

Public Comments

Zoning Map Amendment 20-24

From: [Build HighPoint](#)
To: [Public Comment](#)
Subject: FW: Zoning Case 20-24 concerns
Date: Thursday, February 11, 2021 1:20:26 PM
Attachments: [image003.png](#)

The following comment pertains to Wynnefield Properties, Inc., Zoning Map Amendment 20-24 that is on the February 15 City Council Agenda.

From: Lesley Erin <erin.lesley@volvo.com>
Sent: Thursday, February 11, 2021 1:12 PM
To: Build HighPoint <build@highpointnc.gov>; Public Comment <publiccomment@highpointnc.gov>
Subject: Zoning Case 20-24 concerns

Hello

I live in the Morris Farm Condominiums and have received information about this zoning request for Wynnefield Properties, Inc.

While I understand this is for residential properties I am not clear as to why? There are new properties near Tarrant Trace Circle (around 5206 W. Wendover) that have not even opened yet as well as plenty of other rental properties that have availability.

Please consider some of the impact this will have if approved:

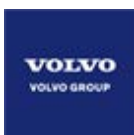
- Destroy natural area (of which little is left)
- Displace wildlife (including but not limited to deer, rabbits, owls, fox)
- Lower property value for condominiums as well as homes in the Parkway Village community

Finally, when I purchased my condo I was told the wooded area behind these units was a basin that could not be developed. This was a big selling point for me and I would hate to see this area ruined by continuing to overdeveloping the land.

Erin Lesley

LMS Solution Manager
Mack Trucks Academy
Volvo Trucks Academy

Mobile/SMS: (336) 540-4566
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<https://www.volvogroup.com/en-en/privacy.html>

From: [Build HighPoint](#)
To: [Public Comment](#)
Subject: FW: CITY COUNSEL Case ZA-20-24
Date: Thursday, February 11, 2021 1:20:11 PM

The following comment pertains to Wynnefield Properties, Inc., Zoning Map Amendment 20-24 that is on the February 15 City Council Agenda.

From: Nancie Purdie <n2purdie@yahoo.com>
Sent: Monday, February 8, 2021 3:11 PM
To: Build HighPoint <build@highpointnc.gov>
Subject: CITY COUNSEL Case ZA-20-24

This is a follow-up to my email submitted to the Zoning Commission with great concerns for the proposed Zoning of the apartment complex off Morris Farm.

I am a resident in RiverView Townhomes off Morris Farm. I, as all of my neighbors, am extremely concerned and upset about the proposed development of the 216 apartment complex off Morris Farm. I listened to the video of the Jan 26 voting of the Zoning Commisioners. I was confused about the amendment.

Our primary concern in this neighborhood & area still that it is an **apartment complex**. We have single family homes, townhomes, condos in the immediate area. To construct a multi-family dwelling in the midst of these existing developments will create many new challenges and headaches for all. Did I understand that there would be no way to enter on Wendover? Unfortunately, if access would not be possible from Wendover, there would be an influx of traffic both on Wendover and the Morris Farm area.

Other concerns are transit occupants, crime concerns, no sidewalk for the many daily walkers and the impact on schools. water, sewer, added electrical poles, decline in property value, air quality. **No mention was made to most of these concerns.**

RiverView Townhomes is basically a "mature" neighborhood. Safety has been a **constant** in this area and relationships flourish. The thought of this project is appalling, devastating and a travesity to put it mildly!

Prayerfully, you will take into consideration our lives and concerns.

Respectfully Submitted,

Nancie R. Purdie
214 878 3340

REMEMBER:

*"God First
Then People
Then Money
Then Things!"*

Lisa Vierling

From: Roger Bates <aquapuncture2@gmail.com>
Sent: Monday, February 15, 2021 12:03 PM
To: Build HighPoint; Public Comment
Subject: Wynnefield Properties Development ZA-20-24 January 26, 2021 (attached)
Attachments: Avondale Trace Apartments Egress 2.jpg; Avondale Trace Apartments Egress 1.jpg; PZReport.pdf

I live at 4349 Rocky Brook Ct, Greensboro, NC basically across the street from the proposed development. I have a number of concerns.

I believe the traffic situation in the proposal has been underestimated and will be a problem for those of us in this community. I see in the proposal that the number of estimated trips, 147 PM peak-hour trips (page 3) is conveniently just under the 150 peak-hour limit which would require a TIA (Traffic Impact Analysis). A TIA is needed. Further, if approved, many of the community's traffic concerns could be mitigated with egress to the proposed development via Wendover Avenue instead of Morris Farm Rd.. An egress from Wendover Avenue to Avondale Trace apartments (approximately a mile west of Morris Farm Rd. on Wendover Ave.) was recently approved (see attached photos). This type of egress is right turn out and right turn in only and does not cross the median.

It should be recognized that there is a quarry near the proposed development that regularly does blasting. The blast concussions are strong enough that literally the ground shakes and windows rattle. It is likely that the natural growth on the proposed site deadens some of the concussion. I'm concerned that clear cutting and putting up structures will worsen this situation. Has this been considered for noise pollution and/or the effect on structures that would be built in this ravine?

I would like to understand more fully how the proposed housing project helps The City of High Point. Many proposals of this type have waiting lists of applicants who wish to rent the proposed dwellings. What percentage of the applicants on or expected to be on the waiting list are currently residents of The City of High Point? If those on the waiting list are not currently residents of The City of High Point and/or minimally the State of North Carolina how does the long term burden of taxpayer funded services for these individuals benefit The City of High Point. Proposals of this type often result in a long term net negative to the current residents/taxpayers of the host city as the cost of services far exceed the up front tax benefits and incentives. Basically municipalities outside of The City of High Point and other states end up shifting the burden of services to us.

Lastly, if approved, to mitigate construction noise and traffic interference no parking, loading/unloading, dropping of trailers or staging of construction equipment/materials should be permitted on Morris Farm Rd.. Additionally construction hours should be reasonably limited and quiet hours enforced.

Respectfully Submitted,

Roger Bates





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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-20-24
January 26, 2021**

Request	
Applicant: Wynnefield Properties, Inc.	Owners: Louise Yow Snyder et al
Zoning Proposal: To annex and apply initial City zoning	From: AG Agricultural District (Guilford County)
	To: CZ RM-16 Conditional Zoning Residential Multifamily-16 District

Site Information	
Location:	The site is located along the north side of West Wendover Avenue, approximately 800 feet east of the intersection of West Wendover Avenue and Morris Farm Road.
Tax Parcel Number:	Guilford County Tax Parcels 154731 and 154740
Site Acreage:	Approximately 28.2 acres
Current Land Use:	Single family dwelling and undeveloped parcel
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream runs from the northeast to the southwest through the middle of the site with 100 and 500-year flood zones on both sides of the stream. Also, a 50-foot wide Colonial Pipeline easement runs from north to south through the eastern portion of the site.
Water and Sewer Proximity:	An 8-inch water line lies east of the site along Morris Farm Drive and a 16-inch City water line lies south of the site along West Wendover Avenue. An 8-inch sewer line lies east of the site along the western side of Morris Farm Drive, and a 16-inch sewer line extends under West Wendover Avenue to the site's southwestern property line.
General Drainage and Watershed:	The site drains in a general southwesterly direction and development is subject to the City Lake General Watershed Area requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	PDL	Planned Development – Limited	Single family dwellings
South:	RS-40	Residential Single Family – 40 District (Guilford County)	Single family dwellings, religious institution and undeveloped parcels
	AG	Agricultural District (Guilford County)	
East:	AG	Agricultural District (Guilford County)	Single family dwelling
West:	RM-16	Residential Multifamily-16 District	Multifamily dwellings and townhome dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Medium Density Residential land use designation. This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.
Land Use Plan Goals, Objectives & Policies:	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #1: Ensure that development respects the natural environment.</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>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.</p> <p>Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.</p> <p>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.</p>
Relevant Area Plan:	<p><u>West Wendover Avenue/Guilford College Road Corridor Plan</u></p> <p>The following goals and objectives of the West Wendover Avenue/Guilford College Road Corridor Plan are relevant to this request:</p> <ul style="list-style-type: none"> • Vehicular access to West Wendover Avenue and Guilford College Road should be restricted and the number of median crossings on Wendover Avenue should not be increased. • To accommodate higher density residential development, especially north of West Wendover Avenue and outside of the Watershed Critical Area, in specified locations.
Zoning History:	<p><u>North:</u> The abutting residential development to the north obtained its current Planned Development Limited (PDL) District zoning in 2000 (ZA-00-32) to allow single family dwellings or multifamily dwellings at a density of 10 units per acre.</p> <p><u>West:</u> Between 1995 and 2003 approximately 12 zoning approvals, to the CU RM-16 District, were approved to establish several multifamily and townhome developments to the west along Morris Farm Road and Tarrant Road. With the completion of these developments and their various zoning conditions being met, in November 2020 they were rezoned to the RM-16 District to remove their conditional use (CU) designations.</p>

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	W. Wendover Avenue		Major Thoroughfare	1,140 feet
	Morris Farm Drive		Collector	565 feet
	Parkway Vista Drive		Local	26 feet
Vehicular Access:	The applicant is proposing that vehicular access be taken from Morris Farm Road via multiple driveway access points (2 or 3 access drives).			
Traffic Counts: <i>(Average Daily Trips)</i>	W. Wendover Avenue		38,000 AADT (NCDOT 2019 traffic counts)	
	Morris Farm Drive and Parkway Vista Drive		Not applicable, counts are not typically taken from collector or local streets by the NCDOT.	
Estimated Trip Generation:	The applicant is proposing to develop a 216-unit multifamily development. Such a development is anticipated to generate approximately 1,610 daily trips (during a 24-hour time period) with approximately 123 AM peak-hour trips and approximately 147 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.	

School District Comment				
Guilford County School District				
Local Schools:	Enrollment: 2020 – 2021 (20 th day of class)	Maximum Design/ Built Capacity (2020 – 2021)	Mobile Classroom	Projected Additional Students
Florence Elementary School	706	565	11	61-63 (220 dwellings units) 95-97 (344 dwelling units)
Southwest Middle School	1,223	1,028	10	31-33 (220 dwellings units) 49-51 (344 dwelling units)
Southwest High School	1,506	1,612	11	28-30 (220 dwellings units) 44-46 (344 dwelling units)
School District Remarks: With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.				

Details of Proposal

The zoning site currently has an AG District zoning under Guilford County's zoning jurisdiction. The applicant has submitted an annexation petition, to allow connection to City utilities, and a Zoning Map Amendment request to establish a CZ RM-16 District to support development of a multifamily project. Included with this application is a conditional zoning ordinance in which the applicant has offered conditions to restrict where development may be permitted, to limit site density or require the submittal of a Traffic Impact Analysis (TIA), and to restrict the location of vehicular access, as well as providing for right-of-way dedication.

Staff Analysis

The zoning site lies along the north side of the West Wendover Avenue corridor. Lands along the north side of this corridor and east of Premier Drive to Hickory Grove Road are designated Medium Density Residential in the City's Land Use Plan. That medium density designation is intended to accommodate a variety of higher density residential uses, including townhouses and apartments, at a density of eight to 16 dwelling units per gross acre.

A conditional zoning plan is included with this application. This plan divides the zoning site into two tracts, with the stream that bisects the site being the division line. Based upon conditions offered by the application, development may occur as follows:

	Development Conditions	Additional Conditions
Tract A (20.82± acres)	<p>Development density to be based on the land area of this tract.</p> <p>Development up to 16 units per acre is permitted per standards of the RM-16 District. Up to 333 dwelling units permitted.</p> <p>Applicant is proposing to develop a 216-unit multifamily project. (approximately 10.4 units per acre).</p>	<p>A TIA is required if over 220 dwelling units are developed. Recommended transportation improvements from this study are required to be installed.</p> <p>Vehicular access only from Morris Farm Road.</p>
Tract B (7.38± acres)	Conditional zoning ordinance prohibits development in this tract. The tract is to remain as undeveloped land.	

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 RM-16 District is supported by the relevant goals and objectives of the Land Use Plan and the West Wendover Avenue/Guilford College Road Corridor Plan.

Reasonableness/Public Interest:

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

This zoning map amendment proposes to establish similar zoning as exists on abutting lands, which would enable a development pattern consistent with this portion of the West Wendover Avenue corridor and along Morris Farm Road.

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 CZ RM-16 District supports the same type of residential uses that are already established on adjacent lands along the north side of the West Wendover Avenue corridor and along Morris Farm Road.
 - ❖ Where multifamily uses abut single family detached dwellings, a minimum 15-foot wide Type C planting yard is required to be installed.

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	<p>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.</p> <ul style="list-style-type: none"> ❖ Standards of the Development Ordinance pertaining to perimeter landscaping, parking lot landscaping, exterior lighting and open space for multifamily developments will mitigate impacts on adjacent property. 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. ❖ To mitigate traffic impact to the single-family neighborhood to the north, the applicant has offered a condition that access to Parkway Village Drive be restricted to development associated with a single family detached dwelling.
Mitigation #2	<p>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</p> <ul style="list-style-type: none"> ❖ The site is within the City Lake General Watershed Area, and as such, development is required to meet the watershed standards of the Development Ordinance. ❖ A perennial stream runs through the middle of the zoning site. Environmental standards of the Development Ordinance require a stream buffer be provided along both sides of this stream.
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> <ul style="list-style-type: none"> ❖ The site is within an area adequately served by City of High Point utilities and municipal services. If more than 220 dwelling units are developed, the applicant

	<p>has offered a condition that a TIA be conducted, and all improvements from this study be installed.</p> <ul style="list-style-type: none"> ❖ The applicant has offered a condition to prohibit access to W. Wendover Avenue to address policy objectives of the West Wendover Avenue/Guilford College Road Corridor Plan, to maintain W. Wendover Avenue as a major traffic carrier and to restrict the number of access points.
Mitigation #4	<p>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</p> <p>The proposed CZ RM-16 District will allow for similar development as exists on adjacent lands. The Development Ordinance has standards pertaining to exterior lighting, perimeter and parking lot landscaping and the screening of solid waste collection facilities that will mitigate adverse impacts on adjacent lands.</p>

Supportive Changes in the Area

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

Since the adoption of the West Wendover Avenue/Guilford College Road Corridor Plan in 1995, land use policies have supported higher intensity residential development for that portion of the City's planning area bounded by West Wendover Avenue, Piedmont Parkway and Tarrant Road. This application is a continuation of that established land use policy.

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-16 District and its allowable uses is consistent with the adjacent zoning and development pattern, which consists of a mixture of multifamily and townhome developments.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 28.2-acre site to the CZ RM-16 District. As conditioned, the request will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

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

City Council:

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

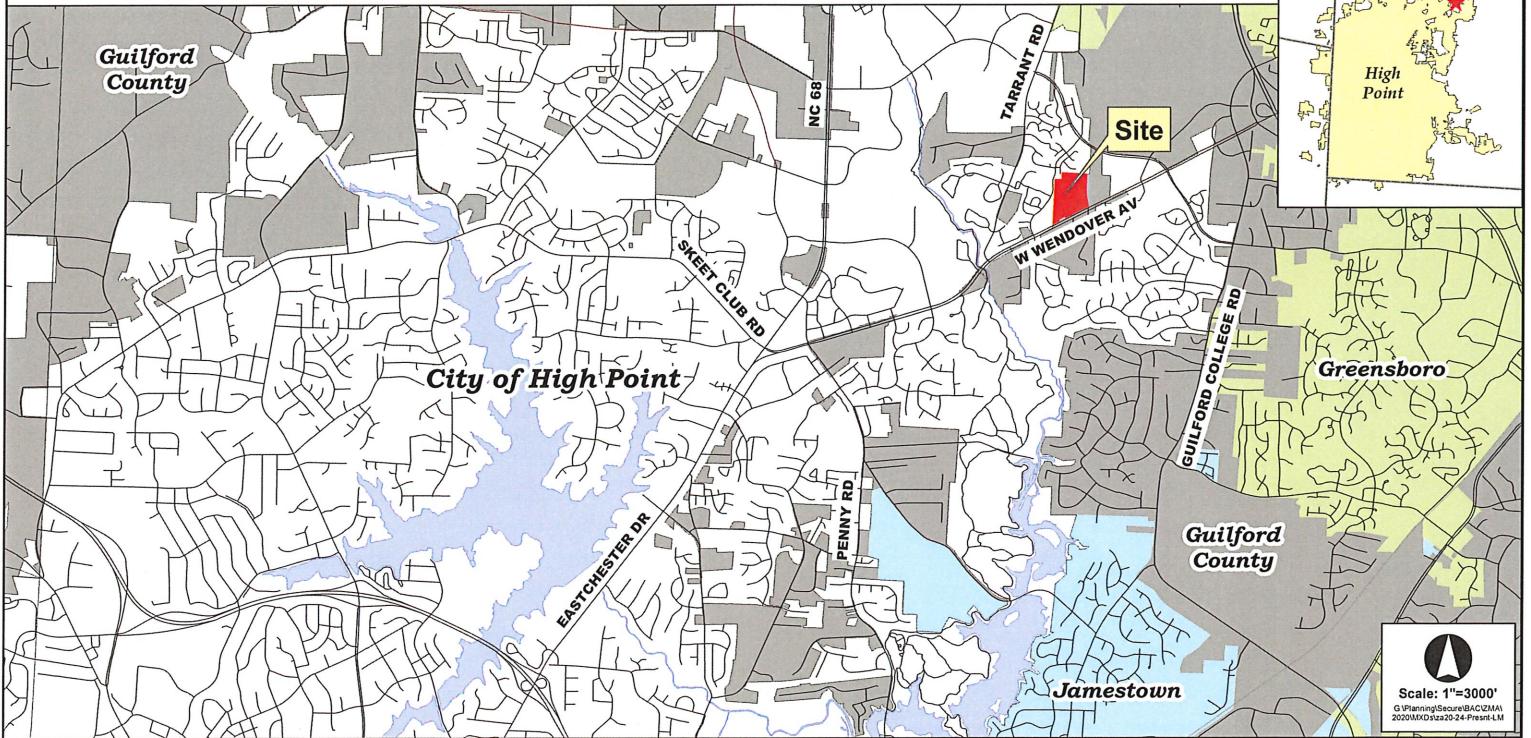
Report Preparation

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

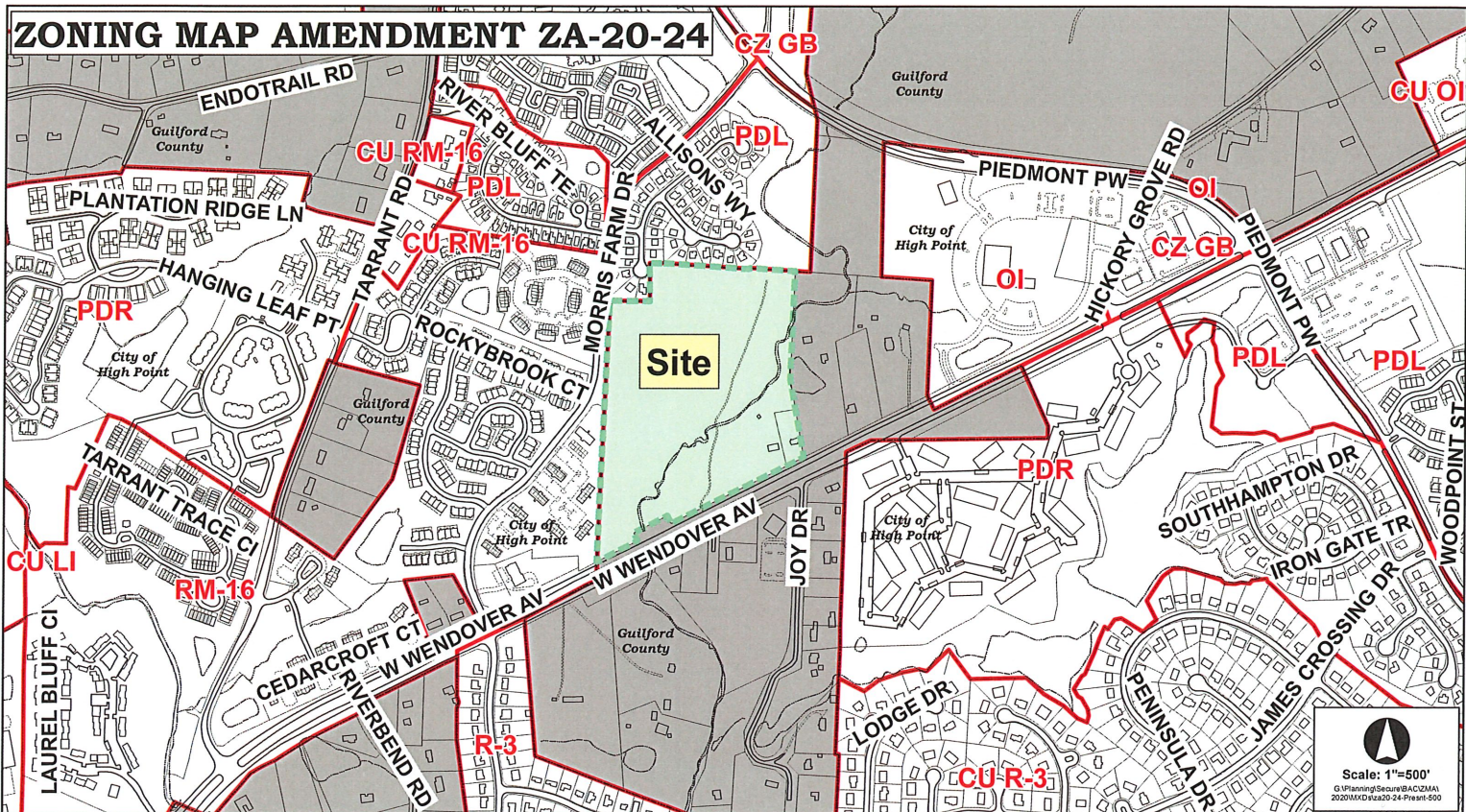
LOCATION MAP

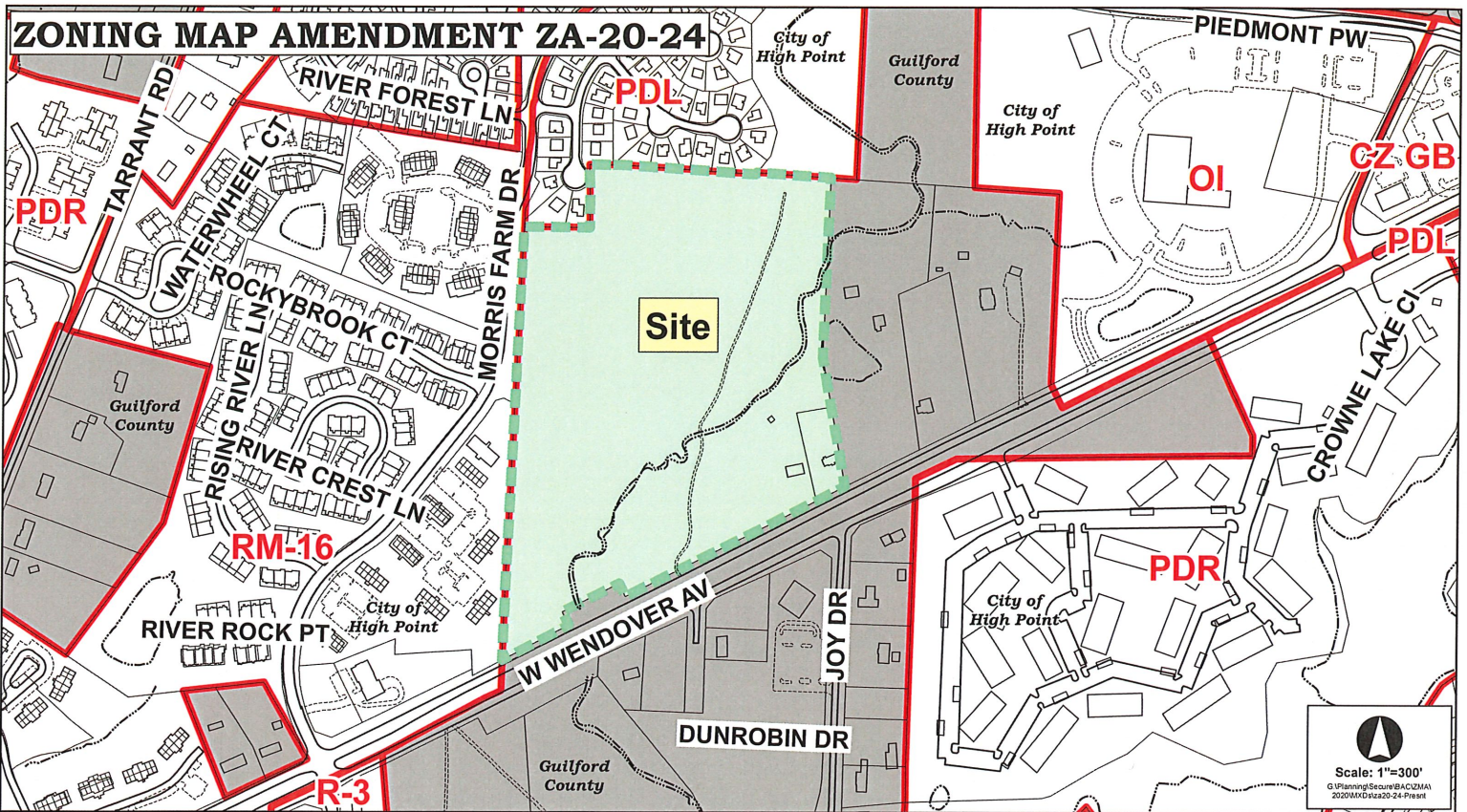
ZONING MAP AMENDMENT: ZA-20-24
Applicant: Wynnefled Properties, Inc.

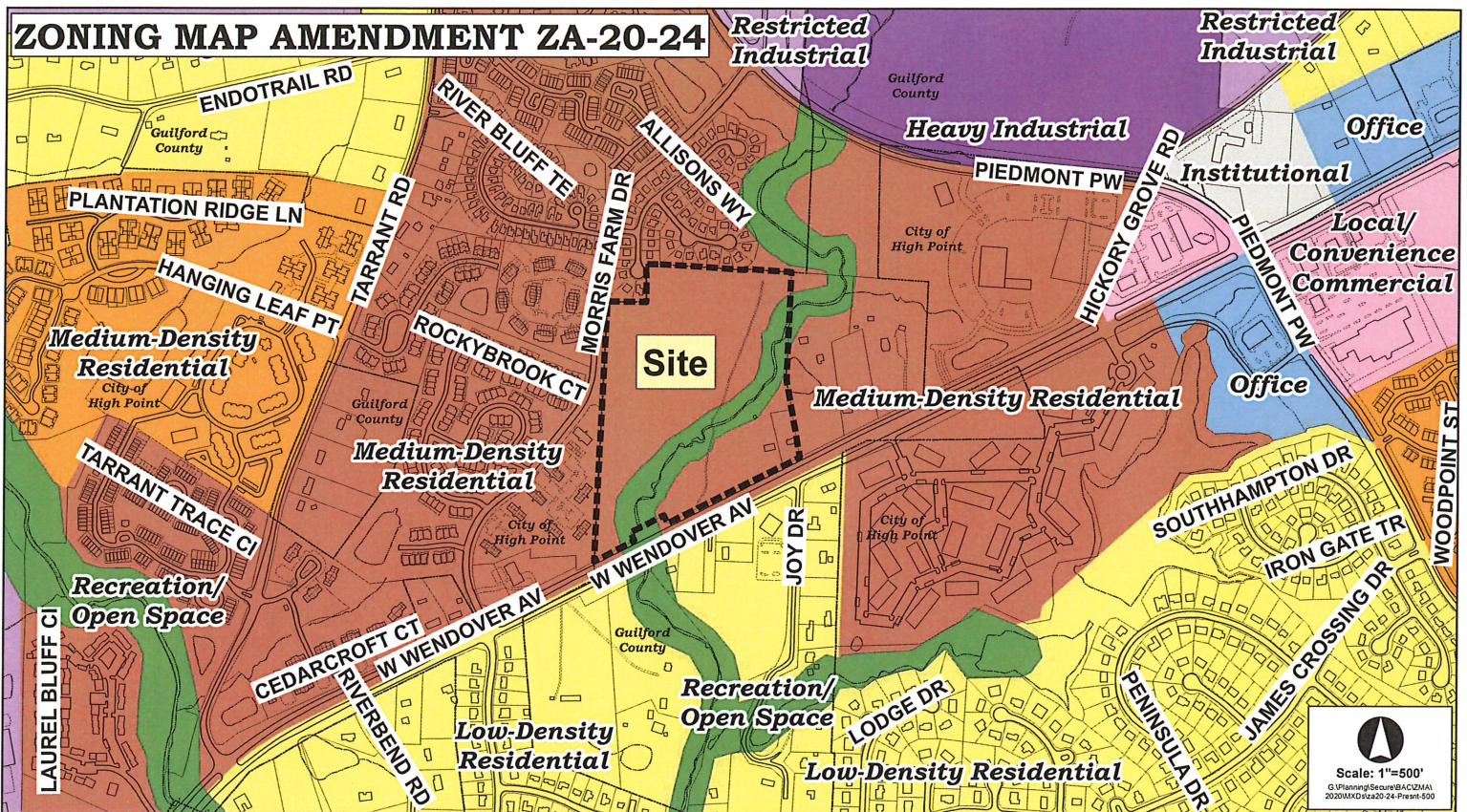
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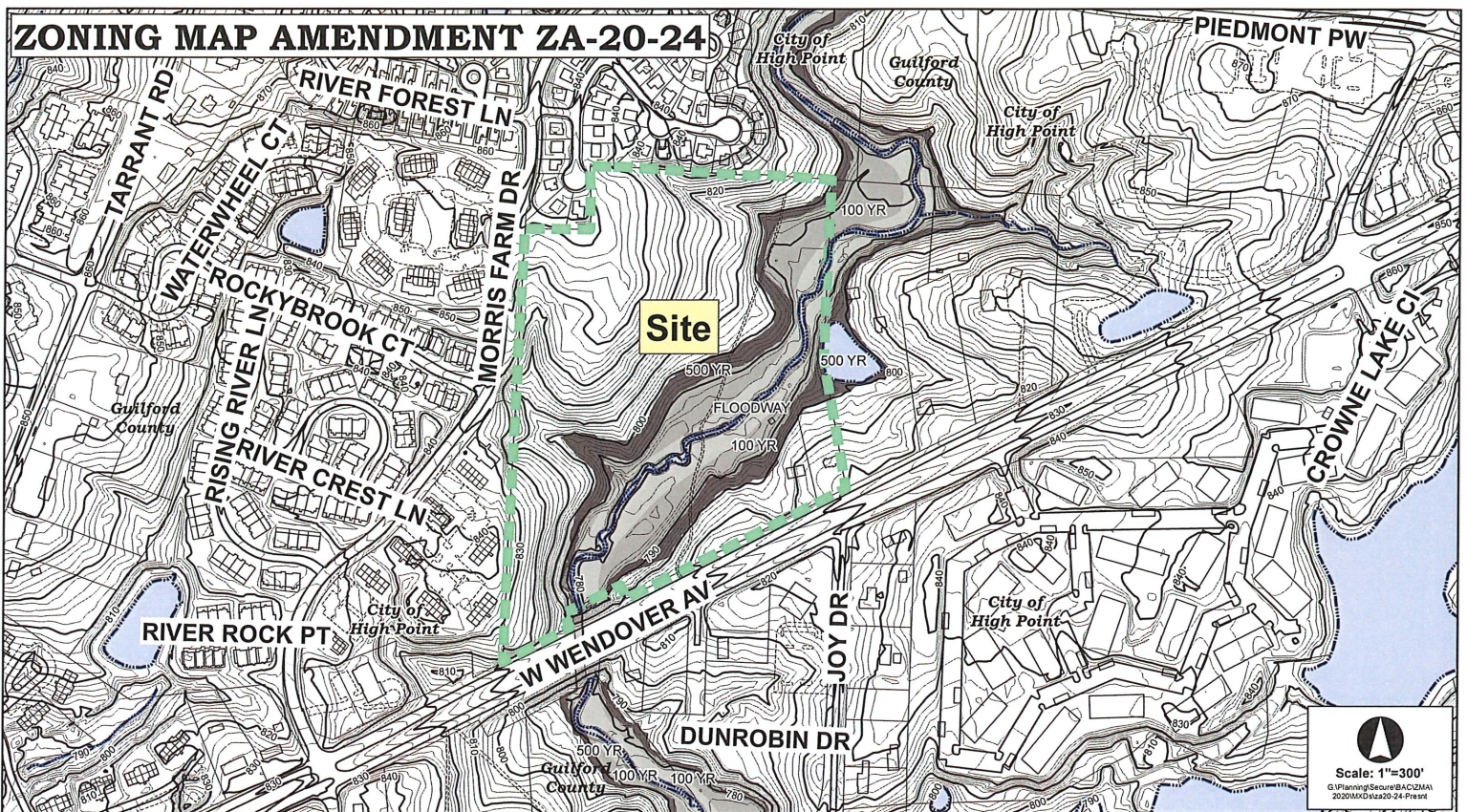


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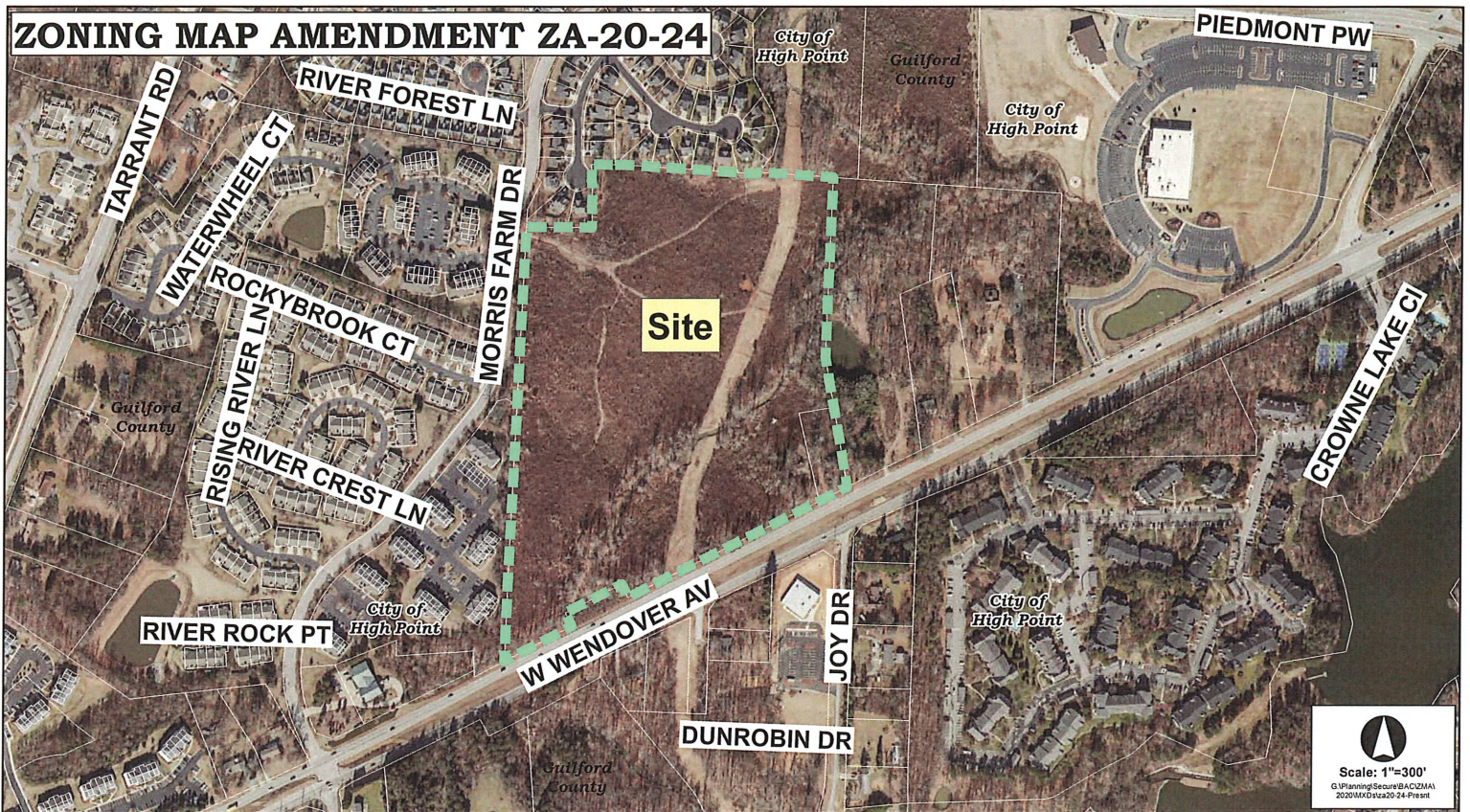








ZONING MAP AMENDMENT ZA-20-24



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on January 26, 2021 and before the City Council of the City of High Point on February 15, 2021 regarding **Zoning Map Amendment Case 20-24 (ZA-20-24)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on January 17, 2021, for the Planning and Zoning Commission public hearing and on February 3, 2021 and February 10, 2021, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **February 17, 2020**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District**. The property is approximately 28.2 acres, located along the north side of W. Wendover Avenue, approximately 800 feet east of the intersection of W. Wendover Avenue and Morris Farm Drive. The property is addressed as 4912 and 5000 W. Wendover Avenue, and also known as Guilford County Tax Parcels 154731 and 154740.

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) **Tract A:** Any uses allowed in the Residential Multifamily - 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- b) **Tract B:** No development shall be permitted in Tract B.

Part II. CONDITIONS:

- A. Sketch Plan: The purpose of the sketch plan is to illustrate the boundary of Tracts A and B as referred to in this ordinance.
- B. Development, Dimensional and Density Requirements.
 - 1. Density:
 - a) Tract A:
 - i. Density calculation for development upon Tract A shall be based on the boundary and land area within that tract.
 - ii. A Traffic Impact Analysis (TIA) shall be required to be submitted and approved by the City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) in order to allow more than 220 dwelling units. All improvements required by the TIA, City of High Point Director of Transportation and NCDOT shall be required to be installed prior to exceeding this 220-dwelling unit limit.
 - b) Tract B: No development shall be permitted in Tract B.
- C. Transportation Conditions
 - 1. Right-of-way Dedication: As a part of Land Development Permit approval, the property owner shall dedicate twenty (20) feet of right-of-way along the entire W. Wendover Avenue frontage of the zoning site.
 - 2. Vehicular Access:
 - a) Parkway Village Drive: Access to Parkway Vista Drive shall be restricted to development associated with a single family detached dwelling.
 - b) W. Wendover Avenue: No access shall be permitted to W. Wendover Avenue.
 - 3. Pedestrian Access: Land Development Plan approval shall include the installation of sidewalks along the entire frontage of Morris Farm Drive and W. Wendover Avenue. This condition shall not prohibit payment of funds in lieu of installation of sidewalk.
 - 4. Other Transportation Conditions: 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.

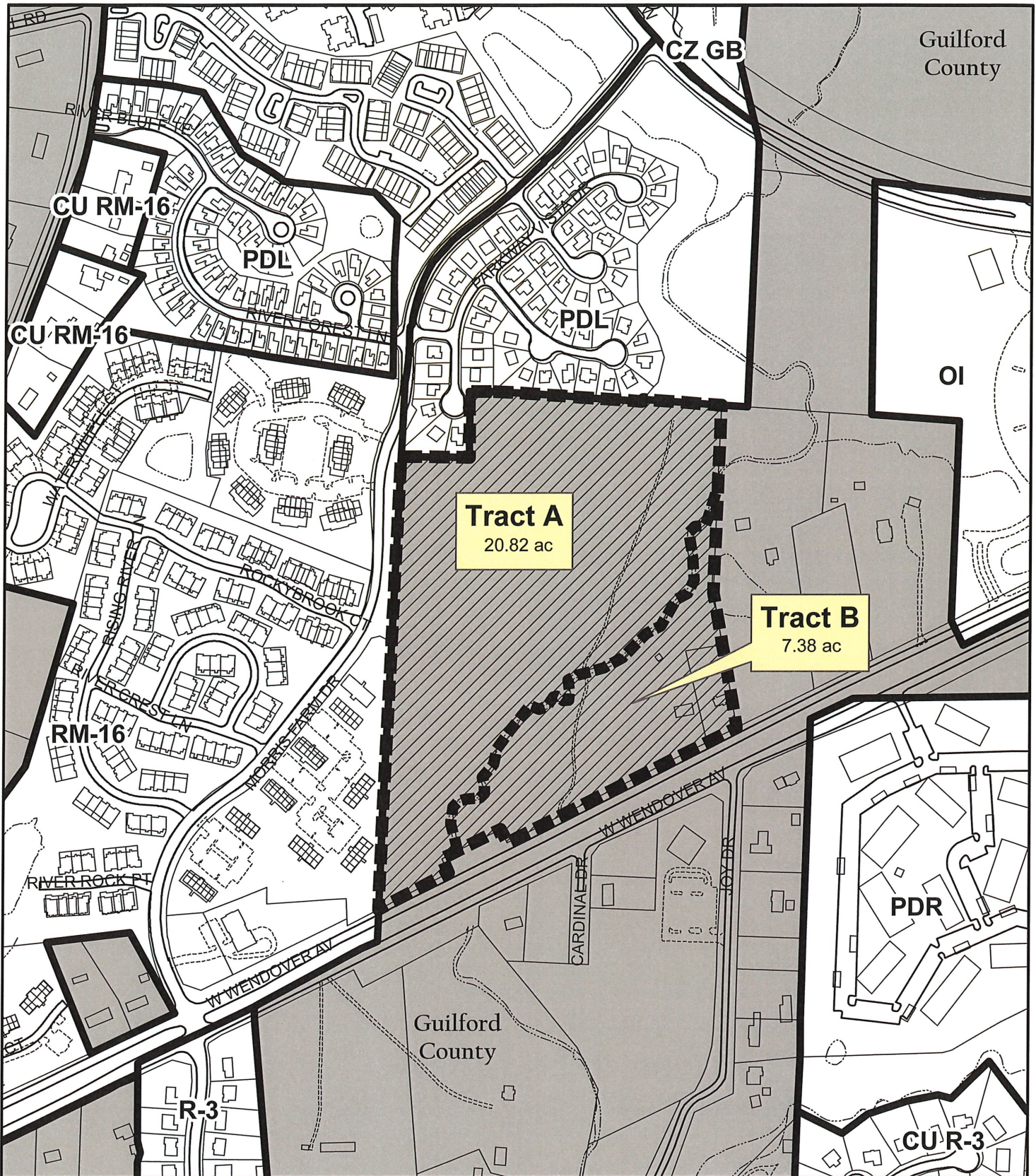
Adopted by the City Council
City of High Point, North Carolina
The 17th day of **February, 2021**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-20-24

Conditional Zoning Plan

Existing Zoning Boundary
Subject Property Boundary



**Planning & Development
 Department**

City of High Point



Scale: 1"=500'
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Citizens Information Meeting Report

4912 & 5000 W. Wendover Avenue

Submitted by: Wynnefield Properties, Inc.

December 30, 2020

City of High Point

4912 & 5000 W. Wendover Avenue, High Point, NC Rezoning & Annexation Case

Wynnefield Properties, Inc.

28.21+/- acres located at 4912 & 5000 W. Wendover Avenue, High Point

Report Citizen Information Notification

After meeting and discussions with the City of High Point Planning Department it was advised to notify the neighboring parcels via a letter describing our intent. On December 15, 2020 our firm mailed out letters to surrounding neighbors. The letter along with attachments sent to neighbors are provided as Exhibit A. The list of neighbors who received our letter is also attached as Exhibit B.

At the time of submitting this report on December 30, 2020, our firm has received four phone calls from recipients to ask questions with details provided below.

- **12/18/2020** – Dawn Chaney (336-337-3692) left a voicemail for Davis Ray and the phone call was returned on 12/20/2020
 - Ms. Chaney asked if our firm would have any interest in purchasing her property?
 - Davis Ray (Wynnefield Properties, Inc.) advised Ms. Chaney that at this time our firm is not interested in her property but would contact her should we decide to pursue additional development.
- **12/18/2020** – Bill Stephens (336-207-6126) left a voicemail for Davis Ray and the phone call was returned on 12/20/2020
 - Mr. Stephens asked if we had purchase the property.
 - Davis Ray (Wynnefield Properties, Inc.) advised Mr. Stephens that our firm had a contract to purchase the property but we had not yet closed.
 - Mr. Stephens asked if we were rezoning the subject property?
 - Davis Ray (Wynnefield Properties, Inc.) informed Mr. Stephens we were applying to rezone the property to a multifamily designation with conditions.
 - Mr. Stephens asked if we were proposing a median cut on Wendover?
 - Davis Ray (Wynnefield Properties, Inc.) advised that the applicant was not proposing a median cut
 - Mr. Stephens asked how we would access the property?

- **12/20/2020** – Davis Ray (Wynnefield Properties, Inc.) advised that our only access to our proposed project would be off of Morris Farm Rd. Paul Noll, Jr. (836-454-0017) left a voicemail for Davis Ray and the phone call was returned on 12/20/2020.
 - o Mr. Noll, Jr. asked for a description of the location of the project with respect to existing physical landmarks
 - Davis Ray (Wynnefield Properties, Inc.) explained to Mr. Noll, Jr. that the location of the property was approximately ½ mile west of the Wendover Avenue and Piedmont Parkway intersection.
- **12/29/2020** – Bill Thomas (336-202-8306) left a voicemail for Davis Ray (11:13 am) and the phone call was returned on 12/29/2020 (3:42 pm). Mr. Thomas did not answer his phone and a voicemail was left for him to return the call at his convenience to discuss any questions he may have. At the time of this submittal on 12/30/2020 we have not heard back from Mr. Thomas.
 - o Mr. Thomas called back on 1/4/2021 and left another message. On 1/6/2021 Davis Ray (Wynnefield Properties, Inc) returned the call at 9:20 am and Mr. Thomas answered. The conversation went as follows:
 - Mr. Thomas: What are you proposing? Davis Ray (Wynnefield Properties, Inc.) informed Mr. Thomas the plan was to develop the property into a multifamily development consisting of one, two and three bedroom apartments for the families of High Point and Guilford County.
 - Mr. Thomas: How many? Davis Ray (Wynnefield Properties, Inc.) informed Mr. Thomas we had submitted to the city a plan consisting of 216 units.
 - Mr. Thomas: Can you keep me in the loop on the timeline going forward? Davis Ray (Wynnefield Properties, Inc.) informed Mr. Thomas that he would be available for any questions via phone call/ email (e-mail was provided in the initial letter sent to neighbors) should any additional questions come up in the future as we move forward.
 - Mr. Thomas: 'We have additional land on Wendover if you're interested in any future expansion.' Davis Ray (Wynnefield Properties, Inc.) informed Mr. Thomas he had noted the interest (by Mr. Thomas) to sell in the future and would reach out if there was interest on Wynnefield's part in the future.

Submitted by

Wynnefield Properties, Inc.

Wynnefield Properties

EXHIBIT A

December 15, 2020

Re: Property located at 4912 & 5000 W. Wendover Avenue, High Point, NC

Dear Neighbor:

Wynnefield Properties, Inc is a local real estate development firm dedicated to developing and managing quality "Class A" housing with special emphasis on homes for self-sustaining individuals. Realizing there is a strong need in the High Point area for this type housing, our group is considering the purchase, development and ongoing management of a 28.21 acre site located at 4912 & 5000 W. Wendover Avenue, High Point, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed multifamily community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm with 30 years experience, will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We are available by telephone (336) 822-0765 or e-mail (davis@wynnefieldforward.com) and will be happy to personally meet with you should you choose to consider this matter or you may contact the City of High Point Planning Department at 336-883-3328.

Sincerely,



Davis Ray

City of High Point
Citizen Information Meetings

EXHIBIT A



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

Revised 09-05-17

EXHIBIT B

ABIDIN, MUHAMMAD ZAIN
3650 MORRIS FARM DR APT 1B
GREENSBORO NC 27409

ALDRIDGE, JEFFREY SCOTT JR
3650 MORRIS FARM DR APT 1C
GREENSBORO NC 27409

AMERICAN HOMES 4 RENT PROPERTIES
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

ANNE S BRANSON MARTIN LIVING TRUST; MARTIN,
ANNE S BRANSON TRUSTEE; MARTIN, JIMMIE D
TRUSTEE
PO BOX 2427
JAMESTOWN NC 27282

ANYANSI, CHINWE
3646 MORRIS FARM DR APT 1A
GREENSBORO NC 27409

AUMAN, SARAH MADDEN; AUMAN, TRAVIS ROBERT
4909 HERITAGE WOODS CT
GREENSBORO NC 27407

BETTER PASTURES LLC
4 RIDGE GROVE CT
GREENSBORO NC 27455

BHARAMBE, PALLAVI M; BHARAMBE, MAN
4619 VILLAGE SQUARE CT
GREENSBORO NC 27409

BOWLES, ULISA E
3801 PARKWAY VISTA DR
GREENSBORO NC 27409

CAMERON, DONALD W; CAMERON, JAYNE
B; CAMERON, DOUGLAS M
3634 MORRIS FARM DR APT 2C
GREENSBORO NC 27409

CAPPOEN, JENNEIFER T
3729 MORRIS FARM DR APT 1D
GREENSBORO NC 27409

CARDONA-TORRES, RAUL; ROMERO-TORRES,
SANDRA L
3705 MORRIS FARM DR APT 3A
GREENSBORO NC 27409

CARMAC, NIKKI M; RISHEQ, MOHAMMAD N
3646 MORRIS FARM DR APT 1C
GREENSBORO NC 27409

CASUSO, TAMARA ALYCE
4344 ROCKYBROOK CT
GREENSBORO NC 27409

CEDOLIA, BONNIE S
4350 ROCKYBROOK CT
GREENSBORO NC 27409

CHANEY, REBECCA WALLACE
1311 MCMINN ST
ALIQUIPPA PA 15001

CHAO, ELLEN
3642 MORRIS FARM DR APT 3A
GREENSBORO NC 27409

CHENG, HAO-SHEN
3733 MORRIS FARM DR APT 2D
GREENSBORO NC 27409

CHI, CHIA-HUI
6504 OVERLAND PARK DR
GREENSBORO NC 27410

CHIU, CHIN YUE; TRAN, THANH NGUYET
3820 PARKWAY VISTA DR
GREENSBORO NC 27409

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

COLE, SHERRI P; COLE, TROY O
3802 PARKWAY VISTA DR
GREENSBORO NC 27409

COLON, JOSE
3638 MORRIS FARM DR APT 2C
GREENSBORO NC 27409

CONRAD, A NEIL; CONRAD, CANDACE C
2902 CABARRUS DR
GREENSBORO NC 27407

COOK, DARYL W
4340 ROCKYBROOK CT
GREENSBORO NC 27409

CORNETTE, MICHAEL CORION JORDAN
3650 MORRIS FARM DR APT 2A
GREENSBORO NC 27409

COVINGTON, MELANIE N
349 EASTERN PKWY UNIT 1
BROOKLYN NY 11216

CRAIG, JONATHAN DUCEY; CRAIG, NIKI
3650 MORRIS FARM DR APT 2B
GREENSBORO NC 27409

CROWNE LAKE ASSOCIATES
PO BOX 3128
JASPER AL 35502

CULLENY, KEVIN
18 DOGWOOD LN
SUCCASUNNA NJ 07876

D S CHANEY PROPERTIES #4 LLC
408 BLANDWOOD AVE
GREENSBORO NC 27401

DANG, JIMMY;PHUNG, NHI THI AI
3428 AMBER MEADOWS DR
HIGH POINT NC 27265

DAO, TRANG THIEN THI
602 BOBCAT RD
SUMMERFIELD NC 27358

DAVEY, STEPHANIE DAWN
3650 MORRIS FARM DR APT 3A
GREENSBORO NC 27409

DAVIS, JANICE RUMBLEY
7106 DAVIS COUNTRY RD
RANDLEMAN NC 27317

DAVIS, SCHENITA A
204 WILLOW BROOK CT
MEBANE NC 27302

DEASON, MICHAEL P;DEASON, ANNE L
4634 VILLAGE SQUARE CT
GREENSBORO NC 27409

DVM PROPERTIES LLC
20322 CEDARHURST WAY
GERMANTOWN MD 28076

EAGER, RANDALL L JR;NOVAK, TIFFANY M
21071 W 108TH TER
OLATHE KS 66061

ELLISON, DIANE
PO BOX 16086
HIGH POINT NC 27261

EMERSON, LAURA A
2211 MCLAUGHLIN DR
GREENSBORO NC 27406

FASSNACHT, CYNTHIA L
4342 ROCKYBROOK CT
GREENSBORO NC 27409

FAYDI, AHMAD A;FAYDI, MICHELLE S
4614 ALLISONS WAY
GREENSBORO NC 27409

FERRELL, CAROL D
4349 ROCKYBROOK CT
GREENSBORO NC 27409

FRAZEE, ANDREW;FRAZEE, LAURA
4617 ALLISONS WAY
GREENSBORO NC 27409

FU, HUIHUA;HU, YUNHUA
1017 UPCHURCH FARM LN
CARY NC 27519

FULLER, DON
3701 MORRIS FARM DR APT 3C
GREENSBORO NC 27409

FULP, PHILLIP C
6257 LAKE FRONT RD
HIGH POINT NC 27263

GEORGE, SUSAN M;GEORGE, ROBERT L
3733 MORRIS FARM DR APT 2A
GREENSBORO NC 27409

GHODASARA, SUNIL
2107 ARBOR VISTA DR
CHARLOTTE NC 20954

GOMEZ, DANIEL ALFREDO;GOMEZ, NICOLE C
3800 PARKWAY VISTA DR
GREENSBORO NC 27409

GOODMAN, LINDA
3650 MORRIS FARM DR APT 1A
GREENSBORO NC 27409

GOODWIN, JERRY C
1802 BROOKCLIFF DR
GREENSBORO NC 27408

GREGORY, DONNA M;ALLEN, MARY ANN
3812 PARKWAY VISTA DR
GREENSBORO NC 27409

GRENADA, RHONDA
3642 MORRIS FARM DR APT 2C
GREENSBORO NC 27409

GUO, HONG;WANG, MING
4623 VILLAGE SQUARE CT
GREENSBORO NC 27409

GUO, ZHENGMIN;LENG, LINGLING
1227 DORLEATH CT
RALEIGH NC 27614

GWYN, HEATHER R
3705 MORRIS FARM DR APT 2B
GREENSBORO NC 27409

H & L OF SANFORD LLC
122 QUARTERMASTER DR
SANFORD NC 27330

HANCOCK, MYRTLE
3634 MORRIS FARM DR APT 1A
GREENSBORO NC 27409

HARMON, ALLISON ELIZABETH
3701 MORRIS FARM DR APT 3B
GREENSBORO NC 27409

HARRIS, GLORIA
3800 RIVERSIDE CT
GREENSBORO NC 27409

HARRIS, SHARON ALEXANDRIA UNIT 3D
3729 MORRIS FARM DR APT 3D
GREENSBORO NC 27409

HARRIS, ZHENG QIAN;HARRIS, MONYCA YIM
4608 ALLISONS WAY
GREENSBORO NC 27409

HATZI, DEMITRI P
808 N LOOP 1604 E
SAN ANTONIO TX 78232

HAWKINS, LYNETTE R
1212 SWAN CREEK RD
FORT WASHINGTON MD 20744

HENDERLITE, CORY ALAN
3634 MORRIS FARM DR APT 1D
GREENSBORO NC 27409

HENDRICKSON, JEAN E
3638 MORRIS FARM DR APT 1D
GREENSBORO NC 27409

HENSLEY, JUSTIN A
3634 MORRIS FARM DR APT 3D
GREENSBORO NC 27409

HENSLEY, THERESE JOAN
3634 MORRIS FARM DR APT 2D
GREENSBORO NC 27409

HOAG, DENNIS M
2328 FAIRCLOTH WAY
HIGH POINT NC 27265

HOLIDAY, REGINALD;HOLIDAY, LINDA
3821 PARKWAY VISTA DR
GREENSBORO NC 27409

HOLLAND, DAVID W;HOLLAND, JANET T;HOLLAND,
ELIZABETH BROOKE
3638 MORRIS FARM DR APT 3C
GREENSBORO NC 27409

HUANG, BAO MEI
3824 PARKWAY VISTA DR
GREENSBORO NC 27409

IDDINGS, SANDRA
4347 ROCKYBROOK CT
GREENSBORO NC 27409

J&Q PROPERTIES LLC
34 ST GEORGES CT
COTO DE CAZA CA 92379

JESCHOW, HELEN
3733 MORRIS FARM DR APT 2C
GREENSBORO NC 27409

JOHNSON, BRETT WALDON
3646 MORRIS FARM DR APT 1D
GREENSBORO NC 27409

JOYCE, BONNIE H;JOYCE, WAYNE M
4345 ROCKYBROOK CT
GREENSBORO NC 27409

JOYCE, JERRY W
4352 ROCKYBROOK CT
GREENSBORO NC 27409

JUPITER WASHERS LLC
5244 LARUE CT
SUMMERFIELD NC 27358

KAVANAGH JOHN COMPANY STE 155
324 W WENDOVER AVE
GREENSBORO NC 27408

KEATON, REBECCA S
3701 MORRIS FARM DR APT 1C
GREENSBORO NC 27409

KENT, COURTNEY E
3642 MORRIS FARM DR APT 1B
GREENSBORO NC 27409

KESKIN CAPITAL LLC
3642 MORRIS FARM DR UNIT 2B
GREENSBORO NC 27409

KEYSTONE GROUP INC
5710 W GATE CITY BLVD STE K203
GREENSBORO NC 27407

KIM, HEE MIN
3701 MORRIS FARM DR APT 2C
GREENSBORO NC 27409

KING, BRENDA D
1308 MCGUINN DR
HIGH POINT NC 27262

KIRK, SEAN E
3733 MORRIS FARM DR APT 1B
GREENSBORO NC 27409

KOPUT, EDYTA J;KOPUT, TOMASZ
3632 SHADOW RIDGE DR
HIGH POINT NC 27265

LACKEY, KENNETH J;LACKEY, CARINA V
5105 W WENDOVER AVE
JAMESTOWN NC 27282

LAWLESS, CONNYA L
3638 MORRIS FARM DR APT 3B
GREENSBORO NC 27282

LEAKE, REGINALD F;LEAKE, KENDRA P
3808 PARKWAY VISTA DR
GREENSBORO NC 27409

LEE, ALBERT
3805 PARKWAY VISTA DR
GREENSBORO NC 27409

LEHMAN, DAVID C JR
3646 MORRIS FARM DR APT 3A
GREENSBORO NC 27409

LESLEY, ERIN
3642 MORRIS FARM DR APT 1C
GREENSBORO NC 27409

LEW, ALISON CRAVER
2151 CHERRYWOOD DR
CLEMMONS NC 27012

LICUANAN, ANTONIO M;LICUANAN, BERT
4612 ALLISONS WAY
GREENSBORO NC 27409

LINEBERRY, CAROL
4354 ROCKYBROOK CT
GREENSBORO NC 27409

LOCHRANE, HUGH M JR;LOCHRANE, VIVIAN L
9184 SW 193RD CIR
DUNNELLO FL 34432

MARION, LUKE LAZARUS III;MARION, JO/
SCHRADER
3642 MORRIS FARM DR APT 2A
GREENSBORO NC 27409

MARWAHA, ANIL K;MARWAHA, RICHARD
3634 MORRIS FARM DR APT 2B
GREENSBORO NC 27409

MAUER, CHRISTOPHER;MAUER, JENNIFER M
3729 MORRIS FARM DR APT 2B
GREENSBORO NC 27409

MAYER, GRANT
3638 MORRIS FARM DR UNIT 2A
GREENSBORO NC 27409

MCDANIEL, CAROLINE E
3729 MORRIS FARM DR APT 1A
GREENSBORO NC 27409

MELTON, MIRANDA L
3650 MORRIS FARM DR APT 3C
GREENSBORO NC 27409

MILLER 4 HOLDINGS LLC
228 E STEEPLE CHASE RD
GREENSBORO NC 27406

MILLER, ALEX L
3733 MORRIS FARM DR APT 3C
GREENSBORO NC 27409

MINOR, RALPH;MINOR, ROBIN BORNEMAN
4911 W WENDOVER AVE
JAMESTOWN NC 27282

MIZGALA, TROY MICHAEL
4612 VILLAGE SQUARE CT
GREENSBORO NC 27409

MOORE, JIMMIE L;MOORE, ELOISE M
4626 VILLAGE SQUARE CT
GREENSBORO NC 27409

NAZZAL, KAMAL;NAZZAL, SUAD
2207 JOY DR
JAMESTOWN NC 27282

NEAL, LILLIAN P
4635 VILLAGE SQUARE CT
GREENSBORO NC 27409

NEGRETE, ARMANDO;NEGRETE, ANTONIA
3809 PARKWAY VISTA DR
GREENSBORO NC 27409

NGUYEN, MANG MINH;NGUYEN, PHUONG MY
3005 CAMPFIRE CT
JAMESTOWN NC 27282

NOLL, PAUL MICHAEL JR;NOLL, ANNE THERESA
6406 WOODMONT RD
JAMESTOWN NC 27282

NOVAK, MATTHEW L
3701 MORRIS FARM DR APT 3D
HIGH POINT NC 27409

PANDA PANDA INC
163 SAWGRASS LN S
LEXINGTON NC 27295

PARKWAY VILLAGE HOMEOWNERS ASSOCIATION
INC
2706 N CHURCH ST
GREENSBORO NC 27405

PARRISH, KAREN J
3638 MORRIS FARM DR APT 1B
GREENSBORO NC 27409

PARRISH, KAREN J
3650 MORRIS FARM DR UNIT 1D
GREENSBORO NC 27409

PATEL, DHIREN
4607 VILLAGE SQUARE CT
GREENSBORO NC 27409

PATEL, NAVINCHANDRA M;PATEL, NITABHEN R
4622 VILLAGE SQUARE CT
GREENSBORO NC 27409

PECK, MARCY W
5005 BENNINGTON WAY
HIGH POINT NC 27262

PENNELL, CASEY DARREN
4618 VILLAGE SQUARE CT
GREENSBORO NC 27409

PERRY, M GAY
3634 MORRIS FARM DR APT 3B
GREENSBORO NC 27409

PHILLIPS, STEVEN G
3646 MORRIS FARM DR APT 3D
GREENSBORO NC 27409

PLATINUM BUILDERS OF NC INC
6707 DANIEL PIERCE DR
GREENSBORO NC 27410

RICE, WILLIAM BRANDON
204 CRESCENT MOON WAY
CANTON GA 30114

RIVER VIEW TOWNHOME OWNERS ASSOCIATION
INC
PO BOX 8056
GREENSBORO NC 27419

ROGOSKY, KIMBERLY R
3650 MORRIS FARM DR APT 2C
GREENSBORO NC 27409

ROSSI, KENNETH;ROSSI, LISA;ROSSI, AMANDA
3733 MORRIS FARM DR APT 2D
GREENSBORO NC 27409

SALINAS- MURPHY, GIULIANA M;SALINAS, GISELLA
M
3729 MORRIS FARM DR APT 3B
GREENSBORO NC 27409

SECU*RE INC
1000 WADE AVE
RALEIGH NC 27605

SFR3 LLC
500 WESTOVER DR # 14104
SANFORD NC 27330

SHARMA, ANU;SHARMA, GAURI
3642 MORRIS FARM DR APT 3C
GREENSBORO NC 27409

SHARMA, PRADEEP
4528 ALTA TERRA RD
DUBLIN CA 94568

SHELTON, DENISE J
4448 RIVER FOREST LN
GREENSBORO NC 27409

SHROFF-COHEN, TANAZ
4632 VILLAGE SQUARE CT
GREENSBORO NC 27409

SHUGART, KAREN MELISSA
3729 MORRIS FARM DR APT 1B
GREENSBORO NC 27409

SILVER, SCHENIKA
3630 MORRIS FARM DR APT 2C
GREENSBORO NC 27409

SILVERTHORN, RYAN D
3634 MORRIS FARM DR APT 3C
GREENSBORO NC 27409

SMITH, CYNTHIA B
3701 MORRIS FARM DR APT 2A
GREENSBORO NC 27409

SMITH, NATHAN D
209 GILLEAN LN
HOLLY SPRINGS NC 27540

SNYDER, JOSH
3630 MORRIS FARM DR UNIT 3D
GREENSBORO NC 27409

SPIVEY, LISA A
4812 MILLPOINT RD
GREENSBORO NC 27406

STOVER, TITORYA T
3650 MORRIS FARM DR APT 3B
GREENSBORO NC 27409

SUMNER, MICHAEL S
PO BOX 19231
GREENSBORO NC 27419

THOMAS, BILL D;COOKINHAM, DANIEL J
3404 STARMOUNT DR
GREENSBORO NC 27403

THOMAS, LINDSEY L
3630 MORRIS FARM DR APT 3C
GREENSBORO NC 27409

THOMAS, ROBYN G;THOMAS, ADAM D
9 BEARKLING PL
GREENSBORO NC 27407

TILLMAN, DAVID M
3638 MORRIS FARM DR APT 2D
GREENSBORO NC 27409

TOKIC, NADA;TOKIC, PERO
3634 MORRIS FARM DR APT 2A
GREENSBORO NC 27409

TRAN, TECH O;TRAN, XUANHOA
4611 VILLAGE SQUARE CT
GREENSBORO NC 27409

TRIAD RELIABLE REALTY LLC
7525 HENSON FOREST DR
SUMMERFIELD NC 27358

TWF REVOCABLE TRUST;WILSON, SONIA A
TRUSTEE
3729 MORRIS FARM DR APT 2A
GREENSBORO NC 27409

VO, THY
4420 ALDERNY CIR
HIGH POINT NC 27265

VRELL, RHONDA L
3733 MORRIS FARM DR APT 2B
GREENSBORO NC 27409

WENDOVER HILLS WESLEYAN CHURCH
2206 JOY DR
JAMESTOWN NC 27282

WEST, PATSY S
4339 ROCKYBROOK CT
GREENSBORO NC 27409

WHITE, ROBERT B;WHITE, ROBERT R;S
MARY W
782 SEDGE GARDEN RD
KERNERSVILLE NC 27284

WHITESIDE, BRADLEY W
3638 MORRIS FARM DR APT 1C
GREENSBORO NC 27409

WILLIAM & NANCY STEVENS LIVING
TRUST;STEVENS, NANCY J TRUSTEE;STEVENS,
WILLIAM F TRUSTEE
5111 W WENDOVER AVE
JAMESTOWN NC 27282

WILLIAMS, OSCAR R;WILLIAMS, TARSHA
4614 VILLAGE SQUARE CT
GREENSBORO NC 27409

WISSMILLER PROPERTIES LLC
4028 WINDSTREAM CT
JAMESTOWN NC 27282

WOODHOUSE, JERROD T;WOODHOUSE, MIYAKO
A
4627 VILLAGE SQUARE CT
GREENSBORO NC 27409

WRENN, CHERYL A
3733 MORRIS FARM DR APT 1A
GREENSBORO NC 27409

YANNI, JOHN C
2035 SHALLOWFORD PARK MNR
ROSWELL GA 30075

YORK, JEFFREY LLOYD
3650 MORRIS FARM DR APT 3D
GREENSBORO NC 27409

YOW, SARAH A;SNYDER, LOUISE YOW;Y
JAMES MELVIN;YOW, EDWARD ALLEN;Y
ELLIOTT
4544 WALPOLE RD
HIGH POINT NC 27265

ZHANG, PEIJIN
7800 IRENE LN
OAK RIDGE NC 27310

From: [Bonnie](#)
To: [Build HighPoint](#); [Public Comment](#)
Subject: Hearing Today Re: Zoning Map Amendment Case 20-24 (ZA-20-24)
Date: Monday, February 15, 2021 12:54:16 PM

High Point City Council:

As a townhome owner in the Riverview community on Morris Farm Road, Greensboro, I have concerns about the project proposed by Wynnefield Properties, which will be just across the street from my home on Rocky Brook Ct.

I have lived here 9 years with woods across the street, so having anything built there will cause an adjustment. I resist change, but realize that change must come, and I knew it would only be a matter of time before the owner of the property sold it.

One concern is whether or not these apartments will directly affect the value of my home, because of their nature. That remains to be seen.

I also have concerns with traffic and noise. I understand that access to the development is proposed from Morris Farm, which will greatly increase traffic. Traffic is pretty steady as it is. May I request that you consider that access be from Wendover - the same as is it is for the Wynnefield Properties Avondale Trace Units recently completed on Wendover.

Currently because of the buffer of trees on that property, the traffic noise from Wendover is lessened. The Wendover traffic noise may be a problem to us when the trees are removed. Construction also brings it's daily, continual noise, which will affect us for months on end from start to finish of the project.

Please give consideration to how building these apartments in the tract on Wendover will affect the homeowners who have been happy to live in the Riverview community for the 20 years the development has been in place. Thank you.

Sincerely,

Bonnie Cedolia
4350 Rocky Brook Ct.
Greensboro, NC 27409

From: cferrell@northstate.net
To: [Public Comment](#)
Subject: Wynnfield Properties Development/Zoning Map Amendment 20-24 A
Date: Monday, February 15, 2021 1:27:10 PM

Feb 15, 2021

To Members of The High Point City Council,

My name is Carol Ferrell and I live at 4349 Rocky Brook Ct, the corner of Rocky Brook and Morris Farm. I live in a one story, 1350 square foot, townhome.

I have been made aware of the request to rezone the 28 acres across the street from AG to CZ RM-16.

The topography of this land plus the gas line, perennial stream and other complications of developing this property will probably require the placement of the apartments to be on only a small portion of the 28 acres. It would be nice to see a preliminary site plan.

The occupants of the "concentrated housing (216 units)" will all have to egress onto Morris Farm through 2 or 3 driveway cuts. The addition of 216 families using Morris Farm and not being able to have egress onto Wendover will add heavy traffic to Morris Farm.

Morris Farm already handles the traffic from many multifamily communities. Many of the owners in these developments are over the age of 50. Traffic on Morris Farm will be a problem. A traffic study is needed.

Can egress onto Wendover be created?

An egress directly onto Wendover was recently permitted for the development near Tarrant less than a mile away.

The fire station is 2/10th miles from the proposed development. Will increased traffic create problems with emergency responses.

If the rezoning is allowed and construction of 216 units begins, can there be a condition attached to mitigate and manage the noise, dirt and traffic of developers and builders which would prohibit the parking, loading/unloading and/or storing of any construction or landscaping equipment or material along Morris Farm Rd.

Note that when the apartments were recently built near Tarrant there was staging equipment for that project along Morris Farm Rd.

Respectfully submitted,

Carol Ferrell

Carol Ferrell

From: [Prince Little](#)
To: [Build HighPoint](#); [Public Comment](#)
Subject: Public Concern Letter for: Wynnefield Properties, Inc. - Zoning Map Amendment 20-24
Date: Monday, February 15, 2021 2:11:19 PM

Members of the High Point City Council,

Many of the residents that live at River View townhomes have become aware of the request to re-zone and develop the ~28 acres located on the northside of West Wendover Ave and 800 feet east from the intersection of West Wendover Avenue and Morris Farm Road to accommodate yet more housing in an already over developed area.

Adding more housing to this area will compromise the quality of life for the wildlife, residents as well as contribute to the already burdensome carbon footprint of the many cars that speed on Morris Farm. It was disheartening to hear that a traffic study is not required for the proposed development project. If the only egress is on Morris Farm, a ~200 unit apartment building would definitely have a negative impact on the traffic on this 2 lane street. Based on the proposed number of units and dual vehicles for at least 50%, that would mean close to 350 cars spilling onto Morris Farm. Morris Farm road already manages at least 5 multifamily communities, this two lane, unmarked street will be overrun at peak traffic hours. In addition, this road supports multiple bike riders, runners, dog walkers, families and walkers who must use the street, as there are no sidewalks available.

Increased traffic at this level will certainly endanger the lives of the communities unless sidewalks are provided the entire length of the road. Furthermore, there is a fire station 2/10th miles from the proposed development. Will increased traffic on a limited roadway create problems with emergency responses?

If this project is approved adding an egress on Wendover is a critical component to ensure the safety of the residents spilling onto Morris Farm road during peak am and pm hours.

We understand the need for more housing but there are already close to 5 other multiple dwelling complexes within a 1 mile radius of where the proposed re-zoning will occur. To add yet another apartment complex to this area is definitely going to over populate and overburden this area. We're asking that this be taken into consideration along with our traffic and safety concerns listed above.

Lastly, a requirement to maintain the current climate of the communities is important. If the development is approved the minimum requirements for the developer should include no parking of any trucks, equipment or delivery vehicles on Morris Farm at any time. An onsite loading / unloading area needs to be built and utilized on the building site. Signage along Morris Farm should reinforce this and be policed by the developer.

No construction should take outside of the hours of 8-5 Monday through Friday and 9-5 on Saturday. No building or construction on Sunday at all. No building or construction on holidays.

A contact number must be provided to the communities for the manager of the

development and must be manned to respond to questions, concerns, issues within 48 hours.

We appreciate you taking into consideration these concerns before approval.

Respectfully submitted,

Resident of River View Townhomes: Greensboro, NC 27409

<!--[if !supportLists]-->● <!--[endif]-->Yolanda Little and Prince Little, 3649 Rising River Lane, Greensboro

Zoning Map Amendment 20-24

(end of comments)