

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** **Zoning Map Amendment 20-13**  
(UMA Geotechnical Construction)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** August 17, 2020

**Public Hearing:** Yes

**Advertising Date:** August 6, 2020, and  
August 12, 2020

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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### **PURPOSE:**

A request by UMA Geotechnical Construction to rezone approximate 15.4 acres from the Residential Single Family-40 (RS-40) District and the Agricultural (AG) District, both within Guilford County's zoning jurisdiction, to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their July 28, 2020 regular meeting. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report. The Commission took final action when the meeting was reconvened on July 30, 2020. All members were present, except Commissioner McGill was absent both dates.

### Speaking on the request:

The applicant's representative, Ms. Judy Stalder, 665 N. Main Street, High Point, was in attendance remotely and spoke in favor of the request. Ms. Stalder provided an overview of the proposal and stated that the site will serve as the headquarters for UMA Geotechnical Construction and will contain their office, repair shop and storage yard for construction equipment. Ms. Stalder also emphasized that as conditioned, their outdoor storage area will be screened from view of National Service Road and Sandy Ridge Road, and from abutting property owners. Weekly activity will have few onsite trips as work crews typically report in on Monday, park their cars and take equipment to a job site for the week, and return the equipment on Friday. She concluded by noting conditions offered by the applicant will ensure compatibility with adjacent uses.

There were no public comments received regarding 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 20-13 is consistent with the City's adopted policy guidance because as conditioned, the requested CZ-LI District meets objectives of the Community Growth Vision Statement and the Land Use Plan, specifically protecting the appearance of property along the Sand Ridge Road corridor. Furthermore, with use and site conditions, the requested CZ-LI District will mitigate visual impacts upon adjacent properties and will be similar to the previous light industrial zoning districts approved in this area.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-20-13  
July 28, 2020**

<b>Request</b>		
<b>Applicant:</b> UMA Geotechnical Construction	<b>Owners:</b> George Pitts and Lala Pitts	
<b>Zoning Proposal:</b> To annex and apply initial City zoning	<b>From:</b> RS-40	Residential Single Family-40 District ( <i>Guilford County</i> )
	AG	Agricultural District ( <i>Guilford County</i> )
	<b>To:</b> CZ-LI	Conditional Zoning Light Industrial District

<b>Site Information</b>	
<b>Location:</b>	The site is located along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 170819 and 170821
<b>Site Acreage:</b>	Approximately 15.4 acres
<b>Current Land Use:</b>	Two single family dwellings and multiple accessory structures
<b>Physical Characteristics:</b>	The site has a moderate to severely sloping terrain. An intermittent stream runs in a west to east direction through the southern portion of the site. The steeper terrain of the site lies adjacent to this stream corridor.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line lies adjacent to the site along National Service Road and an 8-inch City sewer line runs through the northeastern portion of the site.
<b>General Drainage and Watershed:</b>	The site drains in a southeasterly direction, and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that is greater than 24% of the site.
<b>Overlay District:</b>	City Lake General Watershed Area Airport Overlay District – Zone 1

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	RS-40	Residential Single Family-40 District ( <i>Guilford County</i> )	Single family dwellings and industrial use
	AG	Agricultural District ( <i>Guilford County</i> )	
	CU-LI	Conditional Use Light Industrial	
<b>South:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Undeveloped parcel
<b>East:</b>	AG	Agricultural District ( <i>Guilford County</i> )	Undeveloped parcel
<b>West:</b>	RS-40	Residential Single Family-40 District ( <i>Guilford County</i> )	Single family dwellings and undeveloped parcels
	LB	Limited Business District ( <i>Guilford County</i> )	

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	<u>Obj. 5B</u> : Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community.
<b>Land Use Plan Map Classification:</b>	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	<u>Obj. #11</u> : 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>	<p>In 1998, Federal Express selected the Piedmont Triad International Airport (PTIA) for development of a new air cargo hub facility, which included airport expansion and construction of a new parallel runway to the existing main runway. In October 1998, the City of High Point began the Johnson St./Sandy Ridge Rd. Area Plan study in which one of the objectives was to address the noise impact from the cargo hub and runway expansion at PTIA. In April 2000, City Council adopted this plan, which made significant changes to the City's Land Use Plan by redesignating much of the northern portion of the City's Planning Area for Restricted Industrial uses to ensure compatibility with airport operations.</p> <p>In 2011, the Johnson St./Sandy Ridge Rd. Area Plan was replaced with the adoption of the Northwest Area Plan. This plan consolidated the analysis and land use policies from a number of initiatives and events, including the FedEx air cargo hub, the 2011 PTIA Part-150 Airport Noise Compatibility Study, the 2010 Heart of the Triad Plan and the 2007 revised High Point/Kernersville Annexation Agreement. The area plan retained the Restricted Industrial land use designation for the areas closest to the airport, but created a new category called Business Center Area to supplement the Restricted Industrial areas west of Sandy Ridge Road.</p>
<b>Zoning History:</b>	<p>Since the early 1990s, properties in this northern portion of the City's planning area have been zoned to support restricted industrial uses. Directly abutting this current zoning site to the north is the Willard Tucker industrial subdivision that was annexed and granted Conditional Use Light Industrial (CU-LI) District zoning in 1997. Approximately 575 feet to the east is the Piedmont Corporate Park, which is a 120-acre industrial park that was annexed and granted CU-LI District zoning in 1997. Finally, along the west side of Sandy Ridge Road is the proposed 350-South Industrial Park. A Planned Development-Mixed (PDM) District zoning was granted for this area in 2012 to support development of a 511-acre industrial park, however no development has commenced for this project.</p> <p>Approximately 470 feet south of the zoning site is the Frazier Downs single family subdivision. This development was annexed and granted the CU-R-5 District zoning in July 1997, a few months before FedEx selected PTIA for its air cargo hub.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	National Service Road		Minor Thoroughfare	480 ft.
Vehicular Access:	Via driveway access from National Service Road			
Traffic Counts: (Average Daily Trips)	National Service Road		1,400 AADT (NCDOT 2017 Traffic Counts)	
Estimated Trip Generation:	Not applicable			
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 nonresidential developments that generate more than 100 trips within the AM or PM peak hours.	
Conditions:	<u>Access:</u> Only one point of access shall be permitted to National Service Road. This access point shall be located adjacent to the perimeter landscape yard abutting Guilford County Tax Parcel 170856 (8047 National Service Road).			

School District Comment
Not applicable to this zoning case.

### Details of Proposal

The applicant desires to develop a major industrial service use on this parcel for a specialty contractor facility. This use will include the outdoor storage of geotechnical drilling equipment, trailer storage and outdoor storage of other related equipment. In order to have access to City utilities, the applicant has requested annexation and to establish initial City zoning on the property.

This property is situated in the northern portion of the City's planning area, which extends northward to I-40, and is designated for Restricted Industrial uses by the adopted Land Use Plan. There have been a number of zoning approvals to allow Restricted Industrial type uses in this northern portion of the City's planning area; two such developments are adjacent to this current zoning site. Although these adjacent industrial developments have a CU-LI District zoning, they were conditioned to meet the higher development standards of the former Corporate Park (CP) District. Under the new Development Ordinance, which became effective on January 1, 2017, the CP District was eliminated, and the Employment Center (EC) District was established to support limited industrial type development in areas designated by the City's Land Use Plan as Restricted Industrial. The EC District contains building and site design standards, prohibits more intensive industrial uses, limits outdoor storage to 50% of the gross floor area of the principal building and prohibits any form of outdoor manufacturing, processing, repair, or assembly activity.

The proposed specialty contractor facility is considered a major industrial service use, which is not a permitted use in the EC District. Furthermore, the applicant's outdoor storage activity will exceed the EC District standard. Therefore, the applicant has requested rezoning to the CZ-LI District and has submitted an associated Conditional Zoning Ordinance with development conditions to mitigate impacts and address policies of the Land Use Plan. The applicant has offered conditions to limit LI District uses, provide a higher perimeter landscape yard standard and to restrict the location of any outdoor storage activity.

### **Staff Analysis**

The primary issue pertaining to this zoning map amendment application is the intensity of allowable industrial uses within the Restricted Industrial land use classification, specifically between major and minor industrial service uses. A minor industrial service use supports industrial type uses that can be enclosed within a building. Key to the designation of “minor” is that the processing and storage activities take place within enclosed buildings, which limits the creation of noise, vibration, dust, glare, odor, and smoke. The major industrial service use type, as requested by the applicant, allows outdoor activity that may impact adjacent properties.

To address objectives of adopted policy guidance documents and mitigate impacts the applicant has offered conditions to:

- Restrict the site to only one LI District use, the major industrial service use type;
- Restrict the location and total area of the site that can be used for outdoor storage; and
- Require a higher perimeter landscape buffer standard.

Furthermore, there are specific site and locational attributes that also assist to mitigate impacts, consisting of:

- The size of the parcel and its depth;
- Buffers required next to an intermittent stream crossing the southern half of the site;
- The site not having frontage along Sandy Ridge Road; and
- Proximity to previously established CU-LI zoned developments.

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.

**As conditioned, the requested CZ-LI District meets objectives of the Community Growth Vision Statement and the Land Use Plan, specifically protecting the appearance of property along the Sand Ridge Road corridor.**

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

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

**With use and site conditions, the requested CZ-LI District will mitigate visual impacts upon adjacent properties and will be similar to the previous light industrial zoning districts approved in this area.**

### **Compatibility with Surrounding Areas**

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

The primary compatibility concern is the impact outdoor activity may have upon adjacent lands. The applicant has offered the following conditions to mitigate this concern:

- ❖ The only LI District use permitted is a major industrial service use. All other uses are restricted to those permitted in the EC District and are subject to all EC District standards.
- ❖ Restricting outdoor storage to 20% of the site. Furthermore, the applicant has submitted a conditional zoning plan depicting that portion of the site where outdoor activity may be permitted.
- ❖ Installation of a Type A perimeter landscape yard (average width 45 feet, or 35 feet with opaque fence) around the site.

Taken in conjunction with the area of this site (15.5 acres) and its depth (more than 1,300 feet), these conditions will mitigate the impacts from outdoor activities that may occur on the 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:

<b>Mitigation #1</b>	<p><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></p> <ul style="list-style-type: none"> <li>❖ To minimize the impact from exterior lighting, the Development Ordinance requires the submittal of an exterior lighting plan that certifies lighting is installed in a manner that minimizes adverse effects on adjacent land uses due to excessive light intensity or light trespass.</li> <li>❖ The applicant has offered conditions to limit the amount of outdoor storage activity, prohibit any outdoor storage from encroaching into perimeter landscape yard; and to screen outdoor activity of a major industrial service use from view of adjacent lots and public streets.</li> </ul>
<b>Mitigation #2</b>	<p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</b></p> <p>The site is within the City Lake General Watershed Area and development is required to meet the watershed standards of the Development Ordinance. Furthermore, where the intermittent stream crosses the site, environmental standards of the Ordinance require a 100-foot wide stream buffer (50 feet on both sides of the stream) be maintained and limits land disturbance adjacent to this stream.</p>
<b>Mitigation #3</b>	<p><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></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.
<b>Mitigation #4</b>	<p><b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <ul style="list-style-type: none"> <li>❖ In the event a major industrial service use is developed on the site, the applicant has offered a condition to install a Type A perimeter landscape yard around the entire site, regardless of abutting use. This planting yard requires an average width of 45 feet, which can be reduced to 35 feet with installation of an opaque fence of at least 5 feet in height. Furthermore, this landscape yard requires the installation of 14 trees every 100 linear feet and 33 evergreen shrubs every 100 linear feet. This higher landscaping standard will assist in mitigating the visual impact of outdoor activity.</li> <li>❖ Industrial uses have already been established on lands to the north and east of the zoning site.</li> <li>❖ The Conditional Zoning Plan depicts the outdoor storage area being located toward the rear half of the site, over 650 feet from the street frontage of the site along National Service Road. By restricting outdoor storage to the rear (eastern) portion of the site, impacts to abutting lands lying to the west, fronting along Sandy Ridge Road, have been mitigated.</li> <li>❖ The location of the intermittent stream, along the southern boundary of the site, in conjunction with required stream buffer standards will separate any outdoor activity on the zoning site from lands lying to the south.</li> </ul>

#### **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.

Prior zoning district approvals have established CU-LI District zoning along both sides of National Service Road, including a 120-acre industrial park east of the site. Furthermore, that previously approved CU-LI District was restricted to standards of the former CP District, which permitted some limited outdoor storage activity.

#### **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.

As conditioned, the establishment of the requested CZ-LI District at this location will continue to promote a preferred development pattern because:

- The proposed CZ-LI zoning and its outdoor storage area does not directly front along Sandy Ridge Road; and
- The proposed district is consistent with previously approved CU LI Districts in the immediate area.



### **Recommendation**

#### **Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 15.5-acre area to the CZ-LI District. As conditioned, the requested CZ-LI District supports policy objectives of the Restricted Industrial Land Use classification governing this area.

### **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**

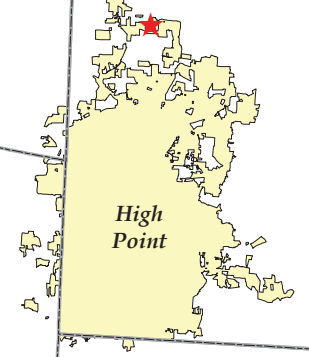
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

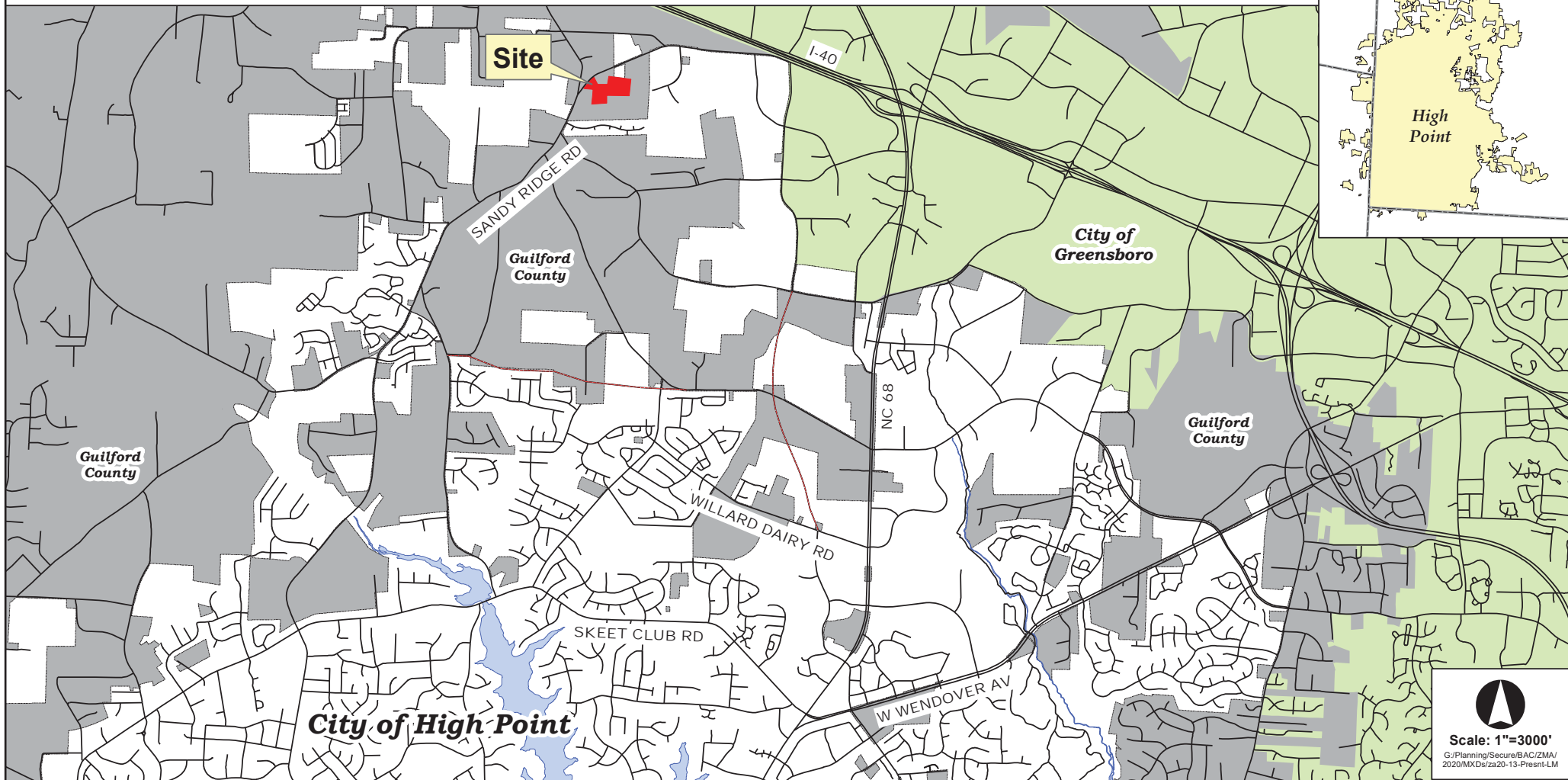
ZONING MAP AMENDMENT: ZA-20-13

Applicant: George H Pitts and Lala B Pitts

## Vicinity Map

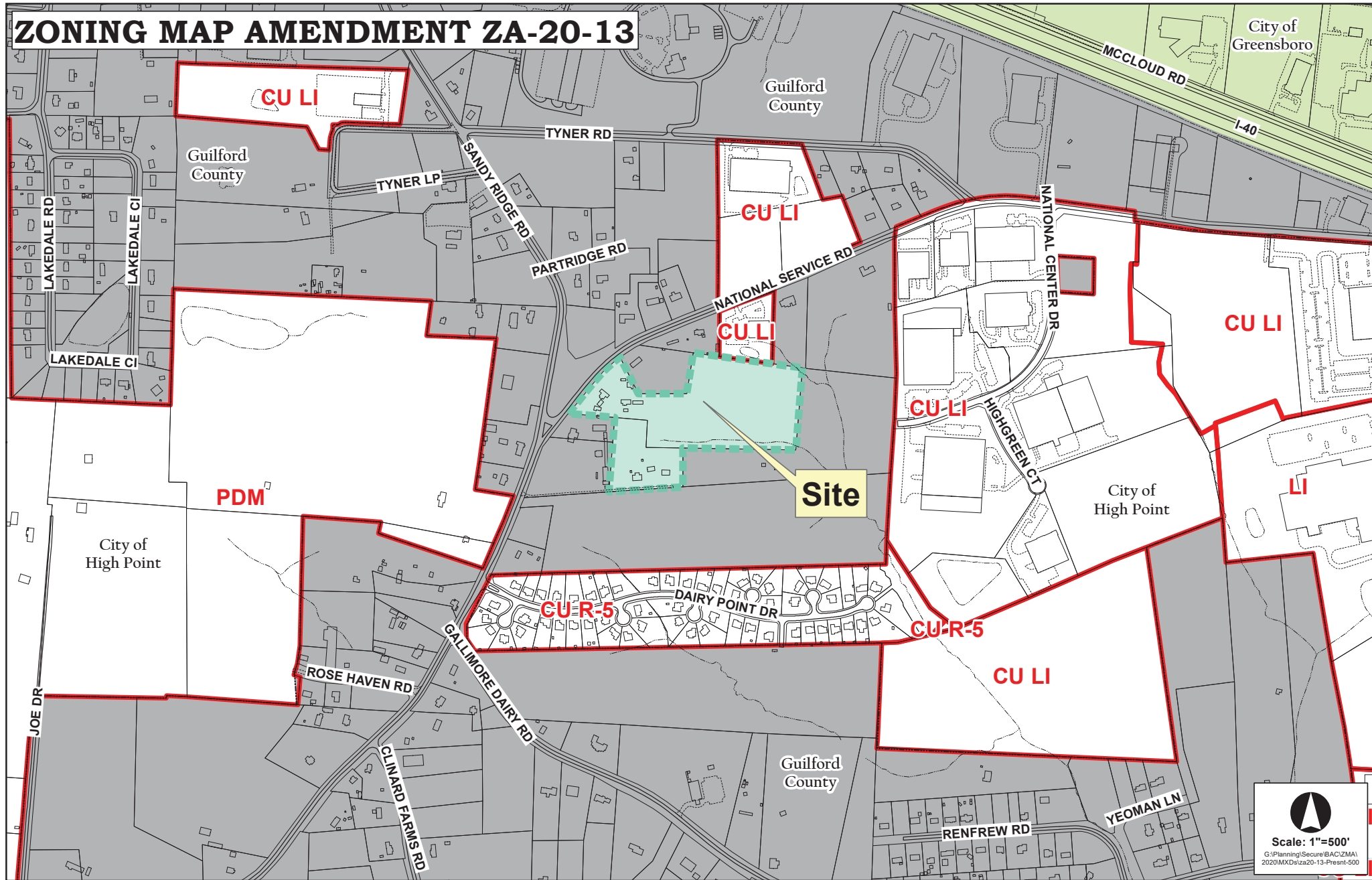


High Point

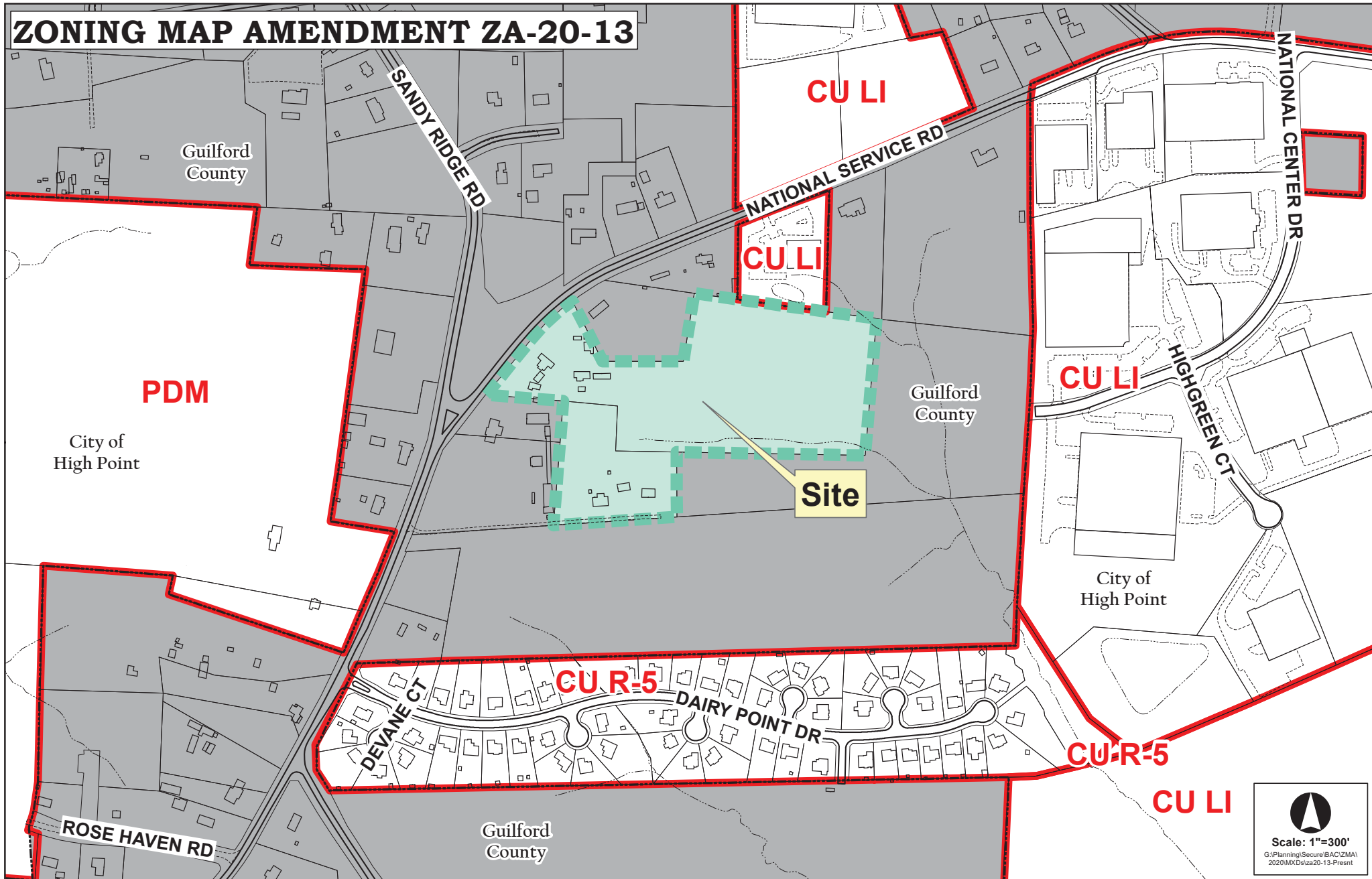


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# ZONING MAP AMENDMENT ZA-20-13



# ZONING MAP AMENDMENT ZA-20-13

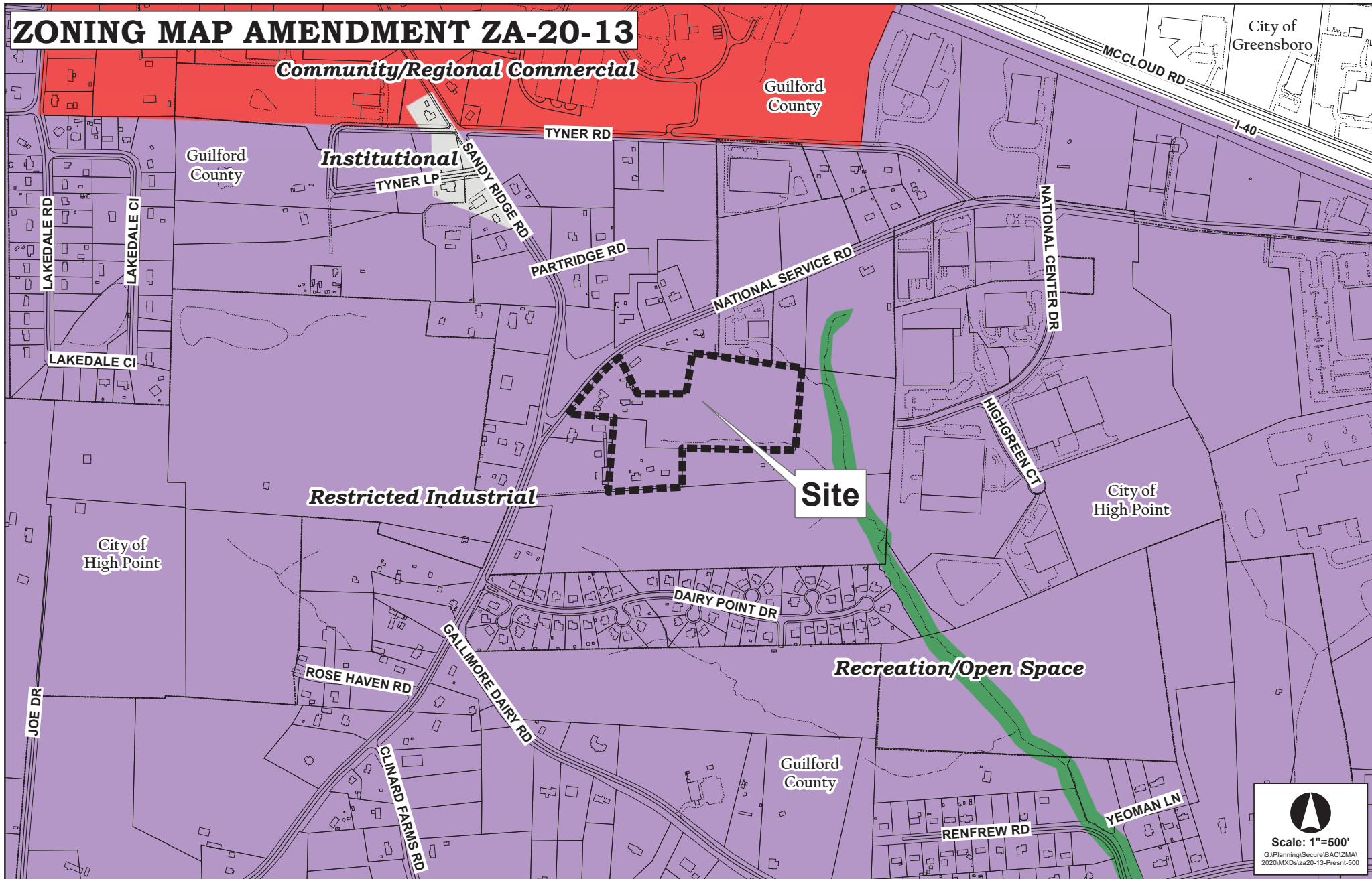


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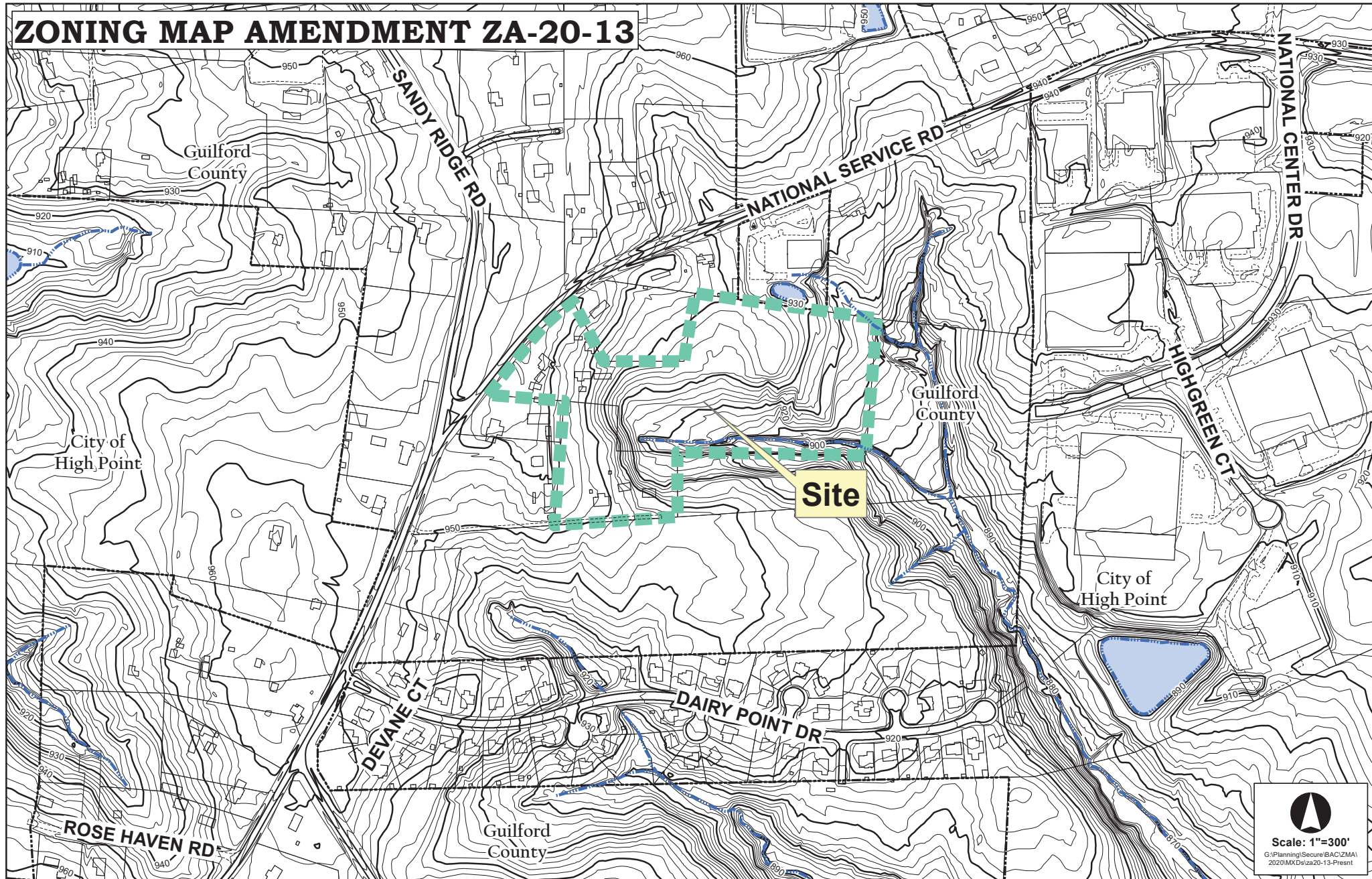


# ZONING MAP AMENDMENT ZA-20-13

*Community/Regional Commercial*

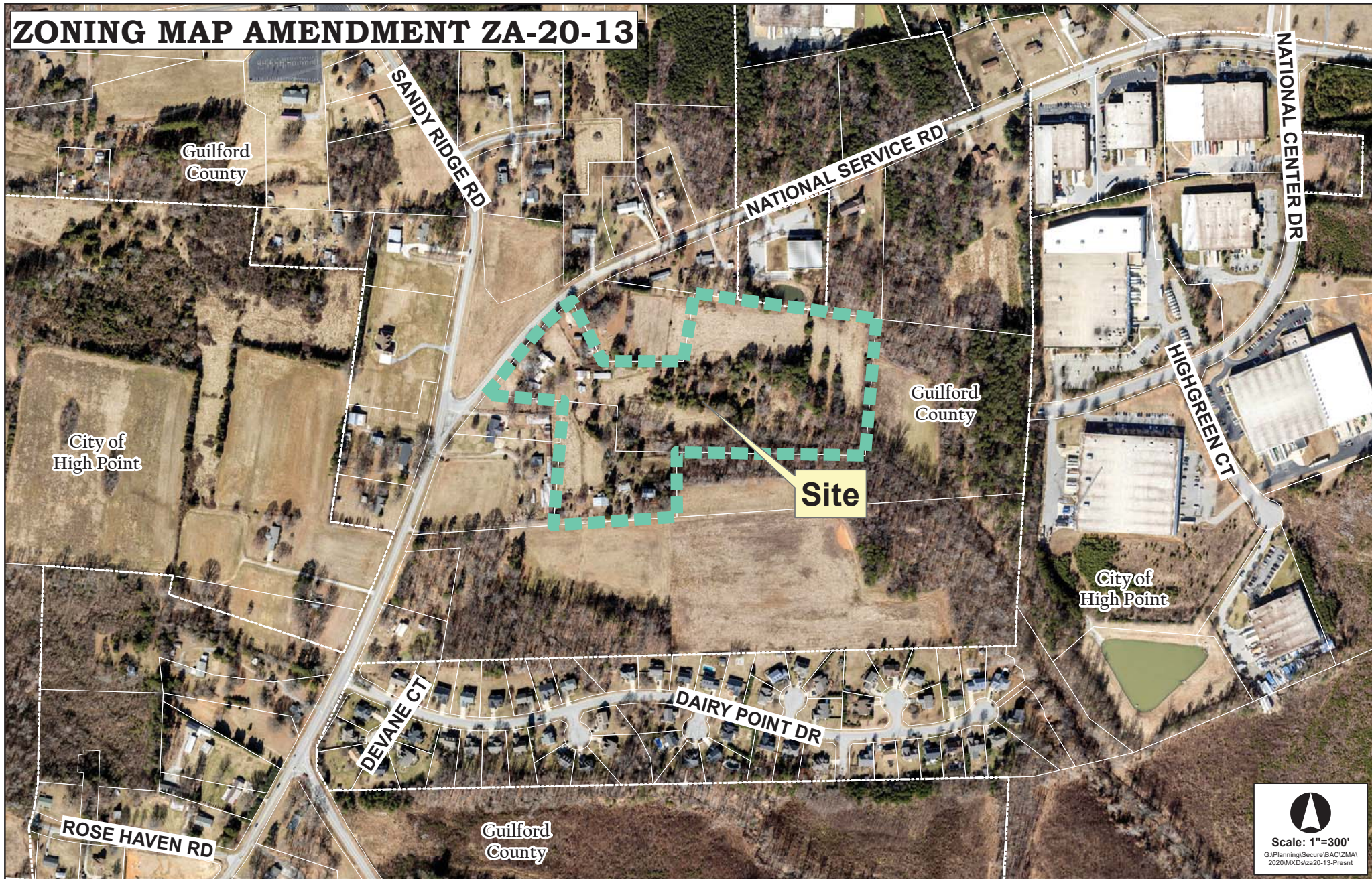


# ZONING MAP AMENDMENT ZA-20-13





# ZONING MAP AMENDMENT ZA-20-13



Scale: 1"=300'

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SANDY RIDGE ROAD

SA 19844  
NATIONAL SERVICE ROAD  
VARIABLE PUBLIC WEIGHT OF RAY  
102' 102' 102' 102'  
NORTH  
100'

POTENTIAL OUTDOOR  
STORAGE WITHIN THE  
NOTED AREA:  
131,000 SF = 3.0 AC (+/-) =  
19.5% (+/-) OF TOTAL SITE AREA

PARCEL NO. 110845  
EDDIE W. BATES  
SHARON E. BATES  
DB 3211 PG. 688  
JURISDICTION: SULLFORD COUNTY  
ZONING: AGRICULTURAL  
USE: RESIDENTIAL

PARCEL NO 204981  
DERIG LLC  
DB 4871 P6 623  
P.B. 124 P6 745  
JURISDICTION: HIGH POINT  
CONDITIONAL-LIGHT INDUSTRIAL

Q.E. 1464, P.C. 2476  
P.B. 11, P.C. 41  
EDITION: DUNFORD COUNTY  
ZONING: AGRICULTURAL  
USE: RESIDENTIAL

JURISDICTION: GUILFORD COUNTY  
ZONING: RS-40  
USE: RESIDENTIAL

VICINITY MAP  
N.T.5

**BWA** Engineers  
Planners  
Surveyors

421 Eugene Court, Suite 100, Greensboro, NC 27405-2711  
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N.C. License B-00868

SENS

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

PROJECT

ZONING EXHIBIT FOR:  
UMA GEOTECHNICAL CONSTRUCTION, INC.  
2520 NATIONAL SERVICE RD. \ 2520 SANDY RIDGE RD.  
DEEP RIVER TOWNSHIP, GUILFORD COUNTY  
GOLFAX, NORTH CAROLINA

CHINESE DEVELOPER.

STRATON OAKMONT PROPERTIES  
PO BOX 1070  
KERNERSVILLE, NC 27284

CONTACT: BRIAN DESPAIN

GRAND TOTAL	TEH
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DATE: 1-8-2020

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SHEET TITLE \_\_\_\_\_

SHEET TITLE: **3.0 MILL**

EXHIBIT

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PLAN SHEET NO. \_\_\_\_\_

6-1

C-1

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

<u>ZONING INFORMATION:</u>	<u>SITE DATA</u>
ZONING (EXISTING):	AGRICULTURAL (COUNTY)
ZONING (PROPOSED):	LIGHT INDUSTRIAL
MIN. STREET SETBACK:	25' (COLLECTOR)
SIDE YARD SETBACK:	40' - ADJACENT TO RESIDENTIAL
	0.5' (ADJACENT TO NON-RESIDENTIAL)
	AREA TRACT 1
	TAX PARCEL NO.
	TAX MAP PIN
	DEED REFERENCE

POTENTIAL OUTDOOR  
STORAGE AREA

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

**LOCATION:**  
AGRICULTURAL (COUNTY)  
LIGHT INDUSTRIAL  
25' (COLLECTOR)  
40' - ADJACENT TO RESIDENTIAL  
0/5' (ADJACENT TO NON-RESIDENTIAL)

+/- 3.0 AC = 19.5% OF THE SITE

TOTAL AREA : 15.45 ± ACRES

GRAPHIC SCALE

MISCELLANEOUS NOTES:

PROPERTY EXHIBIT. PROPERTY LINES DRAWN FOR DEEDS, PLAT, SURVEY BY OTHERS & SURVEY BY OTHERS. NO FIELD WORK WAS PERFORMED BY BORM WACE & ASSOC.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

PARCEL NO. 170830  
PAUL W. ROBINSON  
CLEO F. ROBINSON  
DB 3641 PG. 381  
SECTION: 36 WILFORD COUNTY  
ZONING: AGRICULTURAL  
USE: AGRICULTURAL



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 July 28, 2020 and before the City Council of the City of High Point on August 17, 2020 regarding **Zoning Map Amendment Case 20-13 (ZA-20-13)** 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 July 19, 2020, for the Planning and Zoning Commission public hearing and on August 5, 2020 and August 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 **August 19, 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 Light Industrial (CZ-LI) District**. The property is approximately 15.4 acres, lying along the south side of National Service Road, approximately 200 feet east of Sandy Ridge Road (8051 National Service Road and 2520 Sandy Ridge Road). The property is also known as Guilford County Tax Parcel 170819 & 170821.

#### **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:** Only the following principal uses, as permitted in the Light Industrial (LI) District, shall be permitted subject to the development and dimensional requirements of the LI District and the specific conditions listed in this ordinance.
- A. Any principal use of the Light Industrial (LI) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a principal use in the Employment Center (EC) District (use must be a permitted use in both districts).
  - B. All principal uses authorized under the “Major Industrial Service” Use Type (Industrial Use Classification) as listed in the Principal Use Table 4.1.9 of the Development Ordinance.

Part II. CONDITIONS:

- A. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. Development Standards and Dimensional Standards:
  1. Non Major Industrial Use Standards: Permitted uses, except for Major Industrial Service Uses, shall be subject to all standards of the Employment Center (EC) District of the Development Ordinance.
  2. Major Industrial Use Standards: In conjunction with meeting the use standards of the LI District, Major Industrial Service Uses shall be subject to the following additional standards:
    - a) Outdoor Storage: Outdoor storage shall:
      - i. Not cover an area greater than twenty percent (20%) of the site and be restricted to the area depicted on the Conditional Zoning Plan (see Exhibit A).
      - ii. Not be located in any landscape yard; and
      - iii. Be screened from view from adjacent lots and public streets with an opaque fence, wall, or by any other allowed method in Section 5.6.6., Screening Methods, to a height 6 feet above grade level, provided the screen shall not be allowed in any landscape yard.
    - b) Landscaping, Buffers and Screening: Except for the required Street Yard, a Type A perimeter landscape yard shall be installed and maintained around the perimeter of the site.
    - c) Building Setback: Except for street setback standards, a minimum forty (40) foot building setback shall be provided around the perimeter of the site.
- C. Transportation Conditions:
  1. Access: Only one point of access shall be permitted to National Service Road. This access point shall be located adjacent to the perimeter landscape yard abutting Guilford County Tax Parcel 170856 (8047 National Service 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 19<sup>th</sup>-day of August, 2020

By: \_\_\_\_\_  
Jay W. Wagner, Mayor

ATTEST:

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



SANDY RIDGE ROAD

POTENTIAL OUTDOOR  
STORAGE WITHIN THE  
NOTED AREA:  
131,000 SF = 3.0 AC (+/-) =  
19.5% (+/-) OF TOTAL SITE AREA

PARCEL NO. 110845  
EDDIE W. BATES  
SHARON E. BATES  
DB 3211 PG. 688  
JURISDICTION: SULLFORD COUNTY  
ZONING: AGRICULTURAL  
USE: RESIDENTIAL

PARCEL NO 204981  
DERIG LLC  
DB 4871 P6 623  
P.B. 124 P6 745  
JURISDICTION: HIGH POINT  
CONDITIONAL-LIGHT INDUSTRIAL

Q.E. 1464, P.C. 2476  
P.B. 11 P.6 41  
EDITION: DUNFORD COUNTY  
ZONING: AGRICULTURAL  
USE: RESIDENTIAL

JURISDICTION: GUILFORD COUNTY  
ZONING: RS-40  
USE: RESIDENTIAL

VICINITY MAP  
N.T.5

**BWA** Engineers  
Planners  
Surveyors

421 Eugene Court, Suite 100, Greensboro, NC 27405-2711  
PO Box 11882 Greensboro, NC 27402-1882  
Phone: 336 275-0471 Fax: 336 275 3719  
Web: [www.lacynw.edu.com](http://www.lacynw.edu.com)  
N.C. License B.C.0802

SENS

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

PROJECT

ZONING EXHIBIT FOR:  
UMA GEOTECHNICAL CONSTRUCTION, INC.  
2520 NATIONAL SERVICE RD. \ 2520 SANDY RIDGE RD.  
DEEP RIVER TOWNSHIP, GUILFORD COUNTY  
GOLFAX, NORTH CAROLINA

CHINESE DEVELOPER.

STRATON OAKMONT PROPERTIES  
PO BOX 1070  
KERNERSVILLE, NC 27284

CONTACT: BRIAN DESPAIN

GRAND TOTAL	TEH
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DATE: 1-8-2020

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SHEET TITLE \_\_\_\_\_

SHEET TITLE: **3.0 MILL**

EXHIBIT

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PLAN SHEET NO. \_\_\_\_\_

6-1

C-1

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

<u>ZONING INFORMATION:</u>	<u>SITE DATA</u>
ZONING (EXISTING):	AGRICULTURAL (COUNTY)
ZONING (PROPOSED):	LIGHT INDUSTRIAL
MIN. STREET SETBACK:	25' (COLLECTOR)
SIDE YARD SETBACK:	40' - ADJACENT TO RESIDENTIAL 0.5' (ADJACENT TO NON-RESIDENTIAL)
	AREA TRACT   TAX PARCEL NO. TAX MAP PIN DEED REFERENCE

POTENTIAL OUTDOOR  
STORAGE AREA

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

**LOCATION:**  
AGRICULTURAL (COUNTY)  
LIGHT INDUSTRIAL  
25' (COLLECTOR)  
40' - ADJACENT TO RESIDENTIAL  
0/5' (ADJACENT TO NON-RESIDENTIAL)

+/- 3.0 AC = 19.5% OF THE SITE

TOTAL AREA : 15.45 ± ACRES

GRAPHIC SCALE

MISCELLANEOUS NOTES:

PROPERTY EXHIBIT. PROPERTY LINES DRAWN FOR DEEDS, PLAT, SURVEY BY OTHERS & SURVEY BY OTHERS. NO FIELD WORK WAS PERFORMED BY BORM WACE & ASSOC.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

PARCEL NO. 170820  
PAUL H. ROBINSON  
CLEO F. ROBINSON  
DB 3641 PG. 361  
SECTION, BURLFORD COUNTY  
ZONING: AGRICULTURAL  
USE: AGRICULTURAL

## **Citizen Information Meeting Report**

### **Zoning Case ZA-20-13**

A Citizen Information Meeting notification letter explaining the zoning request, dated July 2, 2020, was sent by US Mail to addresses supplied by the City of High Point Planning and Development Department. The mailing included an illustrative site plan and the *City of High Point Conditional Use District Zoning Citizen Information Meetings* statement. The notification letter also included an invitation for a Zoom online meeting/conference call. However, none of the invitees responded to the invitation or called for more information about the project. A copy of the notification letter, site plan and list of addressees is attached.

Submitted by Judy Stalder

July 2, 2020

Dear Neighbor,

This letter is to notify you of a request to rezone 15.45 acres on the south side of National Service Road at Sandy Ridge Road. We are unable to meet with you in person, due to necessary health precautions associated with Covid19. However, we have scheduled a **Zoom meeting for Thursday, July 9 at 6:00** and look forward to talking with you online. To attend the meeting online or simply call into the meeting by telephone, please contact me as soon as possible at 336-688-2204 or jstalder@northstate.net. I am also happy to take comments and answer questions individually.

The property is currently zoned Guilford County Agricultural. UMA Geotechnical Construction, Inc is requesting a Conditional Light Industrial Zoning to accommodate their offices and some storage. Please refer to the enclosed site plan for an idea of how the property will be used. Conditions attached to the request:

1. A minimum 35 foot wide planted buffer yard will be installed adjacent to any existing residential uses. Plantings will include a minimum of 4 canopy trees, 10 understory trees and 33 shrubs for each 100 linear feet. Existing trees will be saved wherever possible.
2. The entire property will be fenced for security
3. Any outdoor storage will be screened from adjacent properties and streets.
4. The following uses will be *prohibited*:
  - a. Truck driving school
  - b. Taxi or limousine service
  - c. Solar array
  - d. Utility facility
  - e. Animal care
  - f. Bar or nightclub
  - g. Convenience store
  - h. Flea market/antique mall
  - i. Pawnshop
  - j. Truck stop
  - k. Vehicle establishment
  - l. Microbrewery, microdistillery, or microwinery
  - m. Freight movement
  - n. Self-storage
  - o. Recycling center

The City of High Point has scheduled a Planning and Zoning Commission public hearing for Tuesday, July 28 at 6:00 pm. At this time, we expect the meeting will be held online with special provisions for public comments.

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

BATES, EDDIE WAYNE; BATES, SHARON KAY  
8241 TYNER RD  
COLFAX NC 27235

Borum, Wade and Associates, PA - Gene Mustin  
621 Eugene Court, suite 100  
Greensboro NC 27401

DERIC LLC  
PO BOX 4024  
GREENSBORO NC 27404

DILLON, JEANETTE R; DILLON, WILLIAM VERNON  
8059 NATIONAL SERVICE RD  
COLFAX NC 27235

DILLON, W VERNON  
8059 NATIONAL SERVICE RD  
COLFAX NC 27235

GALLANT, APRIL R; GALLANT, MICHAEL  
8040 NATIONAL SERVICE RD  
COLFAX NC 27235

GEORGE H PITTS & LALA B PITTS REVOCABLE  
TRUST; PITTS, LALA B TRUSTEE  
2520 SANDY RIDGE RD  
COLFAX NC 27235

PARKER, ELIZABETH MEYERS  
8038 NATIONAL SERVICE RD  
COLFAX NC 27235

PEEDEN, KEITH DOUGLAS  
8046 NATIONAL SERVICE RD  
COLFAX NC 27235

PITTS, GENE BRUCE; PITTS, OMA LOU  
8047 NATIONAL SERVICE RD  
COLFAX NC 27235

ROBINSON, DENNIS W; ROBINSON, TERESA M  
PO BOX 207  
COLFAX NC 27235

ROBINSON, DENNIS WADE; ROBINSON,  
D BULL  
PO BOX 207  
COLFAX NC 27235

ROBINSON, JASON LEE; ROBINSON, MELISSA  
BREWER  
2601 SANDY RIDGE RD  
COLFAX NC 27235

SAMPSON, BETTY C  
8201 PARTRIDGE RD  
COLFAX NC 27235

SAMPSON, HERBERT N JR  
2612 SANDY RIDGE RD  
COLFAX NC 27235

STICEA, CONSTANTIN; STICEA, LILIANA  
8023 NATIONAL SERVICE RD  
COLFAX NC 27235

TERAMORE DEVELOPMENT LLC  
PO BOX 6460  
THOMASVILLE GA 31758

The Stalder Group - Judy Stalder  
1012 Wellington St  
Hlgh Point NC 27262

TUCKER, FORREST A  
8109 THORNDIKE RD  
GREENSBORO NC 27409

UMA Geotechnical Construction - Brian DeSpain  
8815 Neville Road  
Colfax NC 27235





SANDY RIDGE ROAD  
60' PUBLIC UTILITY OF WAY

NATIONAL SERVICE ROAD  
VARIABLE PUBLIC UTILITY OF WAY

40' BUILDING S/B  
45' TYPE 'A' BUFFER, OR  
35' BUFFER W/ FENCE

30' PAVED DRIVE

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**BWA** Engineers  
Planners  
Surveyors

Borum, Wade and Associates, P.A.  
4215 Laurel Court, Suite 100, Greensboro, NC 27409-2711  
PO Box 11881 Greensboro, NC 27402-1881  
Phone: 336-275-0471 Fax: 336-275-0739  
Web: www.bwade.com  
N.C. License # 0-0868

SEALS

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

PROJECT:

UMA GEOTECHNICAL CONSTRUCTION, INC.  
2520 NATIONAL SERVICE RD. \ 2520 SANDY RIDGE RD.  
DEEP RIVER TOWNSHIP, GUILFORD COUNTY  
COLFAX, NORTH CAROLINA

OWNER/DEVELOPER:

STRATON OAKMONT PROPERTIES  
PO BOX 6700  
KERNERSVILLE, NC 27284

CONTACT: BRIAN DESPAIN

DRAWN BY:

TDH

DATE:

MAY 5, 2020

REVISIONS:

SHEET TITLE:

SITE  
EXHIBIT

FILE NO. 7 (10/19/2019/2020, 2021)

DRAWING SCALE: 1"=40'

PLAN SHEET NO.

**ZONING INFORMATION:**

ZONING (EXISTING): AGRICULTURAL (COUNTY)  
ZONING (PROPOSED): LIGHT INDUSTRIAL  
MIN. STREET SETBACK: 25' (COLLECTOR)  
SIDE YARD SETBACK: 40' - ADJACENT TO RESIDENTIAL  
0/5' (ADJACENT TO NON-RESIDENTIAL)

**BUILDING DATA:**

OFFICE AREA: 4,200 SF  
SHOP AND STORAGE AREA: 14,600 SF

**PARKING DATA:**

OFFICE: 1/800 SF \* 4,200 SF = 12 SP  
WAREHOUSE: 1/2 EMPLOYEES \* 15 = 8 SP  
PARKING REQUIRED: 20 SP  
PARKING PROVIDED: 32 SP (4-)

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

**SITE DATA**

AREA TRACT 1 12.73 ± ACRES

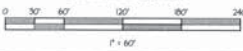
TAX PARCEL NO. 17086  
TAX MAP PIN 304391523  
DEED REFERENCE DB 3021 PG. 2744

AREA TRACT 2 2.121 ACRES

TAX PARCEL NO. 17082  
TAX MAP PIN 304391523  
DEED REFERENCE DB 3021 PG. 2744

TOTAL AREA: 15.45 ± ACRES

**GRAPHIC SCALE**



**MISCELLANEOUS NOTES:**

PROPERTY EXHIBIT. PROPERTY LINES DRAWN FOR DEEDS, PLAT, SURVEY BY OTHERS & SURVEY BY OTHERS. NO FIELD WORK WAS PERFORMED BY BORUM, WADE & ASSOC.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

C-1