

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 20-10  
(Premier Stores, Inc.)

**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

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### **PURPOSE:**

A request by Premier Stores, Inc. to rezone approximately 4 acres from the Conditional Zoning General Business (CZ-GB) District to an amended Conditional Zoning General Business (CZ-GB) District. The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove 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.

The Commission questioned if the applicant is slowing chipping away at the initial zoning conditions as this is the third time in the past two-years they have requested an amendment to the zoning for this site. They also questioned how a similar electronic changeable copy sign was approved in this area.

Mr. Shannon and Mr. Lee Burnette, Planning & Development Director, responded to these questions. They noted as development progressed on this site more information came to light, the applicant realized this type of sign was not allowed. It was also noted the electronic changeable copy sign on an adjacent property was permitted prior to established of the corridor plan. Finally, the proposed amendment is the only aspect to corridor plan signage standards to be amended, all other standards are being met.

### **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 20-10 is consistent with the City's adopted policy guidance because the amended CZ-GB District adheres to the recommendations of the W. Wendover Avenue/Guilford College Road Plan except for one aspect of signage. Furthermore, the request is reasonable and in the public interest because a similar sign is used to display fuel prices in adjacent commercial development located at the same intersection.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-20-10  
June 23, 2020**

<b>Request</b>	
<b>Applicant:</b> Premier Stores, Inc.	<b>Owner:</b> Premier Stores, Inc.
<b>Zoning Proposal:</b> To amend the conditional zoning on an approximate 4-acre parcel	<b>From: CZ-GB</b> Conditional Zoning General Business District
	<b>To: CZ-GB</b> Conditional Zoning General Business District

<b>Site Information</b>	
<b>Location:</b>	The site is bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 208799
<b>Site Acreage:</b>	Approximately 4 acres
<b>Current Land Use:</b>	A 17,500-square-foot commercial development is currently under construction on this site.
<b>Physical Characteristics:</b>	The property is graded and development has commenced for construction of a commercial development.
<b>Water and Sewer Proximity:</b>	There are 12-inch and 16-inch City water lines adjacent to the site along Piedmont Parkway and W. Wendover Avenue, respectively. An 8-inch City sewer line lies adjacent to the site along W. Wendover Avenue.
<b>General Drainage and Watershed:</b>	The site drains in a general southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.
<b>Overlay Districts:</b>	City Lake General Watershed (GWA) Area.

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	<b>AG</b>	Agricultural District ( <i>Guilford County</i> )	Quarry ( <i>north of Piedmont Pkwy/ Hickory Grove Rd intersection</i> )
<b>South:</b>	<b>PDL</b>	Planned Unit Development - Limited	Retail sales and pharmacy business Multifamily development ( <i>across W. Wendover Ave.</i> )
	<b>PDR</b>	Planned Unit Development - Residential	
<b>East:</b>	<b>OI</b>	Office & Institutional	Undeveloped parcel Religious institution (church) ( <i>across Piedmont Pkwy</i> )
	<b>PI</b>	Public & Institutional ( <i>Guilford County</i> )	
<b>West:</b>	<b>OI</b>	Office & Institutional District	Religious institution (church) ( <i>across Hickory Grove Rd.</i> )

Relevant Land Use Policies and Related Zoning History	
<b>Community Growth Vision Statement</b>	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
<b>Land Use Plan Map Classification:</b>	The site has a Local/Convenience Commercial land use designation. This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	The following objective of the Land Use Plan is relevant to this request: Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
<b>Relevant Area Plan:</b>	<u>West Wendover Avenue/Guilford College Road Corridor Plan</u> The plan recommends that development should adhere to the sign standards of the Eastchester Gateway Overlay District.
<b>Zoning History:</b>	<p>Prior zoning approvals occurred on this site in 1998 (ZA-98-17) for an office use, and in 2008 (ZA-08-15) for a nursing facility, neither of these developments occurred. In 2018 (ZA-18-08) the applicant, Premier Stores, submitted a request to rezone this site to a Conditional Zoning Limited Business (CZ-LB) District. The request was approved without transportation-related amendments recommended by staff.</p> <p>The current Conditional Zoning General Business District governing this site (ZA-19-24) was also submitted by Premier Stores. In 2019 the site was rezoned from Conditional Zoning Limited Business (CZ-LB) District to Conditional Zoning General Business (CZ-GB) to allow a major eating establishment (drive thru restaurant). Staff and the Planning and Zoning Commission recommended denial of this request. The City Council approved this request.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	W. Wendover Ave		Major Thoroughfare	630 feet
	Piedmont Parkway		Major Thoroughfare	560 feet
	Hickory Grove Road		Local	635 feet
Vehicular Access:	Access is proposed from W. Wendover Avenue and Hickory Grove Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	W. Wendover Ave.		42,000 ADT (NCDOT 2017 traffic count)	
	Piedmont Parkway		13,000 ADT (NCDOT 2017 traffic count)	
	Hickory Grove Road		N/A	
Estimated Trip Generation:	The 17,500-square-foot commercial project is estimated to generate about 11,984 vehicle trips during a 24-hour time period.			
Traffic Impact Analysis:	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	No applicable to this request.	
Conditions:	This current application does not change and will carry forward previously adopted transportation conditions.			

### **School District Comment**

Not applicable to this zoning case.

### **Details of Proposal**

The current Conditional Zoning Ordinance for this site addresses policies of the W. Wendover Avenue/Guilford College Road Corridor Plan. This includes conditions that development meet standards of the Eastchester Gateway Corridor Overlay District. The applicant desires to install an electronic changeable copy sign on the site to display fuel prices for their convenience store. This type of signage is prohibited under the Eastchester Gateway Corridor Overlay District standards.

An adjacent commercial establishment located at the southeastern corner of this intersection with a comparable convenience store use has an electronic changeable copy sign used for fuel pricing. That commercial development obtained zoning approval prior to adoption of the Guilford College Road/W. Wendover Avenue Corridor Plan and therefore, it is not subject to similar sign conditions as the zoning site.

The applicant has submitted an amended Conditional Zoning Ordinance in which they propose allowing electronic changeable copy signs. All other signage standards of the Eastchester Gateway Corridor Overlay District would still apply. Furthermore, all other previously adopted conditions are being carried forward in this new ordinance.

### **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 amended CZ-GB District adheres to the recommendations of the W. Wendover Avenue/Guilford College Road Plan except for one aspect of signage.**

#### **Reasonableness/Public Interest:**

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

**A similar sign is used to display fuel prices in the adjacent commercial development located at the same intersection**

#### **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 requested amendment does not change previously approved compatibility findings used to establish the CZ-GB District zoning for this site. There is no change in the type of commercial uses allowed, and except for the amendment to allow electronic changeable copy signs, there are no other changes to previously approved development standards. Furthermore, all other signage requirements as to height and size of the copy area are still subject to standards of the Eastchester Gateway Corridor District.

### **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:

<b>Mitigation #1</b>	<b>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.</b>
	Except for the allowance of electronic changeable copy signs, all conditions and development standards from the prior zoning approval are being carried forward in this new request.
<b>Mitigation #2</b>	<b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</b>
	The requested amendment generates no environmental impacts.
<b>Mitigation #3</b>	<b>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.</b>
	The requested amendment generates no adverse impacts to municipal facilities or to the ability to provide City services.
<b>Mitigation #4</b>	<b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b>
	Signage standards of the Development Ordinance for electronic changeable copy signs will regulate and address brightness of display, change rate of display, and limits the use of color and prohibits video. Furthermore, the changeable copy area is limited to 33% of the allowable sign copy area. These standards of the Development Ordinance will mitigate any adverse effects to adjacent properties.

### **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 adoption of the 2018 plan amendment and zoning map amendment to establish commercial zoning on this site, there have been no changes to land use policy for this 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.

There are no substantial changes in initial findings used to establish the CZ-GB District zoning on the site.

**Recommendation**

**Staff Recommends Approval:**

The request pertains to only one aspect of the sign standards for the subject site and would allow signage that exists on an adjacent comparable commercial site. All other previously adopted policy guidance standards are met, and no public safety concerns have been identified. The Planning and Development Department recommends approval of this amendment.

**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**

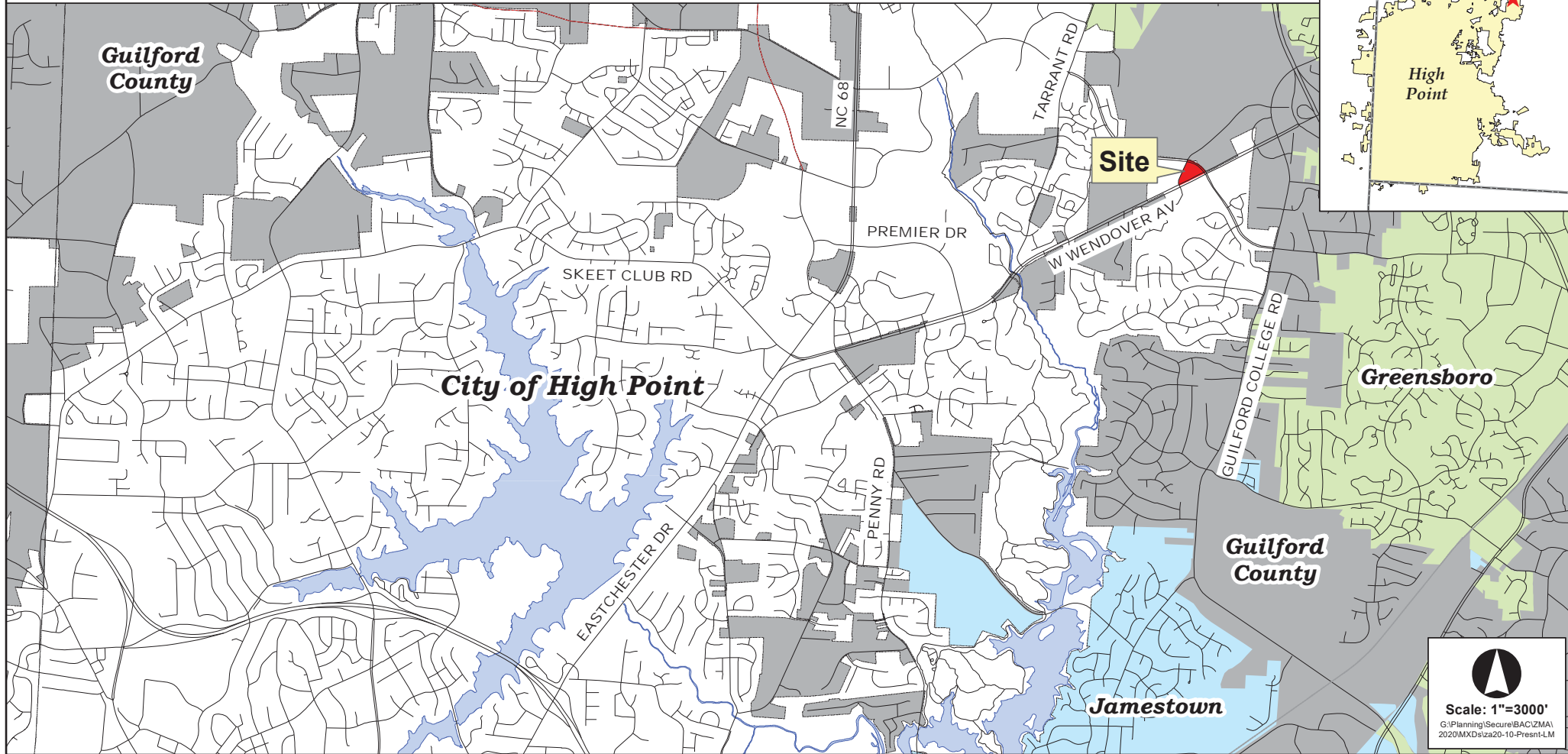
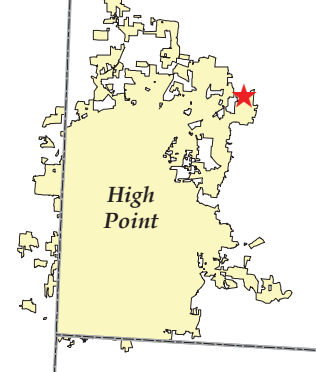
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT ZA-20-10

Applicant: Premier Stores, Inc.

## Vicinity Map



Scale: 1"=3000'  
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**ZONING MAP AMENDMENT ZA-20-10**

The map displays various zoning districts across Guilford County, North Carolina. The districts shown include:

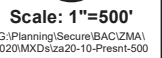
- CZ GB**: Central Business District - General Business
- CU RM-16**: Community Residential Medium Density Single-Family Detached
- PDL**: Professional District Low Density
- OI**: Office Institutional
- PDR**: Professional District High Density
- CUR-3**: Community Residential Single-Family Detached
- CU OI**: Community Commercial Office Institutional
- CU LB**: Community Commercial Light Business
- CZ LB**: Central Business District - Light Business
- R-3**: Single-Family Detached
- CU R-5**: Community Residential Single-Family Detached

A specific area is highlighted in green and labeled "Site". This site is located near the intersection of Piedmont PW and Hickory Grove Rd, adjacent to a large undeveloped parcel.

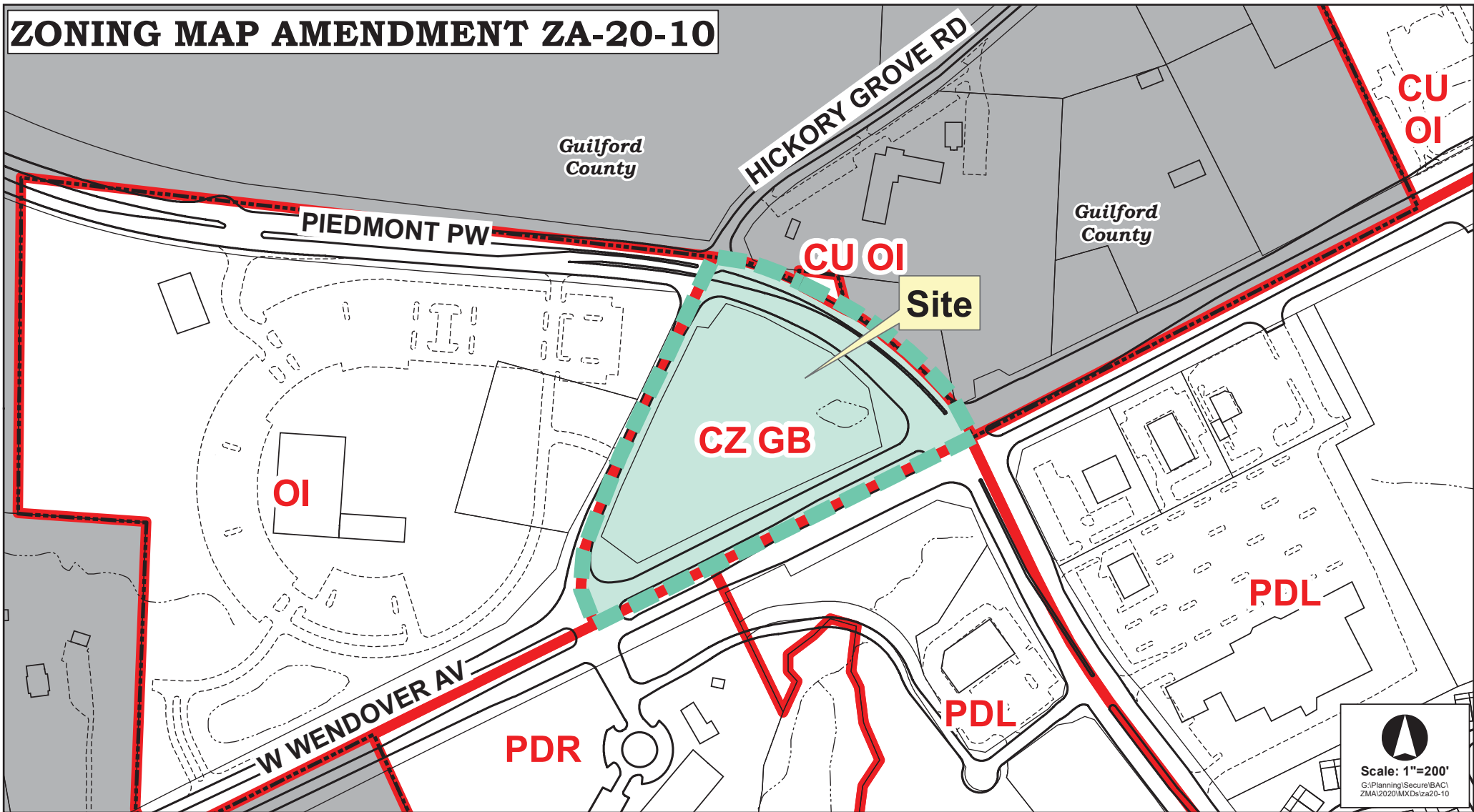
Other features on the map include major roads such as W Wendover Av, Strickland Ct, Ruffin Rd, Devoncourt Pl, Shimmer Dr, Joy Dr, Dunrobin Dr, Peninsula Dr, South Hampton Dr, Iron Gate Dr, Woodpoint St, Highbridge Ct, Morris Farm Dr, Parkway Vista Dr, River Forest Ln, Rockybrook Ct, River Crest Ln, Cinnabar Ct, Platinum Dr, Methyst Ct, and WICA Ct. Exit 102 I-3 S is also indicated.

Scale: 1"=500'

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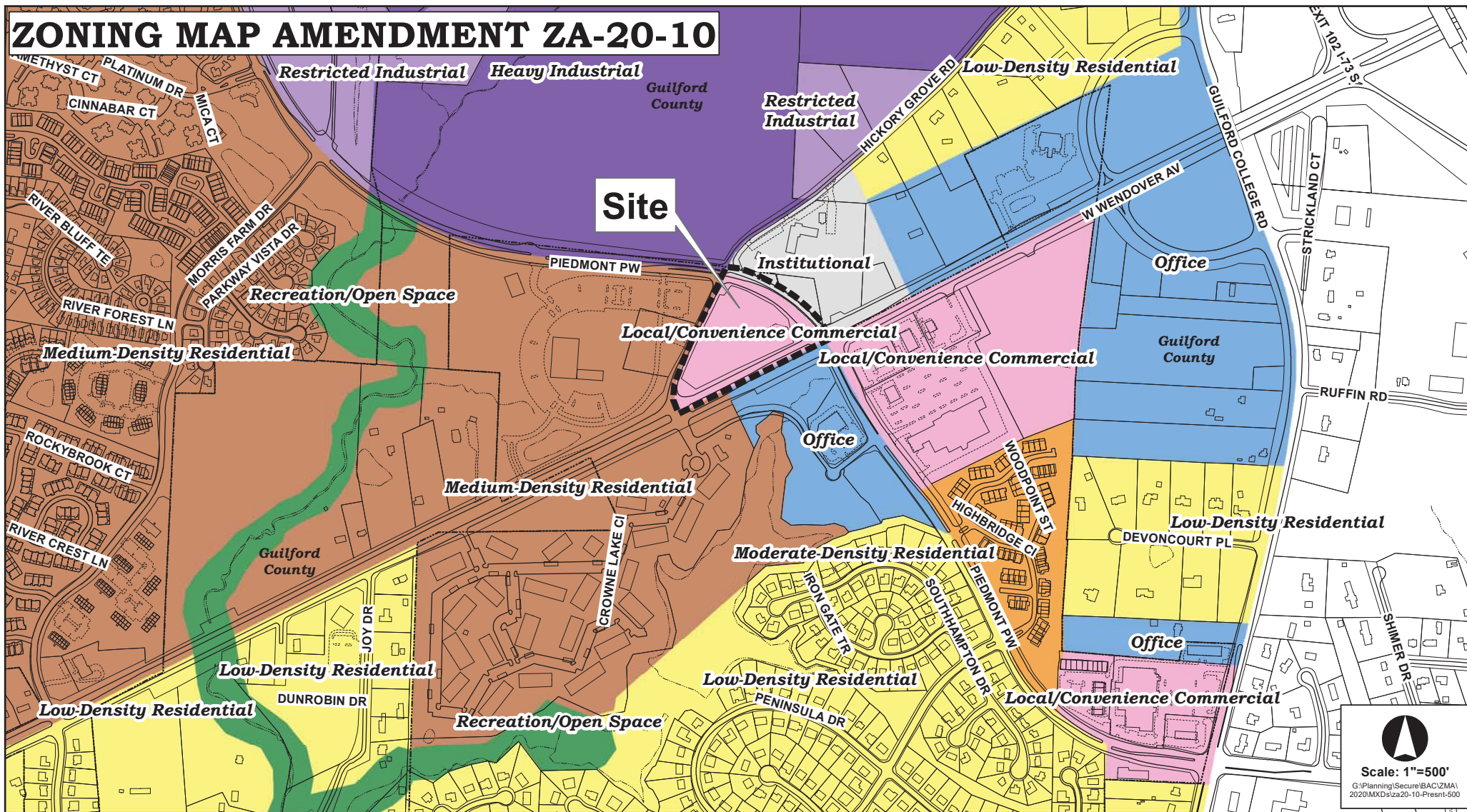
# ZONING MAP AMENDMENT ZA-20-10



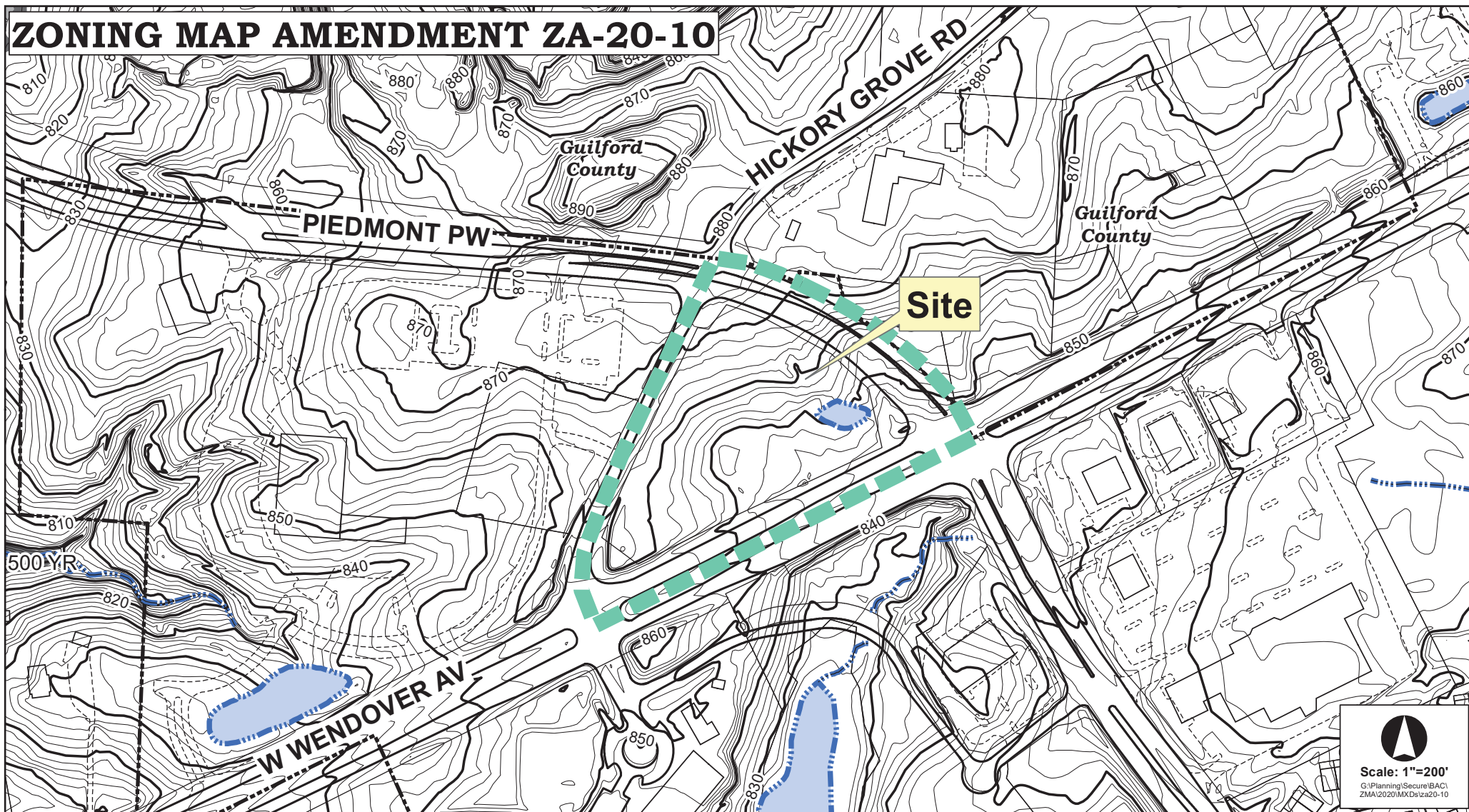
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# ZONING MAP AMENDMENT ZA-20-10

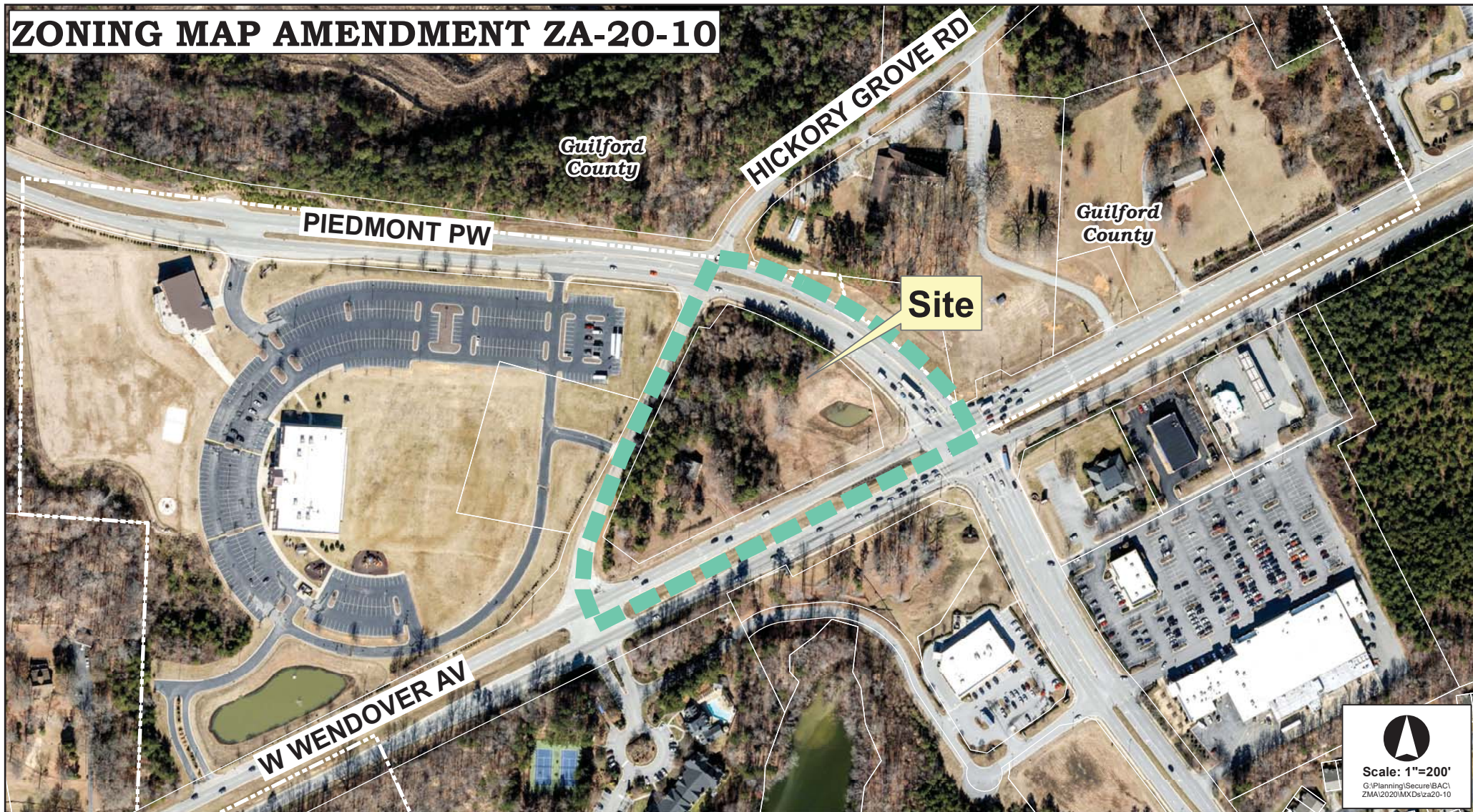


# ZONING MAP AMENDMENT ZA-20-10





# ZONING MAP AMENDMENT ZA-20-10



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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 July 20, 2020 regarding **Zoning Map Amendment Case 20-10 (ZA-20-10)** 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 8, 2020 and July 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 July 20, 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 General Business (CZ-GB) District.** The property is approximately 4 acres and bounded by W. Wendover Avenue, Piedmont Parkway and Hickory Grove Road. The property is also known as Guilford County Tax Parcel 0208799.

**SECTION 2**

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

Part I. **USES:**

A. **Permitted Uses:**

1. Any principal use of the Limited Business (LB) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the General Business (GB) District (use must be permitted in both districts). Development shall be subject to standards of the GB District and the specific conditions listed in this ordinance.
2. Major Eating establishment (Commercial Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance. Development shall be subject to standards of the GB District and the specific conditions listed in this ordinance.

B. Prohibited and Restricted Uses

1. Only one (1) Major Eating Establishment use type shall be permitted on the zoning site.
2. A Major Eating Establishment use type shall only be permitted within a multitenant building.

Part II. CONDITIONS

A. Conditional Zoning Plan:

Development of the zoning site shall be generally consistent with the layout depicted on the Conditional Zoning Plan (See Exhibit A).

B. Development & Dimensional Standards and Architectural Design Standards:

The following development standards shall apply to any development upon the zoning site:

1. Site Standards:

- a. Fuel Pumps and Canopies: Any use with gasoline pumps shall be designed so that the canopy and the gasoline pumps are not located in front of any building facade facing W. Wendover Avenue or Piedmont Parkway.
- b. Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment shall be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening).
- c. Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face W. Wendover Avenue or Piedmont Parkway.
- d. Automobile service bays shall not face Wendover Avenue or Piedmont Parkway. Air hoses, vacuum pedestals and other outdoor automobile service equipment shall not be located between the principle building and the Wendover Avenue right of way or the Piedmont Parkway right-of-way.

2. Eastchester Gateway Corridor Overlay (Section 3.8.7.F):

The zoning site shall be subject to following standards of the Eastchester Gateway Corridor Overlay, as applied from Johnson Street north to Penny Road. Where Section 3.8.7.F notes a standard applying to Eastchester Drive, it shall be interpreted to apply to the W. Wendover Avenue and Piedmont Parkway frontage of the site.

3. Minimum Building Setback (W. Wendover Avenue and Piedmont Parkway):

The W. Wendover Avenue and Piedmont Parkway fontanges of the property is subject to the Minimum Building Setback Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.3).

4. Landscaping Requirements: The property is subject to the Landscaping Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.5).
5. Signage Requirements: The property is subject to the Signage Requirements of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.6) **except that electronic changeable copy signage may be permitted for freestanding signs in accordance with the GB District standards.**
6. Building Requirements: The property is subject to the Building Standards of the Eastchester Gateway Corridor Overlay (Section 3.8.7.F.7)

C. Transportation:

1. Right-of-Way Dedication: Prior to issuance of any Land Development Permit the property owner shall dedicate ten (10) feet of right-of-way, as measured from behind the new curb line or new edge of pavement of new turn lanes, along W. Wendover Avenue and Hickory Grove Road.
2. Access:
  - a) W. Wendover Avenue: Only one point of access shall be permitted from W. Wendover Avenue. This access point shall be designed to permit a right-in only access from W. Wendover Avenue and also designed to allow no exiting from the site onto W. Wendover Avenue.
  - b) Hickory Grove Road: Two points of access shall be allowed from Hickory Grove Road.
3. Improvements:
  - a) A westbound right turn lane of one hundred (100) feet of storage and one-hundred and fifty (150) feet taper shall be constructed on W. Wendover Avenue at site access. This improvement shall be installed concurrent with all site driveway construction.
4. 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 xxx<sup>th</sup> day of xxxxxxxxxxxxxx, 2020

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling, City Clerk

# **Citizens Information Meeting Report**

## **Zoning Map Amendment 20-10**

Submitted by: Ms. Judy Stalder (Zoning Consultant)  
on behalf of Premier Stores, Inc.

## **Premier Stores Inc. Citizen Information Report**

**Letter:** A letter of explanation of the request was sent by US Mail to those names provided by the Department of Planning and Development. Because all nearby property owners are non-residential, we did not arrange a formal meeting. Instead we invited each recipient to contact us for more information. We remain open to meetings with any neighbors.

**The Stalder Group LLC . PO Box 5581 . High Point NC 27262**  
**(336) 688-2204 . jstalder@northstate.net**

June 2, 2020

Re: Zoning Amendment to allow ***Electronic*** Changeable Copy signage at 4826 West Wendover Avenue, High Point, NC 27265

Dear Neighbor:

I am writing to let you know about an amendment to zoning conditions for property at 4826 West Wendover Avenue. The property is bordered by West Wendover Avenue, Piedmont Parkway and Hickory Grove Church Road. As you know Premier Stores Inc is currently building a convenience store with gas pumps, a restaurant and associated retail shops. Premier in conjunction with support of City staff is now requesting an amendment to allow a sign with *electronic* changeable copy for fuel prices. All other conditions on the property remain the same. A quick summary is provided below. Please feel free to contact me with any comments, concerns, and questions you may have.

**Zoning:** The current zoning is Conditional Zoning General Business. The conditions limit the uses to those uses permitted in the Limited Business zoning district with the addition of a drive thru window for one restaurant.

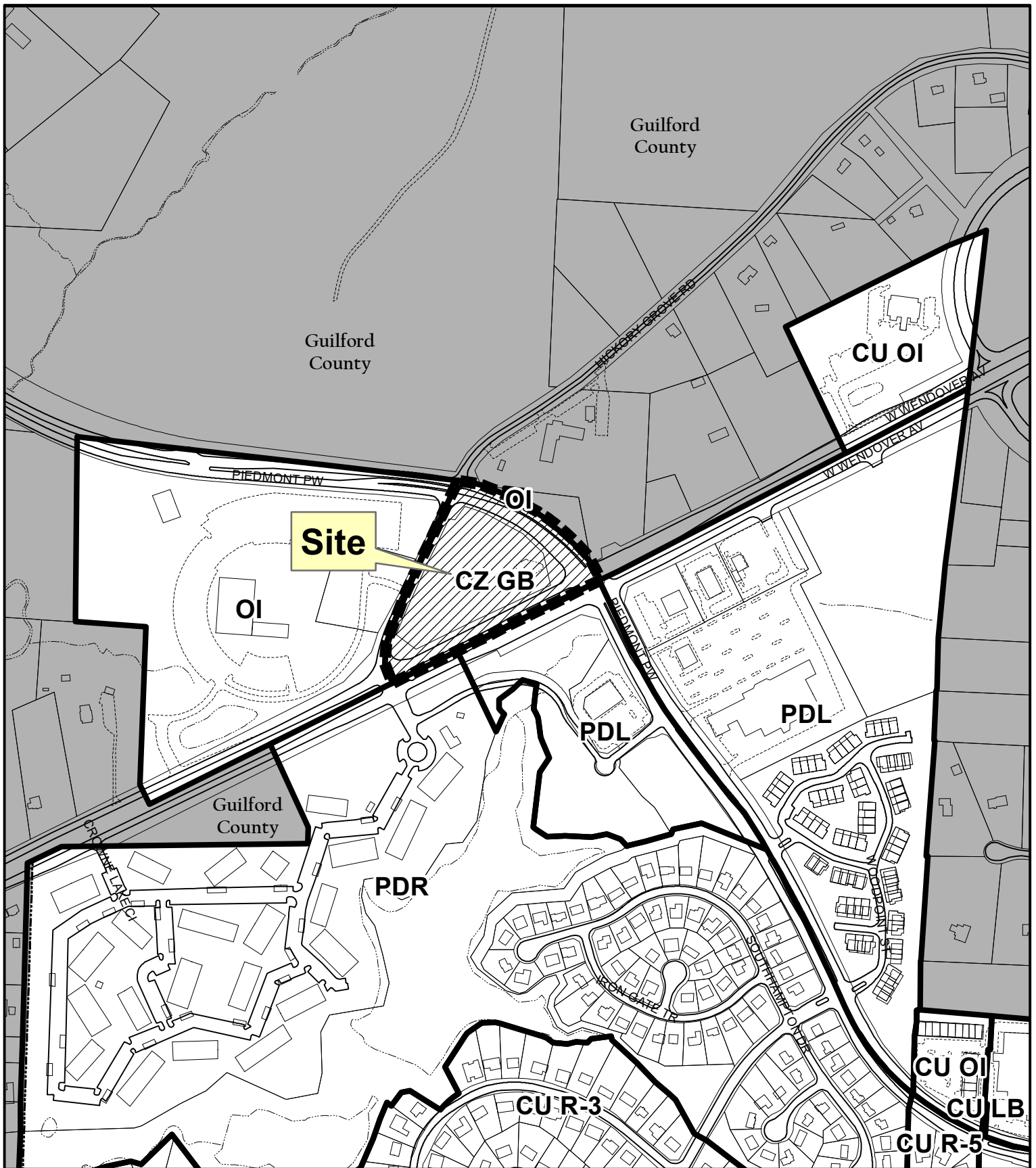
**Landscaping:** As in the original request, landscaping will be provided along the entire perimeter of the property as well as within the site.

**Transportation:** As in the original request, access is limited to a right in only access on Wendover Avenue with a deceleration lane and two points of access to Hickory Grove Church Road.

Should you have any concerns or if you would like to simply discuss the project, please contact me at 336-688-2204 and/or jstalder@northstate.net I look forward to your comments.

Sincerely,

Judy Stalder  
ng Consultant



## ZONING MAP AMENDMENT ZA-20-10

**From: Conditional Zoning General Business**  
**To: Conditional Zoning General Business**

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

**Planning & Development  
 Department**

**City of High Point**



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CROWNE LAKE ASSOCIATES  
PO BOX 3128  
JASPER AL 35502

DEPARTMENT OF TRANSPORTATION  
PO BOX 14996  
GREENSBORO NC 27415

HICKORY GROVE METHODIST CH  
5005 HILLTOP RD  
GREENSBORO NC 27407

HUNTER HILLS BAPTIST CHURCH  
1806 MERRITT DR  
GREENSBORO NC 27407

JAMES LANDING PROPERTY OWNERS  
ASSOCIATION  
PO BOX 3288  
GREENSBORO NC 27402

MARTIN MARIETTA MATERIALS INC  
PO BOX 30013  
RALEIGH NC 27622

MARY OAK PLAZA LLC  
PO BOX 9537  
GREENSBORO NC 27429

MDC NC1 LP  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130

MILLIREN INVESTMENTS LLC  
6862 COLONIAL CLUB DR  
THOMASVILLE NC 27360

PREMIER STORES INC  
7609 BUSINESS PARK DR  
GREENSBORO NC 27409

SFCW PROPERTIES LLC  
4425 MONUMENT TRCE STE 107  
GREENSBORO NC 27409

WENDOVER VIEW LOT 2 LLC  
3411-D W WENDOVER AVE  
GREENSBORO NC 27407

**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](http://www.buildhighpoint.com)