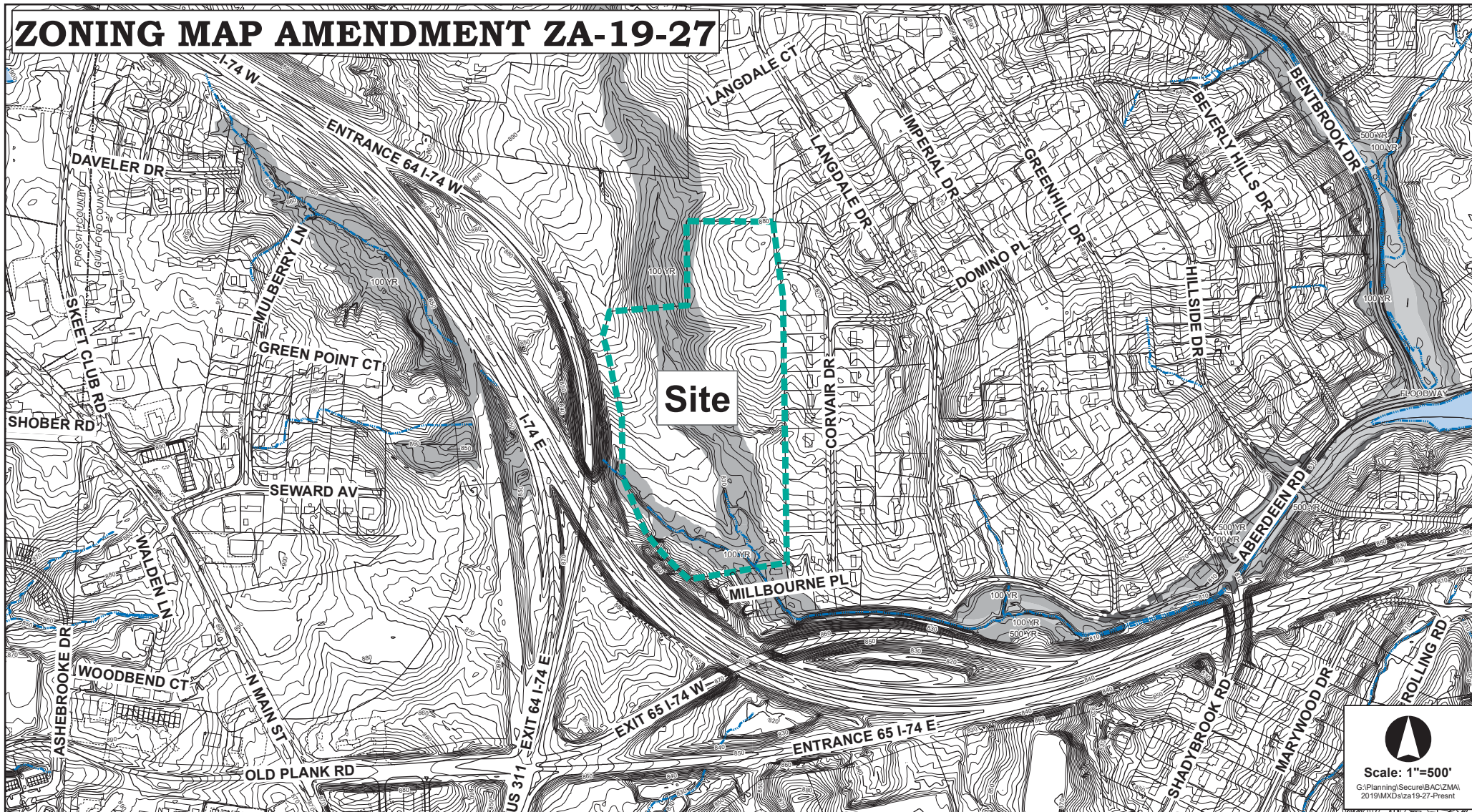
Scale: 1"=500'


G:\Planning\Secure\BAC\ZMA\2019\MXD\sa19-27-Prent

ZONING MAP AMENDMENT ZA-19-27

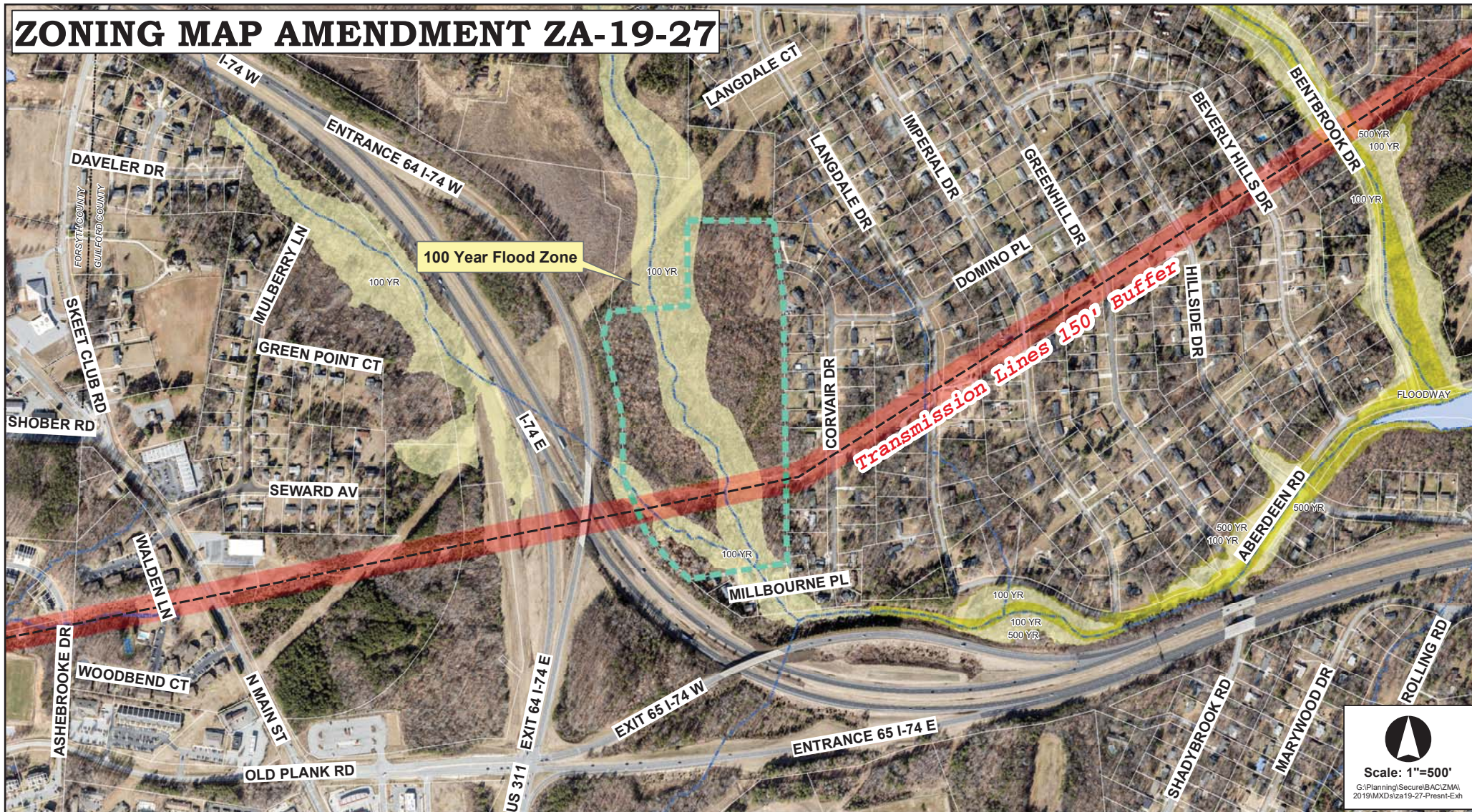


ZONING MAP AMENDMENT ZA-19-27

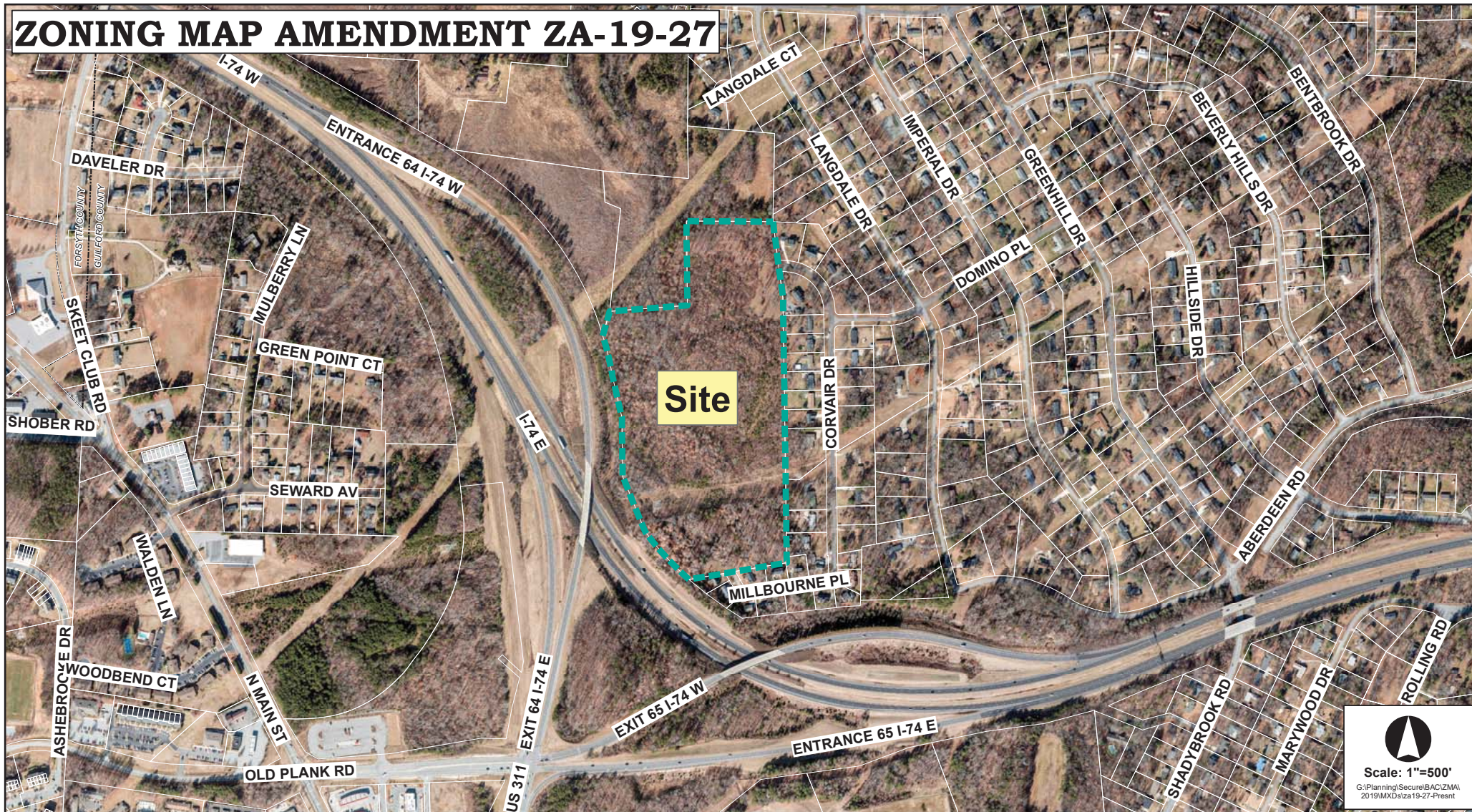



Scale: 1"=500'
G:\Planning\Secure\BAC\ZMA\2019\MXD\sa19-27-Prent

ZONING MAP AMENDMENT ZA-19-27



ZONING MAP AMENDMENT ZA-19-27



Scale: 1"=500'

G:\Planning\Secure\BAC\ZMA\2019\MXD\sa19-27-Present

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 January 28, 2020 and before the City Council of the City of High Point on February 17, 2020 regarding **Zoning Map Amendment Case ZA-19-27 (ZA-19-27)** 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 January 19, 2020, for the Planning and Zoning Commission public hearing and on February 5, 2020 and February 12, 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 **February 17, 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 Residential Single Family-5 (CZ R-5) District**. The property is approximately 32 acres and lying at the western terminus of Corvair Drive and the northern terminus of Millbourne Place. The property is also known as Guilford County Tax Parcel 198449.

SECTION 2

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

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

Part II. **CONDITIONS**:

A. **Development and Dimensional Requirements**: Development shall be restricted to a maximum of forty-five (45) dwelling units.

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 xxxxxxxxxxxxxx, 2020

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

Zoning Map Amendment 19-27

Submitted by: Ms. Judy Stalder, Development Consultant,
on behalf of P.A.C. Capital Holdings, LLC

Citizen Information Meeting Report

Zoning Case ZA-19-27

The Citizen Information meeting for Zoning Case ZA-19-27 was held at the Keller Williams Building, 665 North Main Street, Church, High Point NC 27260 on Tuesday, January 7 from 6:00 to 7:00 pm. A notification letter dated December 30 was sent by US Mail to 43 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 11 property owners in attendance:

Donna Sims, 3404 Corvair Drive, High Point NC 27265
Anne White 3429 Corvair Drive, High Point NC 27265
Doug White 3429 Corvair Drive, High Point NC 27265
Kris Boom, 3338 Corvair Drive, High Point NC 27265
Mark Pierce, representing Frogs Haven, (David Astor Dowdy property)
George Dowdy
Andy Turner, 3408 Corvair Drive, High Point NC 27265
Jeremy Abbott, 3506 Corvair Drive, High Point NC 27265
Emily Larkins, 3424 Corvair Drive, High Point NC 27265
Tony Larkins, 3424 Corvair Drive, High Point NC 27265
Kristen Smith, 3403 Courtland Street, High Point NC 27265

Monty Mills, 3405 Corvair Drive, High Point NC 27265 could not attend the meeting but met with Judy Stalder on Friday, January 3.

At the meeting a 24" x 36" illustrative site plan was presented showing how the property might develop under the requested zoning.

Judy Stalder presented the zoning request and the illustrative site plan so that property owners could see how PAC Capital Holdings 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 R-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) Development will be limited to no more than 45 lots. The developer will likely add the condition that a stub street will be built to the northern property line.
- 4) The first public hearing is scheduled for the Planning and Zoning Commission at 6:00 pm on Tuesday, January 27. 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 much traffic will this development add to our neighborhood? *The number of homes in this neighborhood is well below the threshold for a traffic impact analysis. Although there will be more cars on the road, we do not expect overwhelming traffic.*
- 2) Will Courtland Street be extended? *No.*
- 3) Will there be natural gas service? *If the builder asks for gas, we will contact Piedmont Natural Gas to see if service can be extended.*
- 4) How long will construction last? *We estimate 6-8 months to develop the property. Homes will be built in phases. Home construction will depend on the market.*
- 5) When will construction start? *Late spring, early summer.*
- 6) What is the price range for the homes? *The price will be determined by the builder. Prices will range from \$275,000 to \$350,000.*
- 7) Will there be spec houses? *There may be some, but most homes will be pre-sales.*
- 8) Will there be sidewalks? *Yes. Sidewalks are required by the City.*
- 9) Will sidewalks be extended to the existing part of Corvair Drive? *We will only be constructing sidewalks on the road within the development. You may want to contact the Transportation Department about building sidewalks on existing streets.*
- 10) What kind of buffer will be between the new development and existing homes? *Because these are single family homes, no buffer is required.*
- 11) Will you cut down all the trees? *We will be clearing trees on approximately 8 of the 32 acres. Trees are an asset to any development, but some grading is necessary to prepare the lots for building.*
- 12) Our kids play in the street. What kind of safety measures will you be taking to protect them? *We certainly understand the need to protect children. We will discuss the situation with our contractors and of course we will post appropriate barriers and warnings as required.*
- 13) Your construction equipment will tear up asphalt on our street. Will you repave our streets when construction is completed? *All construction equipment will be delivered to the site on trailers. We will work with our contractors to proceed as carefully as possible.*
- 14) Will there be a mail hub? *Yes, in the common area.*
- 15) Will there be special amenities, like a pool or clubhouse? *No special amenities are planned. The HOA will take care of common areas, lawns and landscaping, street lighting, and water quality devices.*
- 16) Will there be solar power? *That is a decision for individual homeowners.*
- 17) Does the City require solar power? *No. Power most likely will be provided by Duke Energy.*

18) Have you accounted for noise from the highway? *We have considered that. The trees on the undisturbed part of the property will serve to buffer highway sounds.*

19) May we have a copy of the site plan? *At this point the site plan is illustrative and has not been reviewed by the Technical Review Committee. We prefer to release the site plan after we have approval.*

20) What will be the street name? *We do not know yet. The development is tentatively called the Knolls at Willowbrook, but that may change.*

21) Will there be an entrance sign? *That has not been discussed yet.*

22) What kind of traffic signage will be on the streets? Will our signage be changed? *We will work with the transportation department on traffic signage. Changes in signage on existing streets will be the responsibility of the transportation department.*

23) Will the HOA require certain architectural restrictions? *Architectural restrictions will be decided by the builder.*

24) Water pressure is already too low at the end of the street. How will this development affect our water pressure? *We will evaluate water pressure for this development. We do not expect this development will negatively affect water pressure on existing lines. You should contact the City if you do not have adequate water pressure now.*

25) What are you going to do about all the flooding out here? *There will be a water quality device for this neighborhood. Grading will not change the direction of the drainage. The water quality device will control run off from this development.*

26) What is the hearing process? *The first hearing is scheduled for Tuesday, January 28 by the Planning and Zoning Commission. The Commission will allow us to present our case, then the public is invited to comment. After hearing from everyone, the Commission will vote on a recommendation to Council.*

27) Who are the Commissioners? *Commissioners are appointed by Council. They are generally people who are familiar with land development and/or business and are strictly volunteers.*

28) Will Jay Wagner make the final decision? *The City Council will hold a hearing in February, similar to the Planning and Zoning Commission hearing, Mayor Wagner is part of the Council.*

29) Have you done a perc test on the property? *We have not done soil testing. There will be public water and sewer to serve the homes.*

30) Where is the sewer? *Sewer will be extended from the existing outfall on the property, along the proposed street, to the northern boundary of the property.*

31) How many fire hydrants will be installed? *There will be a fire hydrant at the cul de sac and other hydrants will be spaced as required by the City.*

32) Is there a written report with metes and bounds? *No.*

33) I tried to buy a portion of this property when it first went up for sale and the REALTOR would not consider it. Will you sell the lot adjacent to my house to me? *We will provide a price for you.*

34) Is this a done deal? *No. We still need to go through the zoning hearing process and the zoning must be approved by City Council . We are optimistic because we our plan is at a lower density than the property is currently zoned, and we are following the recommendations of City staff.*

Submitted by Judy Stalder

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

December 30, 2019

Dear Neighbor,

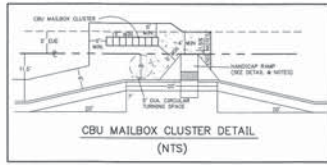
This letter is to notify you of a Citizen Information Meeting concerning a request to rezone a 32 acre tract at the southern terminus of Corvair Drive. The meeting will be held on Tuesday, January 7 from 6:00 until 7:00 pm at the Keller Williams Building, 665 North Main Street in High Point NC 27260. Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

The property is currently zoned R-3 Residential single family dwellings at 3 units per acre. PAC Capital Holdings LLC is asking the City for zoning of Conditional Zoning R-5. The proposed development will be a combination of single family homes and twinhomes which will allow the developer to preserve environmentally sensitive areas on the property. Conditions limit the density to 45 total homes or about 1.4 units per acre. 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



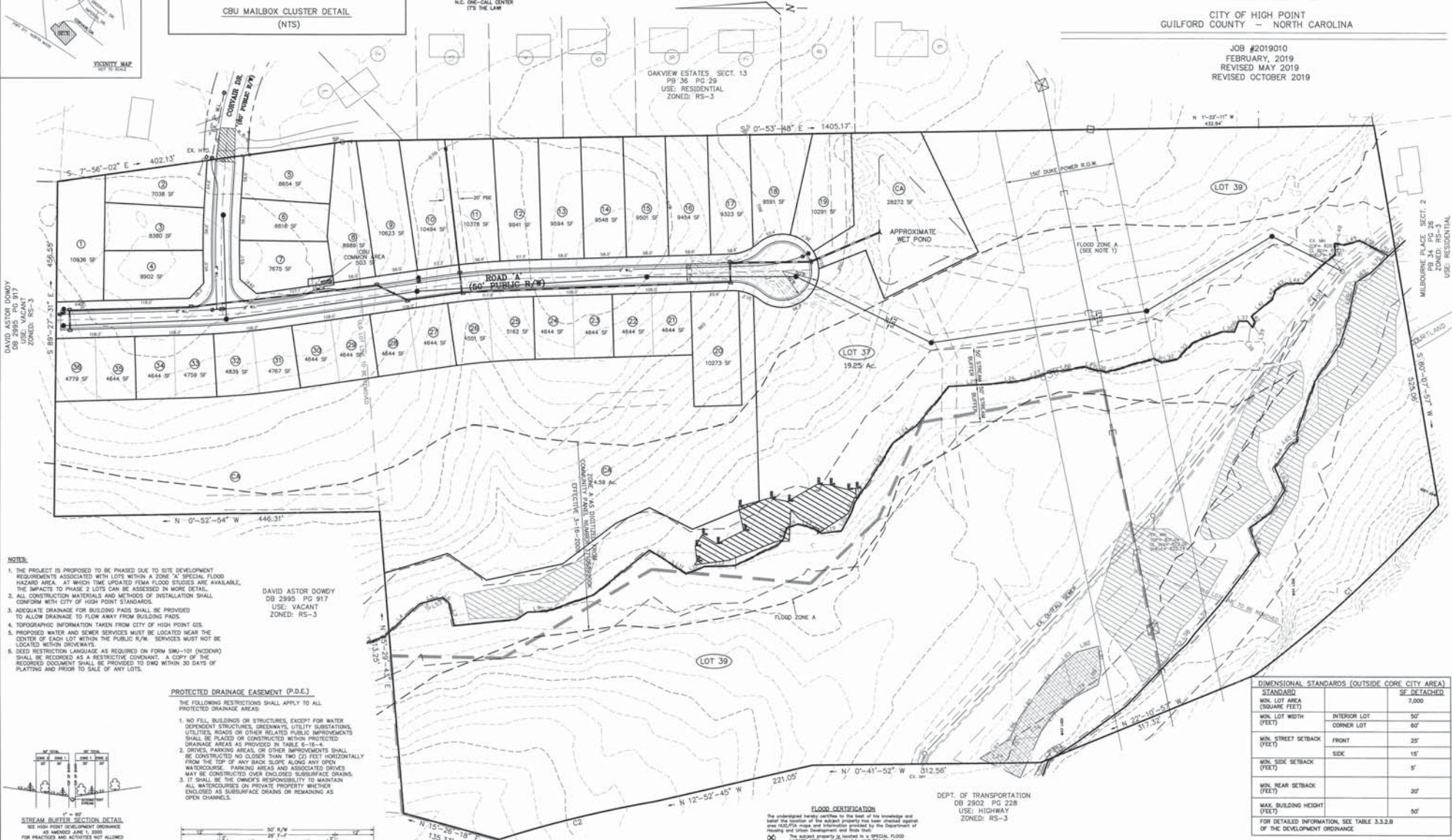
SITE DATA
- AREA: 13.01 AC.
- NO. OF LOTS: 37
- EXISTING ZONING: R-3 (PROPOSED R-5)
- TAX PARCEL: 108449
- REFERENCES: DB 8119 PG 2297-2298

WATERSHED DATA
- WATERSHED: OAK HOLLOW WCA TIER 4
- DENSITY: 1.2 DU/AC
- METHOD OF PROTECTION: NET DETENTION POND

SKETCH PLAN FOR WILLOWBROOK SUBDIVISION PHASE 1

CITY OF HIGH POINT
GUILFORD COUNTY - NORTH CAROLINA

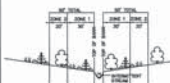
JOB #2019010
FEBRUARY, 2019
REVISED MAY 2019
REVISED OCTOBER 2019



- NOTES:**
1. THE PROJECT IS PROPOSED TO BE PHASED DUE TO SITE DEVELOPMENT REQUIREMENTS ASSOCIATED WITH LOTS WITHIN A ZONE "A" SPECIAL FLOOD HAZARD AREA. AT WHICH TIME UPDATED FEMA FLOOD STUDIES ARE AVAILABLE, THE IMPACTS TO PHASE 2 LOTS CAN BE ASSESSED IN MORE DETAIL.
 2. ALL CONSTRUCTION MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM WITH CITY OF HIGH POINT STANDARDS.
 3. ADEQUATE DRAINAGE FOR BUILDING PADS SHALL BE PROVIDED TO ALLOW DRAINAGE TO FLOW AWAY FROM BUILDING PADS.
 4. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF HIGH POINT GIS.
 5. PROPOSED WATER AND SEWER SERVICES MUST BE LOCATED NEAR THE CENTER OF EACH LOT WITHIN THE PUBLIC R/W. SERVICES MUST NOT BE LOCATED WITHIN DRIVEWAYS.
 6. USED RESTRICTION LANGUAGE AS REQUIRED ON FORM SMU-101 (INCEND) SHALL BE RECORDED AS A RESTRICTIVE COVENANT. A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO TWO WITHIN 30 DAYS OF PLATTING AND PRIOR TO SALE OF ANY LOTS.

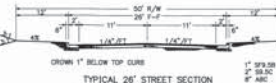
PROTECTED DRAINAGE EASEMENT (P.D.E.)

- THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL PROTECTED DRAINAGE AREAS:
1. NO FILL, BUILDINGS OR STRUCTURES, EXCEPT FOR WATER DEPENDENT STRUCTURES, GREENWAYS, UTILITY SUBSTATIONS, UTILITIES, ROADS OR OTHER RELATED PUBLIC IMPROVEMENTS SHALL BE PLACED OR CONSTRUCTED WITHIN PROTECTED DRAINAGE AREAS AS PROVIDED IN TABLE 3.3.2.8.
 2. DRIVES, PARKING AREAS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED NO CLOSER THAN TWO (2) FEET HORIZONTALLY FROM THE TOP OF ANY BACK SLOPE ALONG ANY OPEN WATERCOURSE. PARKING AREAS AND ASSOCIATED DRIVES MAY BE CONSTRUCTED OVER ENCLOSED SUBSURFACE DRAINS.
 3. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL WATERCOURSES ON PRIVATE PROPERTY WHETHER ENCLOSED AS SUBSURFACE DRAIN OR REMAINING AS OPEN CHANNELS.



STREAM BUFFER SECTION DETAIL

SEE HIGH POINT DEVELOPMENT ORDINANCE
AS AMENDED JAN. 1, 2020
FOR PRACTICES AND ACTIVITIES NOT ALLOWED
IN ZONES 1 AND 2



TYPICAL 26' STREET SECTION

NOT TO SCALE

FLOOD CERTIFICATION
The undersigned hereby certifies to the best of his knowledge and belief the location of the subject property has been checked against the most recent and authoritative flood maps provided by the Department of Transportation and the subject property is located in a SPECIAL FLOOD HAZARD AREA AS DETERMINED BY HIG/PA Flood map.

DEPT. OF TRANSPORTATION
DB 2902 PG 228
USE: HIGHWAY
ZONED: RS-3

| DIMENSIONAL STANDARDS (OUTSIDE CORE CITY AREA) | |
|------------------------------------------------|----------|
| STANDARD | DETACHED |
| MIN. LOT AREA (SQUARE FEET) | 7,000 |
| MIN. LOT WIDTH (FEET) | 50' |
| MIN. STREET SETBACK (FEET) | 25' |
| MIN. SIDE SETBACK (FEET) | 5' |
| MIN. REAR SETBACK (FEET) | 20' |
| MAX. BUILDING HEIGHT (FEET) | 50' |

FOR DETAILED INFORMATION, SEE TABLE 3.3.2.8 OF THE DEVELOPMENT ORDINANCE

JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 305
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
E - JEG@JEG-NC.COM

ABBOTT, ELIZABETH;ABBOTT, JEREMY
3506 CORVAIR DR
HIGH POINT NC 27265

ACOSTA, DANIEL S
3421 CORVAIR DR
HIGH POINT NC 27265

ARC/HDS GUILFORD COUNTY HOUSING CORP
1821 PEMBROKE RD
GREENSBORO NC 27408

BOOM, THOMAS KRISTEN;BOOM, DANA L
3338 CORVAIR DR
HIGH POINT NC 27265

BRUNTON, EDWARD R
3405 CORVAIR DR
HIGH POINT NC 27265

CARROLL, RONALD H;CARROLL, DIANA
3402 CORVAIR DR
HIGH POINT NC 27265

CHENEY, CHRISTOPHER L
3401 COURTLAND ST
HIGH POINT NC 27265

CHRISTOPHERSON, GLEN A;CHRISTOPHERSON,
KAREN L
438 MILLBOURNE PL
HIGH POINT NC 27265

CRAVEN, DIANE B;CRAVEN, MICHAEL E
3513 LANGDALE DR
HIGH POINT NC 27265

ELKINS, DON L
3406 CORVAIR DR
HIGH POINT NC 27265

FROGS HAVEN LIMITED PARTNERSHIP
PO BOX 5484
HIGH POINT NC 27262

GRAYSON, WALTER L;GRAYSON, SUSAN S
3515 LANGDALE DR
HIGH POINT NC 27265

HALLOCK, ANNA C;HALLOCK, RYAN P
3426 CORVAIR DR
HIGH POINT NC 27265

HAMILTON, WARREN EDWARD;HAMILTON, MARY
JO
3517 LANGDALE DR
HIGH POINT NC 27265

HUNTER, DARRYL THOMAS
3519 LANGDALE DR
HIGH POINT NC 27265

JONES, BRIAN STEVEN;JONES, MOLLY MANESS
3400 CORVAIR DR
HIGH POINT NC 27265

KENNEDY, CLORESE
3511 LANGDALE DR
HIGH POINT NC 27265

KIMREY, EMORY E;KIMREY, DONNA J
439 MILLBOURNE PL
HIGH POINT NC 27265

KIRBY, MARTHA L
3501 CORVAIR DR
HIGH POINT NC 27265

KRAJCOVIC, KAREN L
3419 CORVAIR DR
HIGH POINT NC 27265

LARKINS JR, TONY E;LARKINS, EMILY F
3424 CORVAIR DR
HIGH POINT NC 27265

M & M PROPERTY INVESTMENTS LLC
PO BOX 247
WELCOME NC 27374

MILLER, BRITTANY DAWN;MILLER, DAVID ISAAC
428 MILLBOURNE PL
HIGH POINT NC 27265

MILLS, MONTY LOYD;MILLS, REBECCA F
3504 CORVAIR DR
HIGH POINT NC 27265

PAVLIK, WALTER II;PAVLIK, AMBER H
3420 CORVAIR DR
HIGH POINT NC 27265

RAISNER, GLENN C;RAISNER, AMY
3502 CORVAIR DR
HIGH POINT NC 27265

REDWOOD DEVELOPMENT GROUP LLC
1913 CLEVELAND AVE
CHARLOTTE NC 28203

ROY L WEBSTER AND NANCY WADE WEBSTER
REVOCABLE TRUST
3505 LANGDALE DR
HIGH POINT NC 27265

RUSS, RYAN M
3910 SAGAMORE DR
GREENSBORO NC 27410

SALGADO, YOLANDA M;GILES, JULIO I
217 IDOL ST
HIGH POINT NC 27262

SANTORA, SALVATORE V;SANTORA, MARIE A
3425 CORVAIR DR
HIGH POINT NC 27265

SIMS, DONNA J
3404 CORVAIR DR
HIGH POINT NC 27265

SMITH, KRISTEN L
3403 COURTLAND ST
HIGH POINT NC 27265

SOUTHARDS, GLEN TODD;SOUTHARDS, KELLY R
435 MILLBOURNE PL
HIGH POINT NC 27265

STEELE, CHRISTOPHER B;STEELE, WENDY S
3427 CORVAIR DR
HIGH POINT NC 27265

STRINGER, GEORGE B
3407 CORVAIR DR
HIGH POINT NC 27265

SYLVIA, MATTHEW W;SYLVIA, TRACY F
431 MILLBOURNE PL
HIGH POINT NC 27265

TURNER, ANDY W;TURNER, ANGELA B
3408 CORVAIR DR
HIGH POINT NC 27265

WACHOVIA BANK OF NC NA TW CARRIE R
GALLOWAY NC 37151 (194)
312 OLD WINSTON RD
HIGH POINT NC 27265

WHITE, ROBERT DOUGLAS;WHITE, ANNE B
3429 CORVAIR DR
HIGH POINT NC 27265

WILLINGHAM, MARK E;WILLINGHAM, FRANCES D
3423 CORVAIR DR
HIGH POINT NC 27265

WITCHER, BETTY STEELE L/T;WITCHER, JAMES
WILLIAM L/T;JOHNSON, ANGELA W;LANIER,
SUSAN W;WITCHER, RICHARD D
3509 LANGDALE DR
HIGH POINT NC 27265

WITCHER, RICHARD D
4548 CHESTNUT ST EXT
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