

High Point City Council

August 17, 2020 – 5:30 p.m.

PUBLIC HEARING

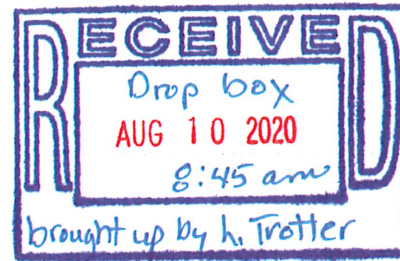
2020-318 City of High Point - Zoning Map Amendment 20-14

A request by the High Point City Council to rezone 733 properties, totaling approximately 179 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Saddlebrook Subdivision (Johnson Street), Fair Oaks at Bent Tree Townhome subdivision (Barrow Road), Orchard Knob Townhome subdivision (Skeet Club Road), St. Andrews Townhome subdivision (Skeet Club Road), Deerfield Townhome subdivision (Skeet Club Road), Heritage Ridge subdivision (Hedgecock Road), Ashebrook Place Subdivision (Hedgecock Road), Hedgecock Place Condominium (Hedgecock Road) and 130 Hedgecock Road.

Comments Received from:

1. *Danny Van Camp, 662 Chas Ct.*
2. *Mr. Runion (voicemail transcript)*
3. *Ann Dawson, 4497 Orchard Knob Lane*
4. *Michael E. Scott, President- Saddle Brook Master/Flats HOA*

From: Danny Van Camp wwwings33@gmail.com
Subject: ZONING MAP ADMENDMENT CASE 20-14 (MAP 5)
Date: August 8, 2020 at 3:54 PM
To: publiccomment@highpointnc.gov



We live at
662 Chas Ct., High Point, NC
Edgar D. & Joyce A. Van Camp
wwwings33@gmail.com

We purchased, this property and moved into it, Dec. 8 2008, paying, in excess of \$155,000. Our understanding was, that this property and neighborhood, would remain, as currently zoned, to warrant this price.

We, VERY MUCH, OPPOSE THIS REZONING EFFORT, THAT WE THINK:

1. WILL NEGATE, the UNDERSTANDING/CONTRACT, TO PURCHASE, THIS PROPERTY, JUSTIFYING, THE PRICE PAID
 2. WILL CHANGE THE NEIGHBORHOOD STRUCTURES, OF THE PROPERTY
 3. WILL REDUCE THE ATTRACTIVE FEATURES OF THE NEIGHBORHOOD
 4. WILL TERMINATE THE REASONS WE MOVED HERE
 5. WILL NEGATE THE REASONS WE DID NOT CHOOSE TO LIVE ELSEWHERE
 5. WILL GREATLY, DECREASE THE VALUE, OF OUR PROPERTY
 6. WILL REDUCE/NEGATE THE VALUE, OF OUR INVESTMENTS, IN IMPROVING, THIS PROPERTY, WHICH WOULD NOT HAVE BEEN MADE, HAD WE ANTICIPATED, ANY ZONING CHANGES
 7. WILL GREATLY INCREASE TRAFFIC AND THUS THE LACK OF A SMALL NEIGHBOOD ENVIRONMENT AND WILL BE MORE SIMILAR TO "DOWNTOWN HIGH POINT"
 7. BASED, ON RUMORS, WE HEARD LAST YEAR, OF THE POTENTIAL, THAT REZONING COULD ENABLE, THE BUILDING OF, HIGH RISE STRUCTURES AND THE POTENTIAL, OF EVEN ADDING "A DOG PARK"
- ARE PRIME EXAMPLES, THAT WOULD DEFINITELY RESULT, IN ALL, OF THE ABOVE AND BE HIGHLY OFFENSIVE, IN LOOKS, SMELLS, TRAVEL AND THE ALL AROUND PLEASURES, IN LIVING IN A NOW "VERY NICE FAMILY NEIGHBORHOOD".

Thank you for allowing us to comment on on this Rezoning effort.

Edgar D. & Joyce A. Van Camp

Public Comment

Received August 11, 2020 @ 2:41 p.m.

Transcription of voicemail:

This is Mr. Runyan, actually Mr. and Mrs. Runyan, from 4007 Kim Drive. That's High Point, 27265. I wanted to comment on a track of land that's going to be discussed Monday. It's the CURM-5 track of land. As you see on the map our property backs up into a little short stretch, that I don't even know who it belongs to it. I'm interested in any kind of discussion that short stretch is in the back of 4007 Kim Drive, High Point. It's just a little stretch at one time the Blairs owned it, been here 55 years. So, we knew the Blairs. And they were going to have plans for that, and I can talk to you about those plans if you get this message and want to discuss that. It's a piece of land on the back part of our property 4007 Kim Drive. I guess that's all I can discuss at this time. So, thanks for all your hard work and we look forward to a response. Bye Bye.

End of Transcript

August 12, 2020



Dear City Councilmen:

Re: Zoning Map Amendment Case 20-14 [map3]

I tried to send via internet but could not get it to go through to you. I understand the rezoning of the Orchard Knob Subdivision is merely a housekeeping issue to align with other zoning designations. However, I would like the City Council in approving this request to consider assuming the maintenance of our streets. Many individuals were unaware the original developer had received a variance for this subdivision which meant the city does not maintain the streets.

Please in considering this rezoning take into consideration that we pay the same taxes for streets that others do, but do not receive the same road maintenance services

Ann W. Dawson

4497 Orchard Knob Lane

NOTICE OF PUBLIC HEARING CITY COUNCIL



ZONING MAP AMENDMENT CASE 20-14 [MAP 3] Orchard Knob Subdivision

A request for rezoning has been filed with the City of High Point Planning and Development Department for the property shown on the attached map. The request is described below:

Proposal:	A request by the High Point City Council to rezone the Orchard Knob Subdivision. From: Conditional Use Residential Multifamily – 5 (CU RM-5) District To: Residential Multifamily – 5 (RM-5) District. The zoning site (Orchard Knob Subdivision) is located along the north side of Skeet Club Road, approximately 1,000 feet west of Johnson Street (<i>See Attached Map</i>). The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of residential development or that is detrimental to the residential nature of the district.	
Applicant	City of High Point	Contact Person - Herbert Shannon, Senior Planner (336) 883-3328

You are receiving this notice because public records indicate you own property within 300 feet of this zoning request or you are associated with this zoning application as a representative or property owner. Recipients of this notice may wish to share it with their neighbors whose property is more than 300 feet from the above noted zoning proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request. The public hearing is not the appropriate setting to learn about a zoning 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. If you want more information about this request, you should contact the Planning and Development Department at (336) 883-3328 prior to the public hearing. You may also contact the applicant's contact person listed above.

As part of the City of High Point's COVID-19 mitigation efforts, the City Council will hold a remote public hearing and in-person public attendance will not be allowed at this meeting. Once the City Council is in session, please use the following link to listen to the meeting live. www.HighPointNC.gov/VirtualPublicMeeting

The public can submit comments to the City Council by emailing comments to build@highpointnc.gov and/or publiccomment@highpointnc.gov or by calling 336-883-3522 and leaving a message. Written comments can also be placed in the City of High Point's utility payment drop-boxes located on both sides of the Municipal Building located at 211 S. Hamilton Street in the Green Drive and the Commerce Avenue parking lots. We request that you include the case number at the top of the notice with your comment so it can be applied to the correct case. Public comments are being accepted now and will be until 24 hours after the close of the public hearing.

NOTICE OF PUBLIC HEARING CITY COUNCIL



CITY COUNCIL REMOTE PUBLIC HEARING

PUBLIC HEARING DATE: Monday, August 17, 2020 TIME: 5:30 PM

LOCATION: City Council Chambers, 3rd Floor, Municipal Office Building,
211 South Hamilton Street, High Point, NC 27261

The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3328 or 711 for the Telecommunications Relay Service. This printed material will be provided in an alternative format upon request. Notice of this public hearing will also be published in the High Point Enterprise.

Gina Lindsey

From: mscott010@triad.rr.com
Sent: Monday, August 17, 2020 12:47 PM
To: Build HighPoint; Herbert Shannon Jr
Subject: Zoning Map Amendment Case 20-14 [Map 1] Saddle Brook Subdivision

To: High Point City Council Members

From: Saddle Brook Master/Flats HOA

Subject: ZONING MAP AMENDMENT CASE 20-14 [MAP 1] Date: 08/17/2020

The request for rezoning application states that the primary purpose of this rezoning is to remove the conditional use (CU) designation as development conditions from the 2004 zoning approval have been met and the development has been completed. The Saddle Brook Subdivision has been built out but the some of the conditional use requirements were never completed. Two developers, Shugart Enterprises and Tradition Homes, completed the building of the Saddle Brook Subdivision about three years ago. The developers never fully completed all of the conditional use requirements pertaining to perimeter landscaping and fencing. The city issued the certificate of occupancy on the last home built and did not require developers to complete the perimeter landscaping and fencing. Fully completed landscaping and fencing would have added to the livability and beauty of our subdivision. The residents of the Saddle Brook Subdivision were let down by the developers and the City of High Point.

Respectfully,

Michael E. Scott, President

Saddle Brook Master/Flats HOA