

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 20-08**
(*Braxton Real Estate & Development LLC*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: July 20, 2020

Public Hearing: Yes

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

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by Braxton Real Estate & Development LLC, to rezone an approximate 29 acres from the Conditional Use Residential Single Family-5 (CU R-5) District to the Conditional Zoning Residential Multifamily-5 (CZ RM-5) District. The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their June 23, 2020 regular meeting and took final action when the meeting was reconvened on June 25, 2020. On the date of final action, all members of the Commission were present except for Mr. Thad Juszczak. 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, was in attendance remotely. Ms. Stalder spoke in favor of the request.

There were no public comments received in regard to the request.

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 Zoning Map Amendment 20-08 is consistent with the City's adopted policy guidance because the Land Use Plan classifies this area as Low Density Residential, which supports residential uses at a density of five units per acre, and both the current CU R-5 District and the proposed CZ RM-5 District allow residential development at a maximum of five units per acre. Furthermore, the proposal would allow the creation of a residential development that would provide a land use transition from the higher density multifamily development adjacent to the south to the lower density single family residential development adjacent to the north.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-20-08
June 23, 2020**

Request	
Applicant: Braxton Real Estate & Development LLC	Owner: M&P Developers, LLC Michael Hedgecock Jr and Lauren Hedgecock
Zoning Proposal: To rezone approximately 29 acres	From: CU R-5 Conditional Use Residential Single Family - 5 District
	To: CZ RM- Conditional Zoning Residential Multifamily - 5 District

Site Information	
Location:	The site is located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road.
Tax Parcel Number:	Davidson County Tax Parcel 01-007-0-000-0065 and 01-007-0-000-0065A
Site Acreage:	Approximately 29 acres
Current Land Use:	Single family dwelling and undeveloped parcel.
Physical Characteristics:	The site has a moderate to severely sloping terrain and is heavily wooded. A perennial stream with an associated 100-year floodplain lies along the eastern portion of the site. Approximately 31% of the site consists of terrain with a slope greater than 15% and approximately 7.5% of the site is in a floodplain area.
Water and Sewer Proximity:	A 12-inch City water line lies to the south at the intersection of Horneytown Road and Panther Ridge Road. A 12-inch City sewer line lies to the east along the Richford Creek stream corridor.
General Drainage and Watershed:	The site drains in a general easterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Development of the site will likely require installation of stormwater control devices.
Overlay District:	Yadkin Pee-Dee (non-water supply) watershed

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

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent nor inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use designation. This classification is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals and objectives of the Land Use Plan are relevant to this request: Goal #1: Ensure that development respects the natural environment. Goal #3: Provide a wide range of housing opportunities for families of all income levels. 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:	<u>Northeast Davidson Plan</u> : Area plan policies that are relevant to this request are as follows: <ul style="list-style-type: none"> • Protecting environmentally sensitive areas • Minimizing land disturbance (preserving steep slopes of 15% or greater) • Stream protection • Roadway corridor appearance • Street connectivity
Zoning History:	The following zoning requests have been approved in this general area: <ul style="list-style-type: none"> • <u>Zoning Map Amendment 07-02</u>: In 2007, the current site was annexed and granted a CU R-5 District zoning to develop a single-family subdivision. This development proposal did not come to fruition. • <u>Zoning Map Amendment 98-12</u>: In 1998, a 360-acre site lying to the south and east of this current zoning request was annexed and granted zoning approval to develop a mixed residential development under the CU-PDR District. This planned development, known as Laurel Oak Ranch, has been completed and consists of a mixture of single family, townhome and multifamily dwellings.

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Horneytown Road		460 ft.
Vehicular Access:	Via public street connection to Horneytown Road		
Traffic Counts: (Average Daily Trips)	Horneytown Road		4,600 ADT (NCDOT 2017 traffic count)
Estimated Trip Generation:	A 141-unit residential development is proposed consisting of single family homes and townhomes. It is anticipated to generate approximately 1,139 daily trips (during a 24-hour time period) with approximately 88 AM peak-hour trips and approximately 107 PM peak-hour trips.		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	
			A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.

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

Details of Proposal

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

The applicant has applied to rezone the site to a Conditional Zoning Residential Multifamily – 5 (CZ RM-5) District to reduce the amount of site grading and to allow some flexibility in site design. A mixed residential development is proposed that would consist of single family detached homes and single family attached homes (twin homes and townhomes). Approximately 140 to 145 dwellings are being considered, which is a density of approximately five units per acre. In conjunction with this request, the applicant has submitted a conditional zoning ordinance in which they have offered conditions pertaining to building setbacks and vehicular access.

Staff Analysis

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below.

Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The Land Use Plan classifies this area as Low Density Residential, which supports residential uses at a density of five units per acre, and both the current CU R-5 District and the proposed CZ RM-5 District allow residential development at a maximum of five units per acre.

Reasonableness/Public Interest:

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

The proposal would allow the creation of a residential development that would provide a land use transition from the higher density multifamily development adjacent to the south to the lower density single family residential development adjacent to the north.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ The zoning site abuts a mixed residential development (Laurel Oak Ranch) that consists of single family, townhome, and multifamily dwellings. The southern boundary of the zoning site abuts a multifamily tract in the Laurel Oak Ranch subdivision that is developed at a density of 16 units per acre.
 - ❖ A perennial stream and stream buffers separate the zoning site from single family homes to the east in the Laurel Oak Ranch development.
 - ❖ If multifamily structures (apartments or condominiums) are developed, conditions offered by the applicant require such structures to be set back a minimum of 100 feet from lots developed with single family homes along the northern property line of the zoning site.

Mitigation of Impacts

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

Mitigation #1	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. The Development Ordinance provides standards for exterior lighting, perimeter landscaping and open space for townhome and multifamily developments. Furthermore, the Development Ordinance provides standards for the screening of solid waste collection areas and ground based mechanical equipment associated with a townhome or multifamily development.
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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"> ❖ If development, grading, or site improvements exceed one acre in area, environmental regulations require stormwater controls be provided to mitigate stormwater runoff. ❖ Stream buffer standards must be met where any classified stream crosses or is adjacent to the site. ❖ To reduce soil erosion and minimize excess stormwater runoff, environmental standards of the Development Ordinance require a wider stream buffer width be provided where a classified stream abuts steep slopes in excess of 15%.
Mitigation #3	<p>Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.</p> <p>The site is within an area adequately served by City of High Point utilities and municipal services. Transportation Department analysis of both the 2007 and the current zoning submittal indicates that a Traffic Impact Analysis is not required, as estimated trips will be fewer than 150 trips during peak hours. The Transportation Department estimates development of the site, under the requested CZ RM-5 District, will produce approximately 107 trips during peaks hours.</p>
Mitigation #4	<p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <ul style="list-style-type: none"> ❖ Environmental features of the site, which consist of steep slopes and stream buffer areas, will sufficiently buffer adjacent lands to the east and northeast. ❖ The Development Ordinance and the RM-5 District contain standards to ensure the character of development is compatible with adjacent residentially developed lands. These standards restrict building heights to 50 feet, limit townhomes structures to six attached units, and restrict the length of multifamily structures to 250 linear feet. ❖ To further minimize adverse impacts on adjacent lands, the applicant has offered a condition to require a greater building setback if multifamily structures are developed along the northern boundary of the site. This greater setback standard, in conjunction with the 50-foot building height limit of the RM-5 District, will ensure the height of allowable residential development will not tower over dwellings in the adjacent rural subdivision.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

The abutting Laurel Oak Ranch development contains a variety of residential use types. This mixed residential subdivision has established the character of development in this portion of the City.

Promotes a Preferred Development Pattern

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

The requested CZ RM-5 District would enable a land use transition from the higher density multifamily development adjacent to the south to the lower density single family residential

development adjacent to the north, and consistent with the Land Use Plan's Low Density Residential classification.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 29 acre site to the CZ RM-5 District. As conditioned, the request addresses policies of the Land Use Plan and ensures development will be compatible with adjacent uses.

Required Action

Planning and Zoning Commission:

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

City Council:

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

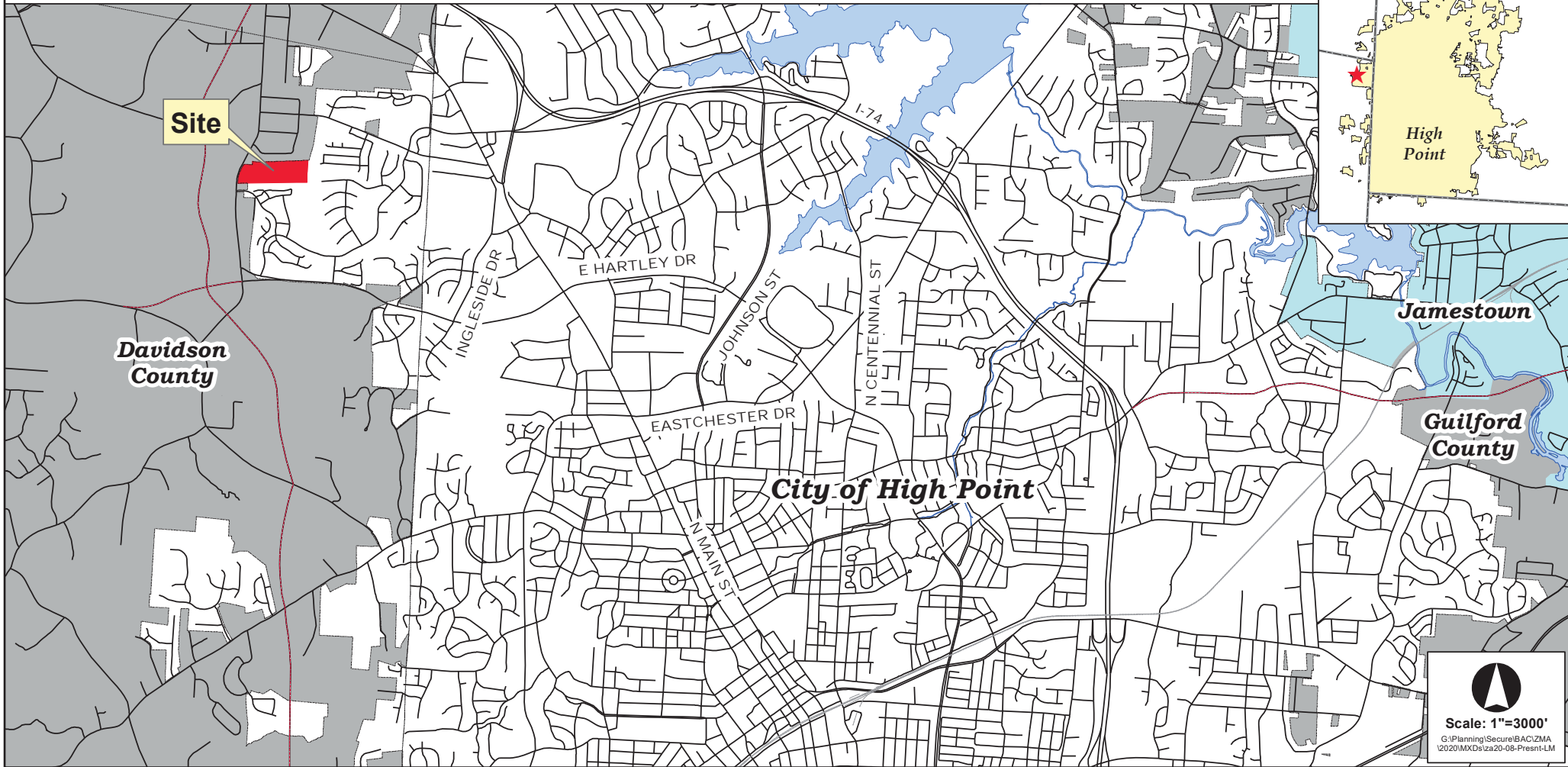
Report Preparation

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

LOCATION MAP

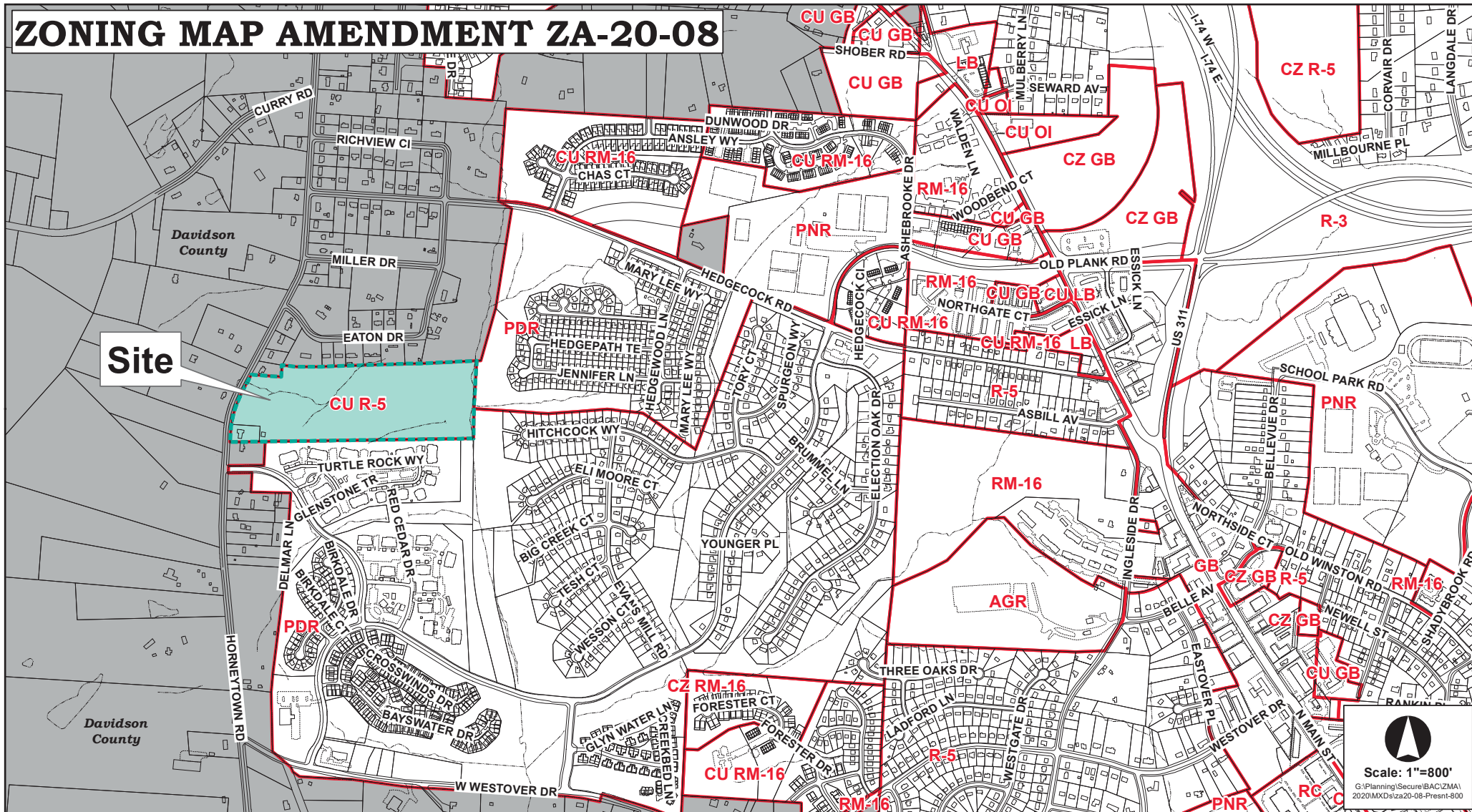
ZONING MAP AMENDMENT: ZA-20-08

Applicant: Braxton Real Estate and Development LLC



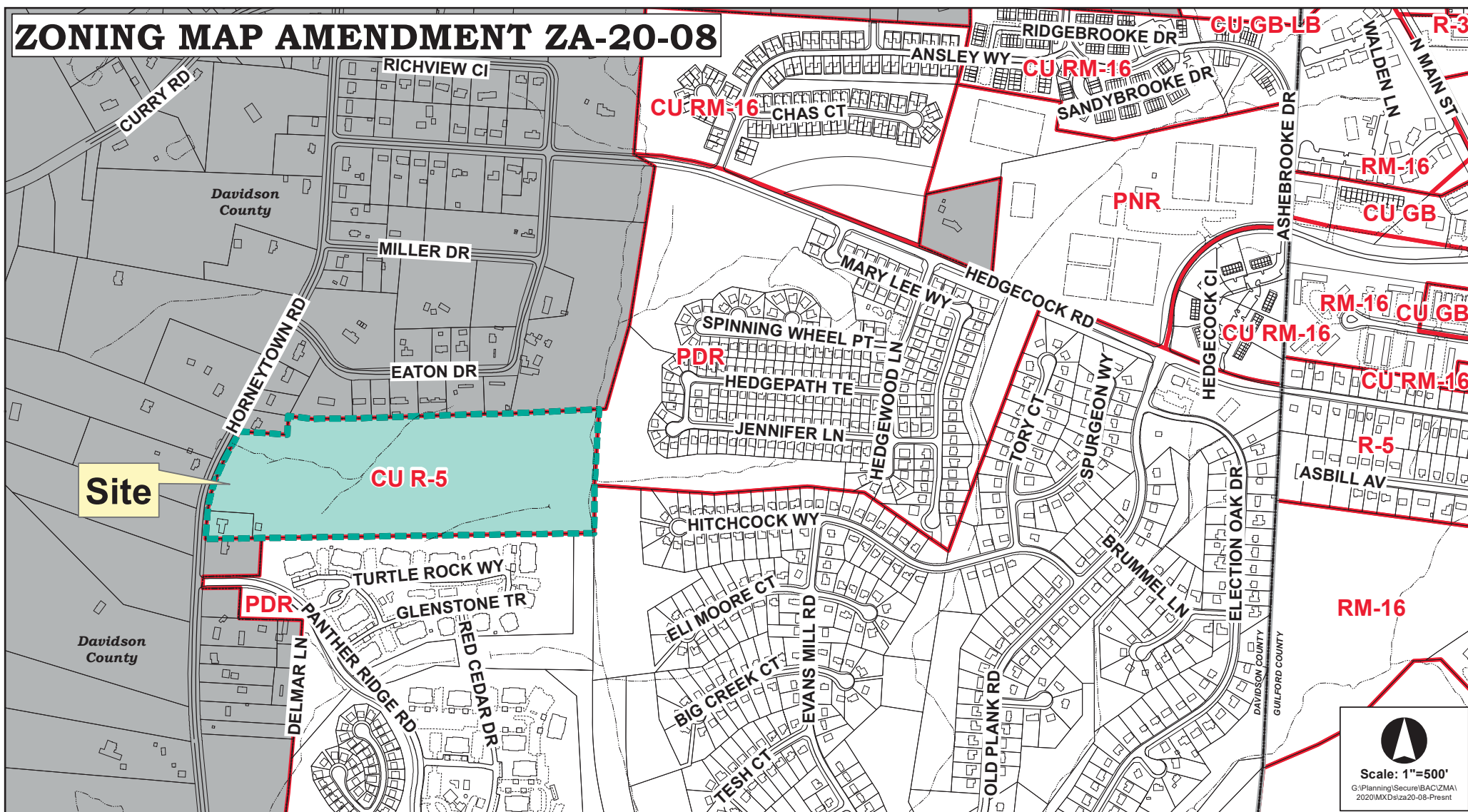
ZONING MAP AMENDMENT ZA-20-08

Site

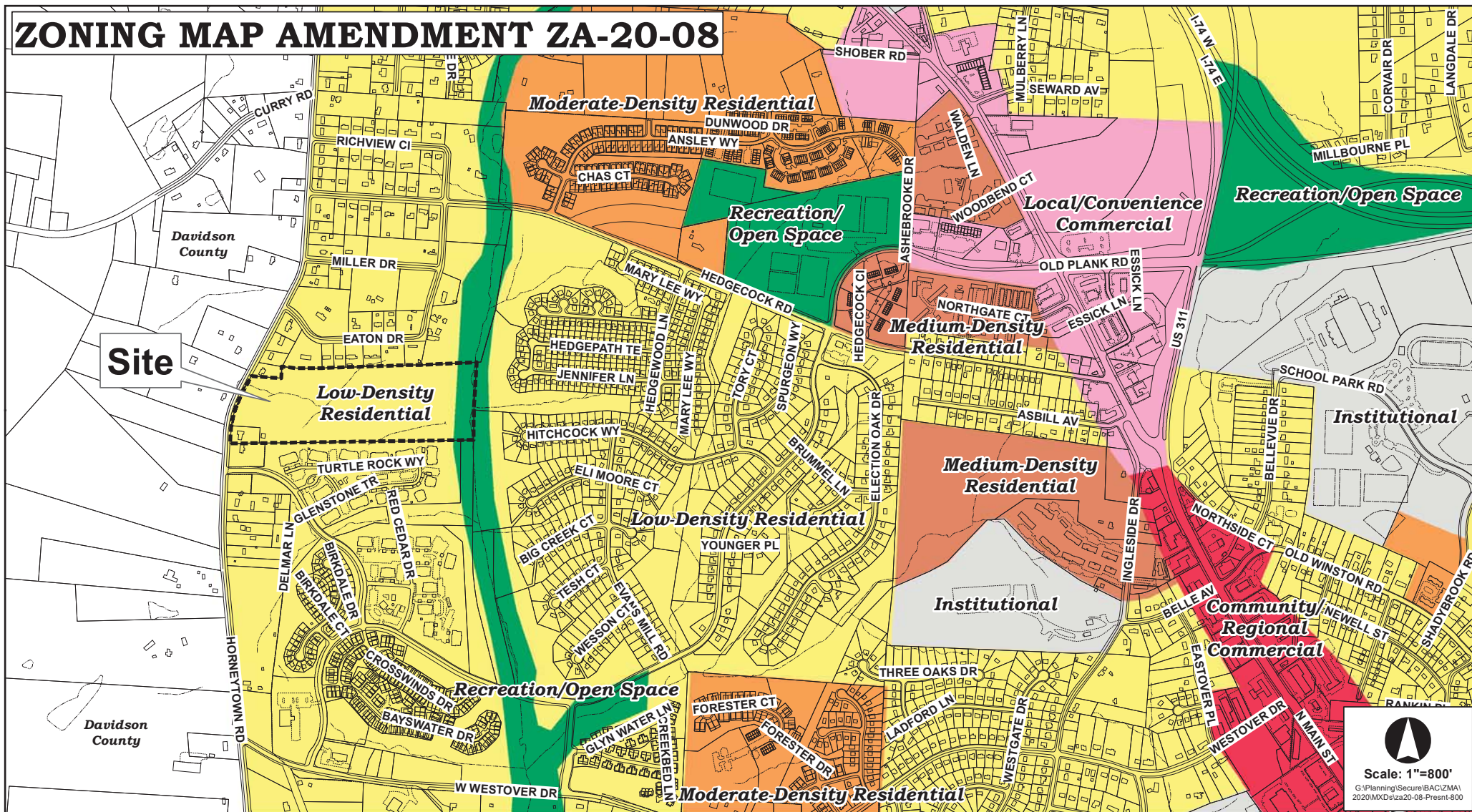


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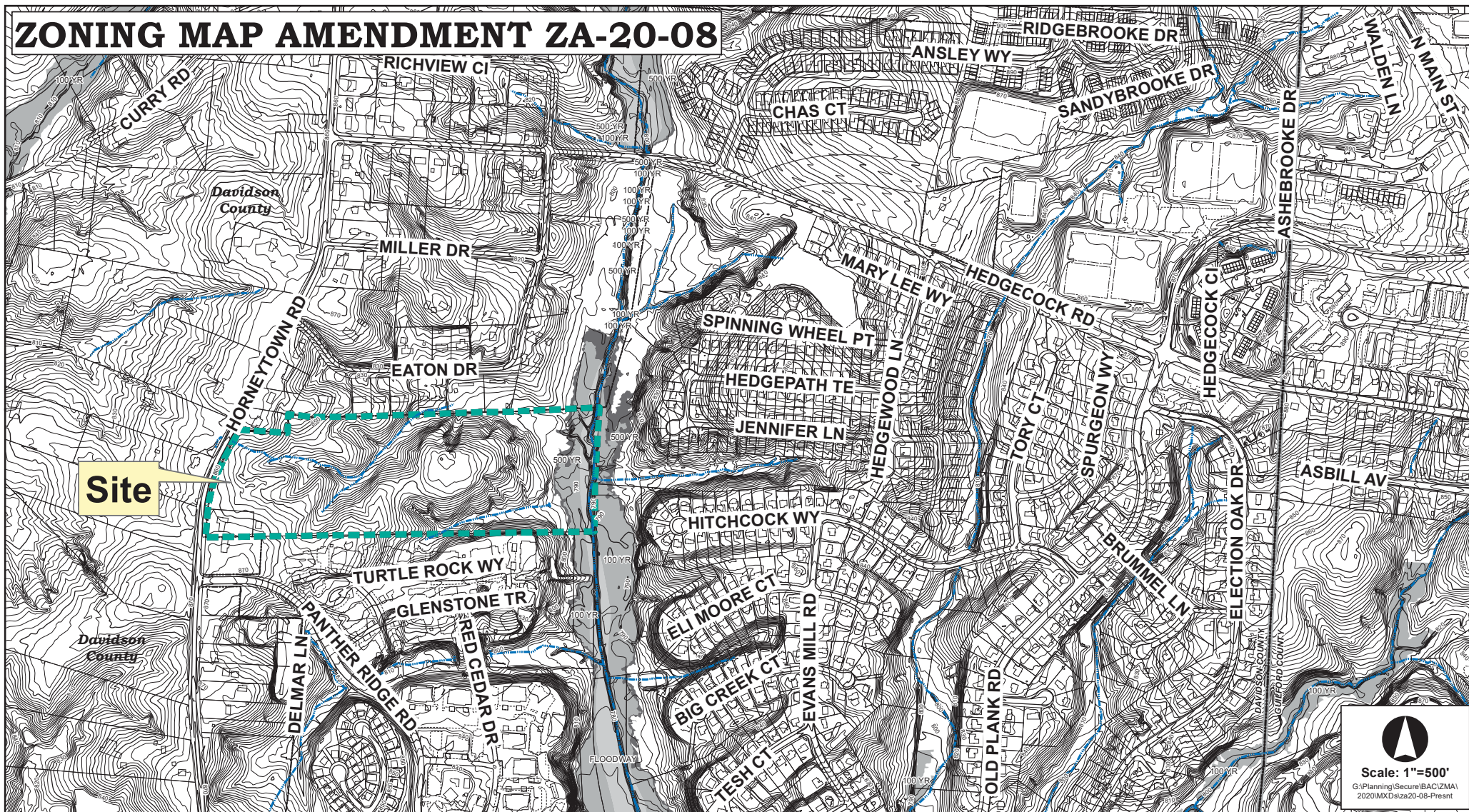
ZONING MAP AMENDMENT ZA-20-08



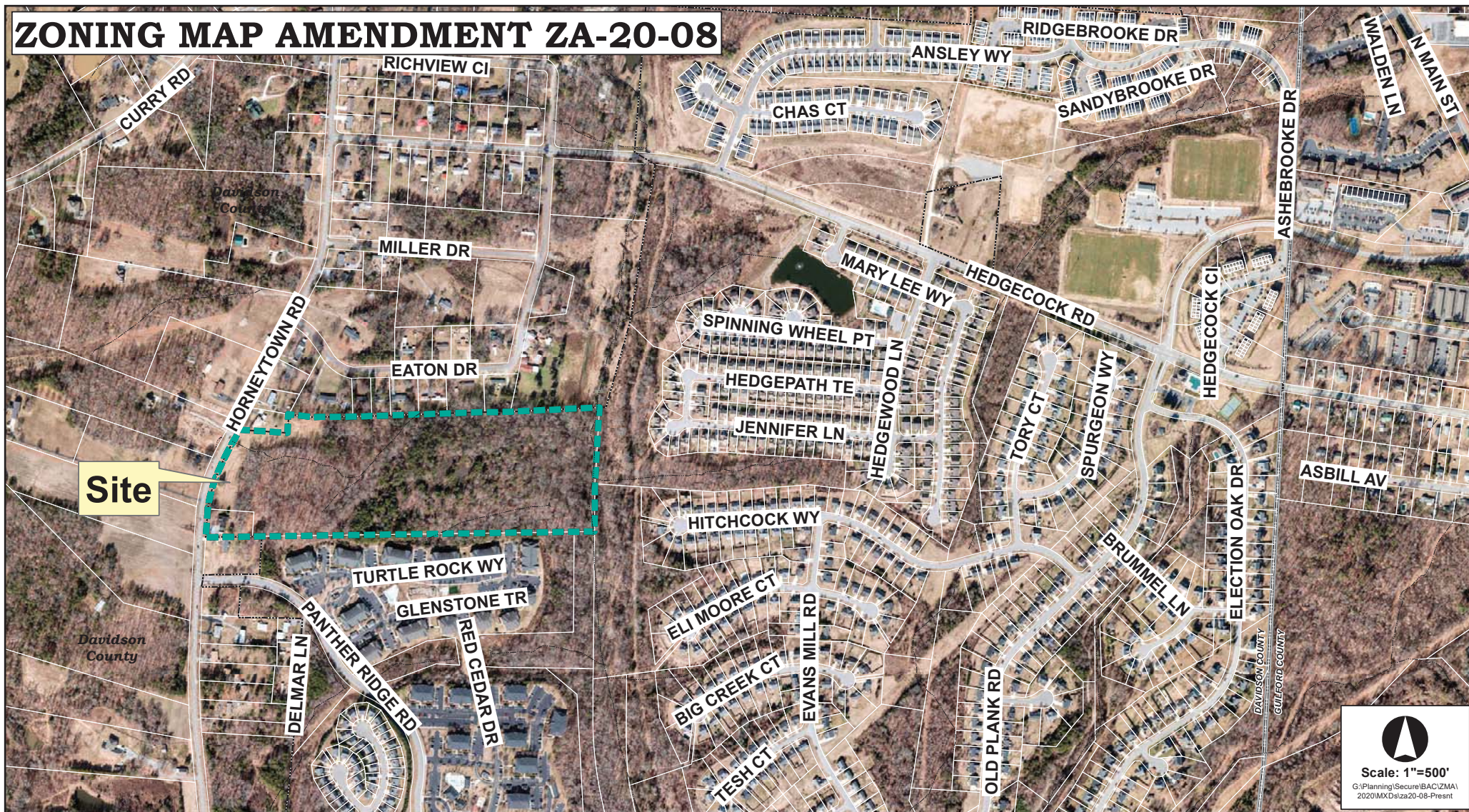
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ZONING MAP AMENDMENT ZA-20-08



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 June 23, 2020 and before the City Council of the City of High Point on August 3, 2020 regarding **Zoning Map Amendment Case 20-08 (ZA-20-08)** 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 June 14, 2020, for the Planning and Zoning Commission public hearing and on July 22, 2020 and July 29, 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 **August 3, 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 Multifamily-5 (CZ RM-5) District**. The property is approximately 29 acres and located along the east side of Horneytown Road, approximately 500 feet north of Panther Ridge Road. The property is also known as Davidson County Tax Parcel 0100700000065 and 0100700000065A.

SECTION 2

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

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

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

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

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

B. Transportation Conditions.

1. Access:

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

2. Other Transportation Condition: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 3rd day of August, 2020

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report

Zoning Map Amendment 20-08

Submitted by: Judy Stalder, Development Consultant, on
behalf of RS Parker Homes and Braxton Real
Estate & Development LLC.

Citizen Information Meeting Report

Horneytown Road

Zoning Case ZA-20-08

R S Parker Homes LLC was unable to convene a Neighborhood Information Meeting due to North Carolina, Guilford County and City of Greensboro *Stay at Home* orders, However, an informational letter dated March 23 was sent by US Mail to 38 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 letter and list of addressees are attached.

No calls or emails were received in response.

The Stalder Group LLC PO Box 5581 High Point NC 27262
336.688.2204 jstalder@northstate.net

March 25, 2020

Dear Neighbor,

This letter is to notify you of a request to rezone the 28 acre tract on the east side of Horneytown Road between Hedgecock Road and Panther Ridge Drive. You may remember the Arden Group pursuing a rezoning of this property in fall of 2019. Unfortunately, their focus was needed on other properties and RS Parker Homes has initiated a new rezoning of the property.

Currently, we are unable to convene a Citizen Information Meeting. However, we want to provide you with information about the proposed development and contact information for your questions and comments. Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

The property is currently zoned R-5 Single Family Residential 5 units per acre. RS Parker Homes is asking the City for RM-5, a zoning district of the same density, 5 units per acre. The difference is that the proposed zoning will permit single family homes, twinhomes, and townhomes. The change will allow the developer to preserve environmentally sensitive areas on the track. As part of the rezoning, the following conditions will be placed on property and any future development there:

1. The maximum number of homes cannot exceed 149 units.
2. Multifamily structures must be setback a minimum of 100 feet from the northern property line.
3. Development will be limited to two points of access on Horneytown Road.

I have included a conceptual site plan for your review.

At this time, the Planning and Zoning Commission public hearing is scheduled for Tuesday, April 28 at 6:00 pm in the Council Chambers at 211 South Hamilton Street.

Please feel free to contact me with your questions and comments. You may call or text 336.688.2204 or email me at jstalder@northstate.net.

Sincerely,

Judy Stalder
Development Consultant

SKETCH PLAN FOR BRAXTON REAL ESTATE & DEVELOPMENT

HORNEYTOWN ROAD
CITY OF HIGH POINT
DAVIDSON COUNTY, NORTH CAROLINA
MARCH 2020

SINGLE FAMILY UNITS (B¹ LOTS) = 28
TOWNHOME UNITS = 118

LENGTH OF ROAD A = 646 LF +/-
LENGTH OF ROAD B = 251 LF +/-
LENGTH OF ROAD C = 1530 LF +/-



60' 30' 0' 60' 120'

SCALE: 1" = 100'

CHARLES WILLIAM SWAIN
DB 1017 PG 1556
ACL: 0100700000055A
ZONED: RA3

SECTION ONE
HARMON DEVELOPMENT
PB 13 PG 97
ZONED: RA3

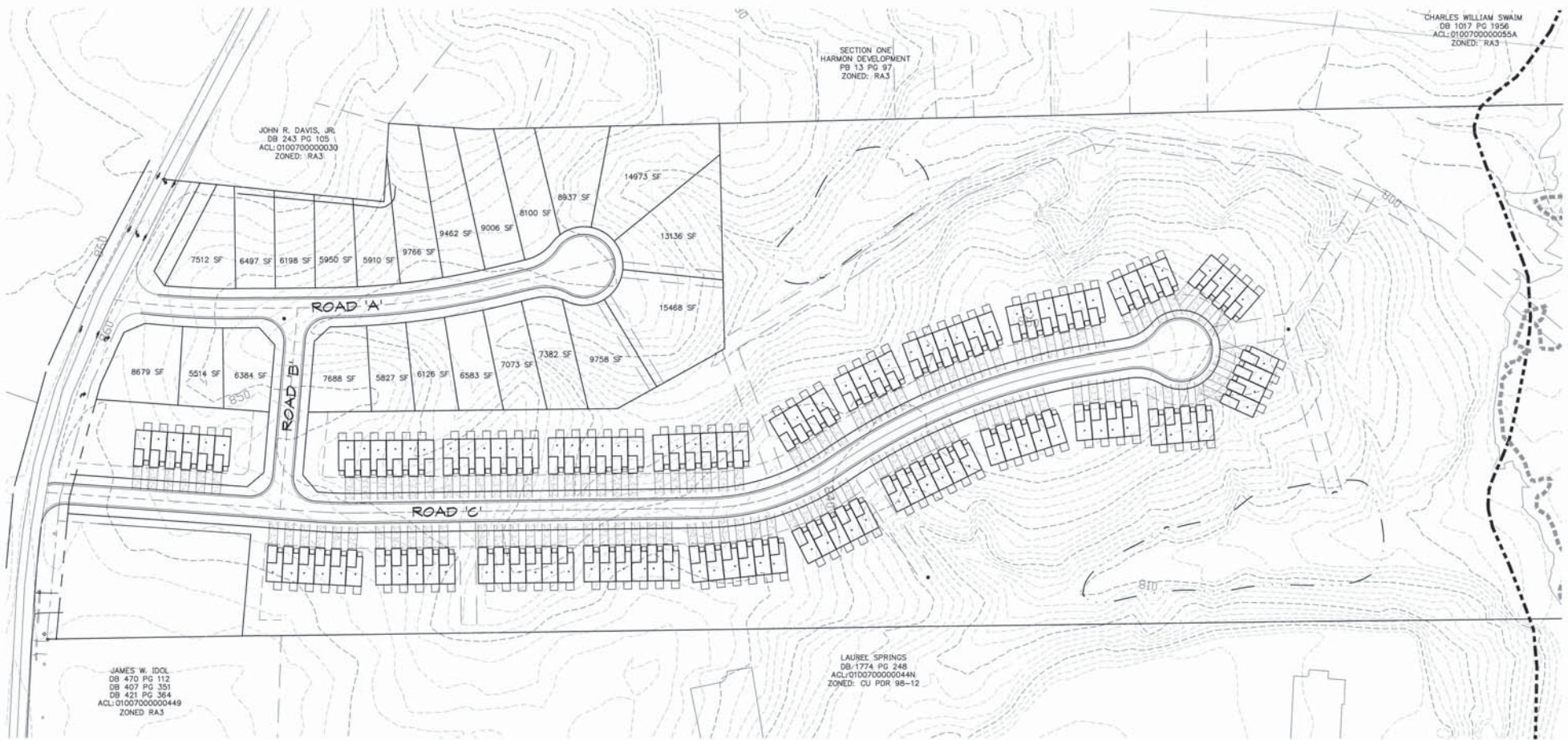
JOHN R. DAVIS, JR.
DB 243 PG 105
ACL: 01007000000030
ZONED: RA3

JAMES W. IDOL
DB 470 PG 112
DB 407 PG 351
DB 421 PG 354
ACL: 01007000000449
ZONED RA3

LAUREL SPRINGS
DB 1774 PG 248
ACL: 01007000000044N
ZONED: CU PDR 98-12

THIS IS NOT A SURVEY. NOT FOR RECORD, SALES, OR CONVEYANCE.

JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 345
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523



BEASLEY DONNIE F; BEASLEY MARTHA
1356 HORNEYTOWN RD
HIGH POINT NC 27265-9203

COMER JAMES J
180 EATON DRIVE
HIGH POINT NC 27265

CROSSWINDS TOWNHOME HOA INC
4125-G WALKER AVENUE
GREENSBORO NC 27407-0000

DAVIS JOYCE W
871 HORNEYTOWN ROAD
HIGH POINT NC 27265

DEBUSK BARBARA L; DEBUSK JOHN W
219 EATON DR
HIGH POINT NC 27260-0000

DELMAR HOMEOWNERS ASSOCIATION
PO BOX 29447
GREENSBORO NC 27429-0000

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

ECKARD SPENCER L; ECKARD SHANNON L
851 HITCHCOCK WAY
HIGH POINT NC 27265-3181

ELLIOTT STEVEN R; ELLIOTT SRAH SPARKS
234 EATON DR
HIGH POINT NC 27265-1706

EMBLER MILDRED GRAY
1095 HORNEYTOWN ROAD
HIGH POINT NC 27265-0000

GARVIN DAVID M; GARVIN CRYSTAL A
903 JENNIFER LANE
HIGH POINT NC 27265

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

HAYWORTH RAY W
860 HORNEYTOWN RD
HIGH POINT NC 27265-9276

HEDGECOCK MICHAEL JR; HEDGECOCK LAUREN
985 HORNEYTOWN ROAD
HIGH POINT NC 27265-0000

HRUBIK PARTICIA ET AL
192 EATON DR
HIGH POINT NC 27265-0000

IDOL JAMES WILSON JR; IDOL DONNIE
1013 HORNEYTOWN ROAD
HIGH POINT NC 27265-9276

KETISON WILLIAM BARRY
270 EATON DRIVE
HIGH POINT NC 27265-0000

KOONTZ ALAN G ET ALS
970 HORNEYTOWN RD
HIGH POINT NC 27265-9216

KOONTZ SHEILA MAE
882 HORNEYTOWN RD
HIGH POINT NC 27265-0000

KRATOVIL MORGAN S
904 JENNIFER LANE
HIGH POINT NC 27265-0000

LAUREL OAK RANCH ASSOC INC
P O BOX 29447
GREENSBORO NC 27429-0000

LAUREL OAK RANCH ASSOCIATION INC
156 MAYFIELD ROAD
WINSTON-SALEM NC 27104-0000

M & P DEVELOPERS LLC
420 E PARKINS MILL ROAD
GREENVILLE SC 29607

MCLEAN PATRICK; MCLEAN CYDNI
6818 RIVER HILLS DR
GREENSBORO NC 27410-8246

PENDRY LUTHER M; PENDRY KATE W
605 HORNEYTOWN RD
HIGH POINT NC 27265-1728

PEREZ MICHAEL D
900 JENNIFER LN
HIGH POINT NC 27265

RICHARDSON JOHN DAVID
817 HORNEYTOWN ROAD
HIGH POINT NC 27265

ROBINSON THOMAS M
452 WHITE OAK RD
THOMASVILLE NC 27360-0000

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

SANDERS EDWINA RENEE; TRANSOU FREDRICK M
148 EATON DRIVE
HIGH POINT NC 27265-0000

SCHOEPPNER GARY C
846 HITCHCOCK WAY
HIGH POINT NC 27265-0000

SILK CYNTHIA ANN
267 EATON DR
HIGH POINT NC 27265

STANDIFER CHERYL B; STANDIFER GEORGE C
843 HORNEYTOWN ROAD
HIGH POINT NC 27265-0000

SWAIM CHARLES WILLIAM
338 EATON DR
HIGH POINT NC 27265-0000

SWAIM CHARLIE EARVIN
295 EATON DRIVE
HIGH POINT NC 27260-0000

TAYLOR RAYMOND C
208 EATON DR
HIGH POINT NC 27265-1706

THE JORDAN FAMILY REV TRUST
916 CONCORD RD
DAVIDSON NC 28036

WAHID ASIF; WAHID CHERYL
905 JENNIFER LN
HIGH POINT NC 27265-3295

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