

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 21-05**
(*Phoenix Academy Foundation, Inc.*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 17, 2021

Public Hearing: Yes

Advertising Date: May 5, 2021, and
May 12, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the Phoenix Academy Foundation, Inc. to rezone approximately 28.6 acres from the Residential Single Family – 5 (R-5) District, a Conditional Zoning Residential Single Family – 5 (CZ R-5) District and the Agricultural (AG) District, within Guilford County's zoning jurisdiction, to a Conditional Zoning Residential Single Family – 5 (CZ R-5) District. The site is located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road (7847, 7851 and 7855 Clinard Farms Road).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their April 27, 2021 regular meeting and took final action when the meeting was reconvened on April 29, 2021. On the date of final action, all members of the Commission were present except for Mr. Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Speaking in favor of the request on behalf of the applicant was Mr. Brian Kuppelweiser, attorney, Wyatt-Early-Harris-Wheeler, 1912 Eastchester Drive, Suite 400, High Point. He provided an overview of the zoning request and stated that the proposal will not endanger the public health and safety, and will be in harmony with the surrounding area.

There were no comments from the public on this 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 8-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement:

That Zoning Map Amendment 21-05 is consistent with the City's adopted policy guidance because the proposed CZ R-5 District is supported by the Low-Density Residential designation governing this portion of the city and its planning area, and the policies of the Land Use Plan that encourage an orderly growth pattern of the City. Furthermore, the request is reasonable and in the public's interest because the request is a reasonable expansion of the residential zoning pattern and is similar to previous residential zoning approvals granted in this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-05**

Request	
Applicant: Phoenix Academy Foundation, Inc.	Owners: Phoenix Academy Foundation, Inc.
Zoning Proposal: To rezone approximately 28.6 acres	From: AG Agricultural District R-5 Residential Single Family–5 District CZ R-5 Conditional Zoning Residential Single Family–5 District
	To: CZ R-5 Conditional Zoning Residential Single Family–5 District

Site Information	
Location:	The site is located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road (7847, 7851 and 7855 Clinard Farms Road).
Tax Parcel Number:	Guilford County Tax Parcels 169977, 216465, and 216466
Site Acreage:	Approximately 28.6 acres
Current Land Use:	A minor school use within an approximate 37,000 square foot structure.
Physical Characteristics:	The site has a gentle to moderately sloping terrain. A 68-foot wide Duke Power transmission line runs along the southern property line of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along the southern side of Clinard Farms Road. A 6-inch sewer lines stubs into the southern boundary of the site from Crownwall Trail, and a private 6-inch wastewater line extends from the property boundary through the site to the school building.
General Drainage and Watershed:	The site drains in a southerly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	RS-40 AG CU-LI	Residential Single Family - 40 District Agricultural District Conditional Use Light Industrial District (all within Guilford County)	Single family dwellings and an external access self-storage facility
South:	PDR	Planned Development Residential District	Single family dwellings

East:	RS-40 AG	Residential Single Family - 40 District Agricultural District (all within Guilford County)	Single family dwellings and commercial tree nursery
West:	R-5 CZ R-5	Residential Single Family - 5 District Conditional Zoning Residential Single Family – 5 District	Single family attached dwellings (twinhome) and single family 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 Low-Density Residential land use designation. This classification includes primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.
Relevant Area Plan:	None
Zoning History:	<u>Zoning Map Amendment 13-04 and Special Use 13-03:</u> In 2013, Phoenix Academy was granted zoning approval and a special use approval for a 42 acre site to develop a K through 12 educational facility. The special use was approved to allow two buildings, totaling 149,000 square feet, and up to 1,500 students. In 2014, the area of development was reduced from 42 acres to its current 26.6 acres as the western half of the site, which previously extended to Barrow Road, was removed from this project.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Clinard Farms Road		Major Throughfare	820 ft.
Vehicular Access:	Via private driveway from Clinard Farms Road.			
Traffic Counts: (Average Daily Trips)	Clinard Farms Road		4,900 ADT (NCDOT 2019 traffic count)	
Estimated Trip Generation:	Not applicable, the site is already developed.			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	A TIA was not required for the initial rezoning for this site in 2013. This 2.06 acre expansion will not trigger a study.	
Conditions:	<u>Access:</u> The zoning site shall be allowed two (2) points of access to Clinard Farms Road. One existing access point and one right-in/right-out access point. The right-in/right-out access point shall be located east of the existing access point and be located as close to the eastern property boundary as allowed by the			

	driveway ordinance. If developed as residential use, the rezoning site shall connect to the stub street to the south in the Cottesmore subdivision (Crownwall Trail).
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School District Comment

Not applicable to this zoning case.

Details of Proposal

This is a request to expand an existing CZ R-5 District. The current CZ R-5 zoning, governing land owned by the Phoenix Academy, covers 26.6 acres and has a corresponding Special Use approval to allow a major and minor school use. Abutting the school along its Clinard Farms Road frontage are a one-acre parcel with an AG District zoning, under Guilford County's zoning jurisdiction, and a 1.06-acre parcel with an R-5 District zoning. The applicant has submitted this zoning request to add these two parcels (2.06 acres) into the CZ R-5 District. In conjunction with this zoning request the applicant has submitted an annexation petition for the parcel within unincorporated Guilford County and a Special Use petition to update the land area and the Special Use Plan of the school.

The applicant has submitted a conditional zoning ordinance in which they have offered the following conditions:

- 1) To include the parcel description of the 2.06 acres to be added into this CZ R-5 District.
- 2) To carry forward all relevant conditions from the 2013 zoning approval and update terminology to match current language of the Development Ordinance.
- 3) To delete transportation conditions that are no longer applicable due to the reduction of the school site from 42 to 26.6 acres, and reduction in anticipated student population from 1,500 to 800 students.

Staff Analysis

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

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

Consistency with Adopted Policy Guidance

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

The proposed CZ R-5 District is supported by the Low-Density Residential designation governing this portion of the city and its planning area, and the policies of the Land Use Plan that encourage an orderly growth pattern of the City.

Reasonableness/Public Interest:

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

The request is a reasonable expansion of the residential zoning pattern and is similar to previous residential zoning approvals granted 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 zoning site is surrounded by similarly zoned residential lands. Furthermore, the request will be compatible with the surrounding area as the proposed CZ R-5 District allows the same uses and development densities as permitted on adjacent lands.

Mitigation of Impacts

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

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	Impacts related to traffic have been mitigated by the applicant with the installation of required roadway improvements (turn lanes) that were transportation-related conditions of their 2013 zoning approval.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.
	The site is within the City Lake General Watershed Area, and any new development is required to meet the watershed standards of the Development Ordinance.
Mitigation #3	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.
	The site is currently served by City of High Point utilities and municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	Adjacent lands lying along the south side of Clinard Farms Road have a R-5 District and CZ R-5 District zoning designation. This proposed CZ R-5 District, which adds two parcels, will not adversely impact adjacent lands.

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.

There have been no changes along this segment of Clinard Farms Road.

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 R-5 District is a continuation of the existing residential zoning and development pattern that has been established in this area.

Recommendation

Staff Recommends Approval

The Planning and Development Department recommends approval of the request to rezone this 28.6-acre area to the CZ R-5 District. The request is 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

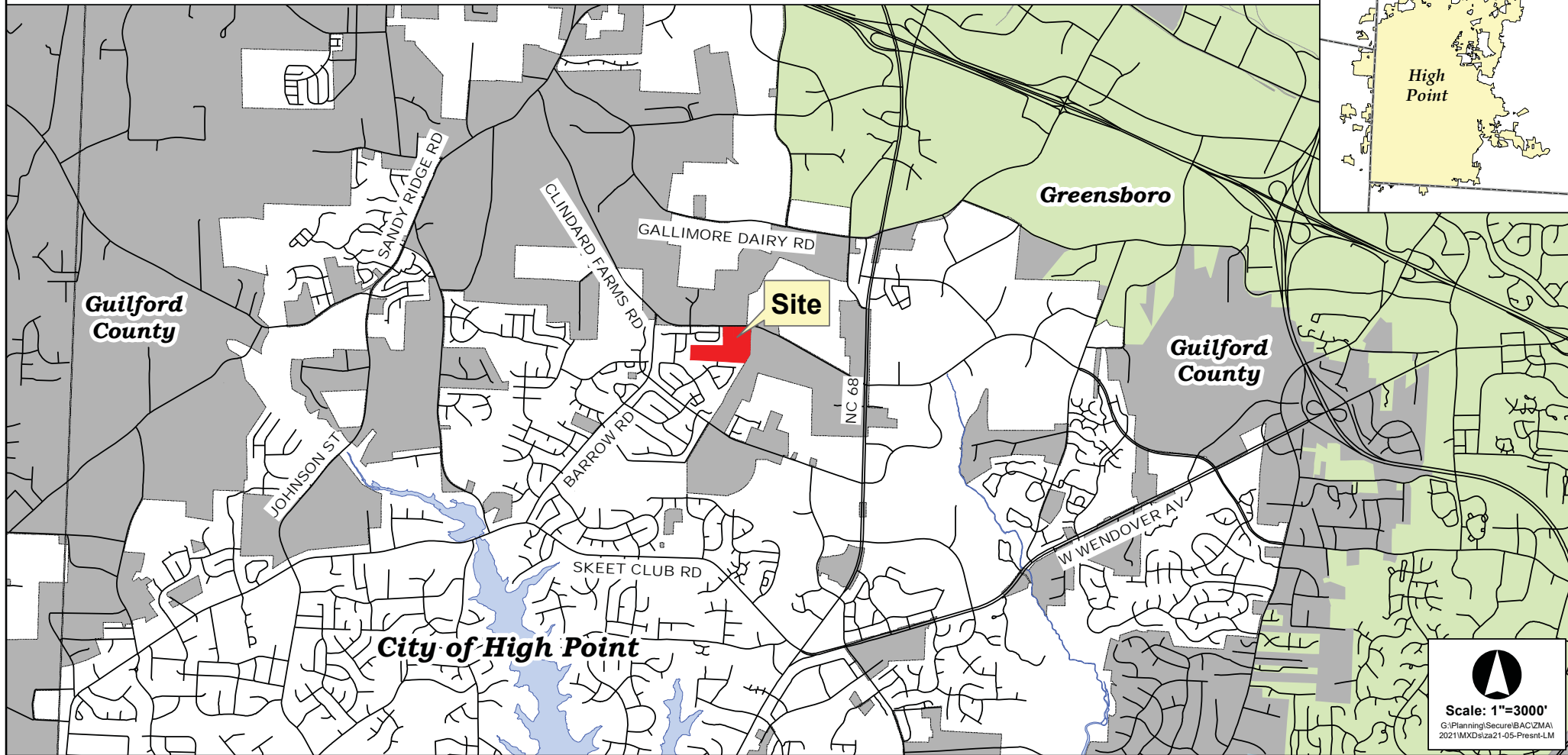
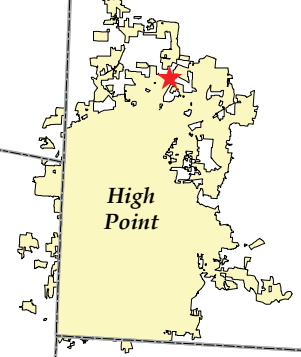
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-05

Applicant: Phoenix Academy Foundation, Inc.

Vicinity Map

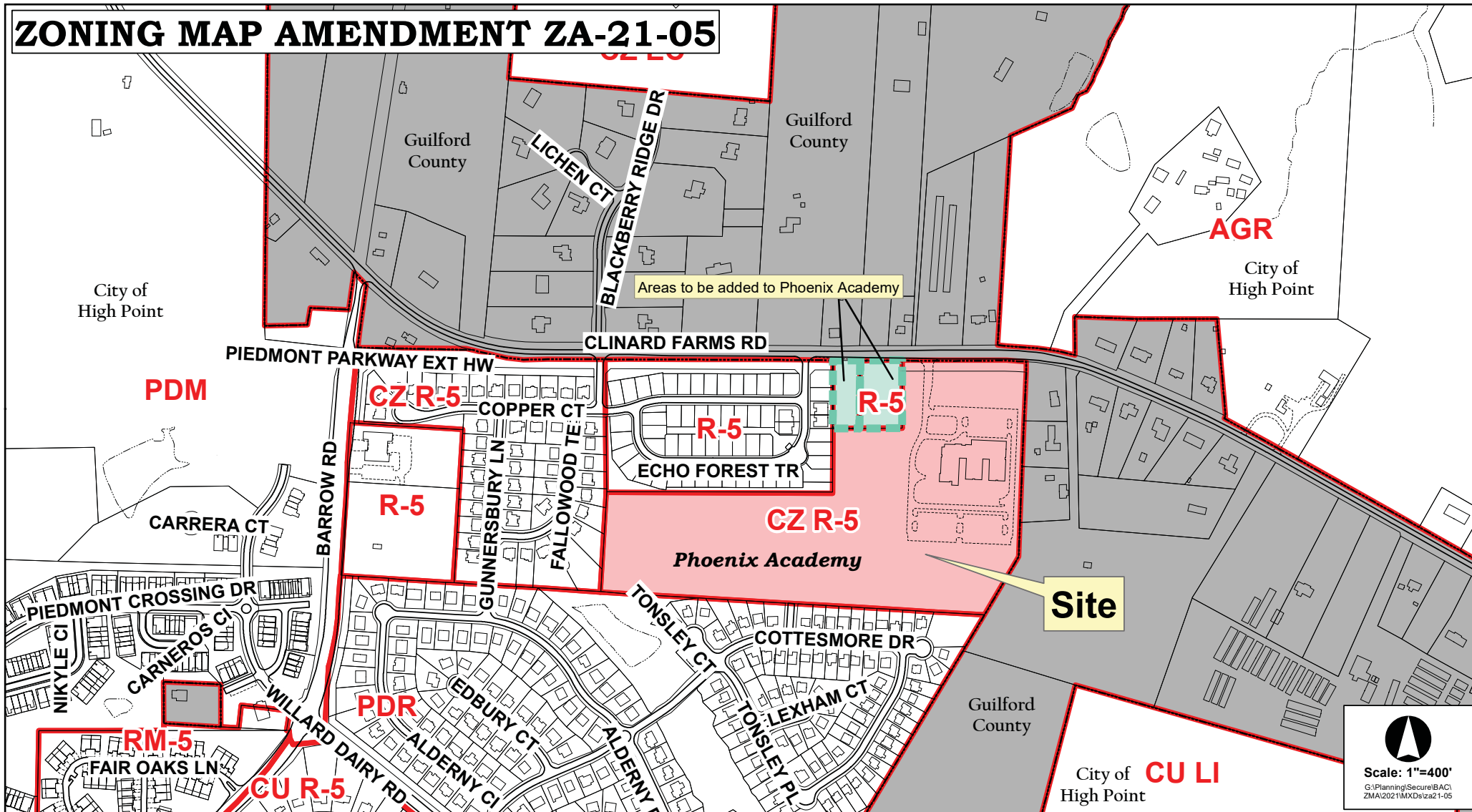


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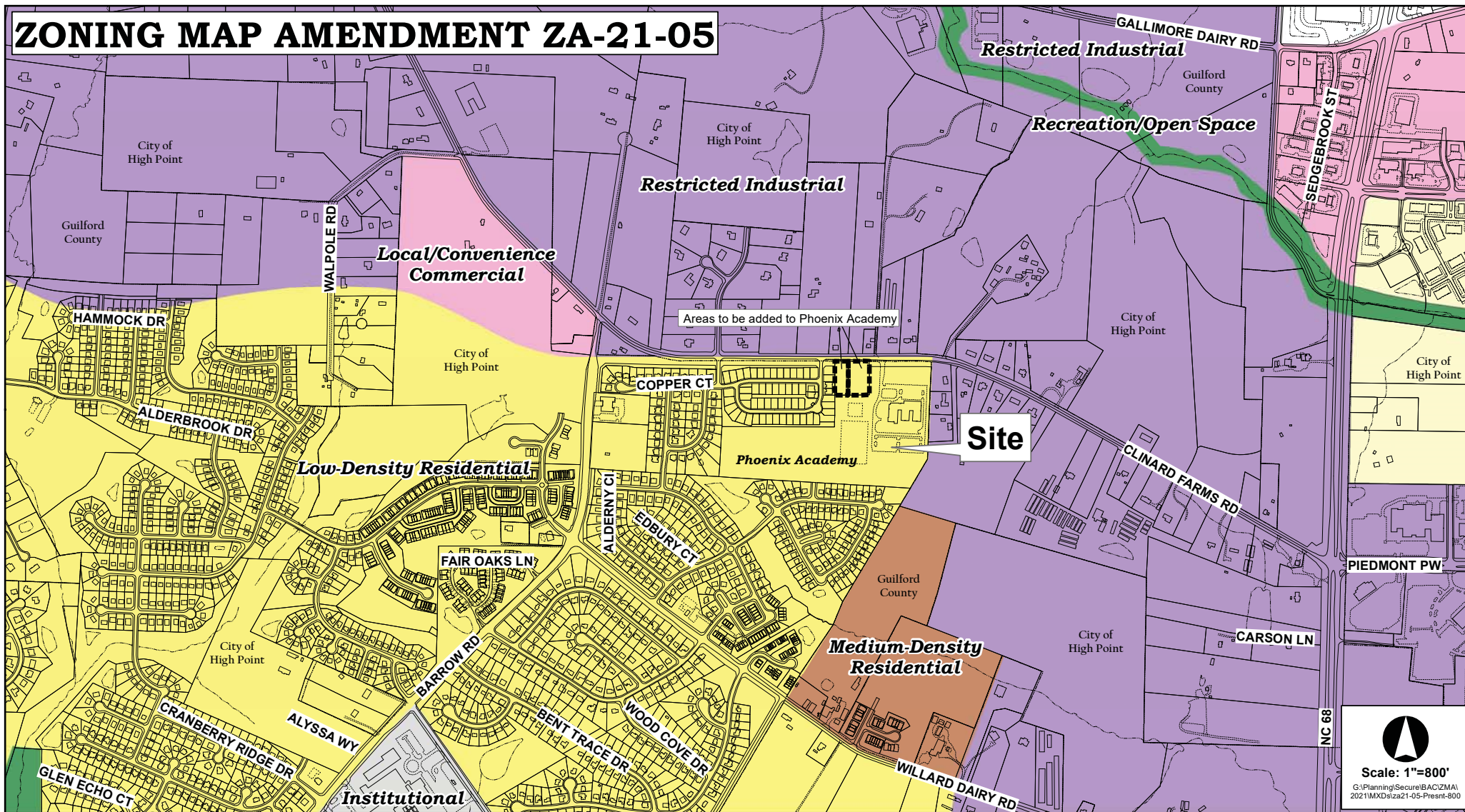
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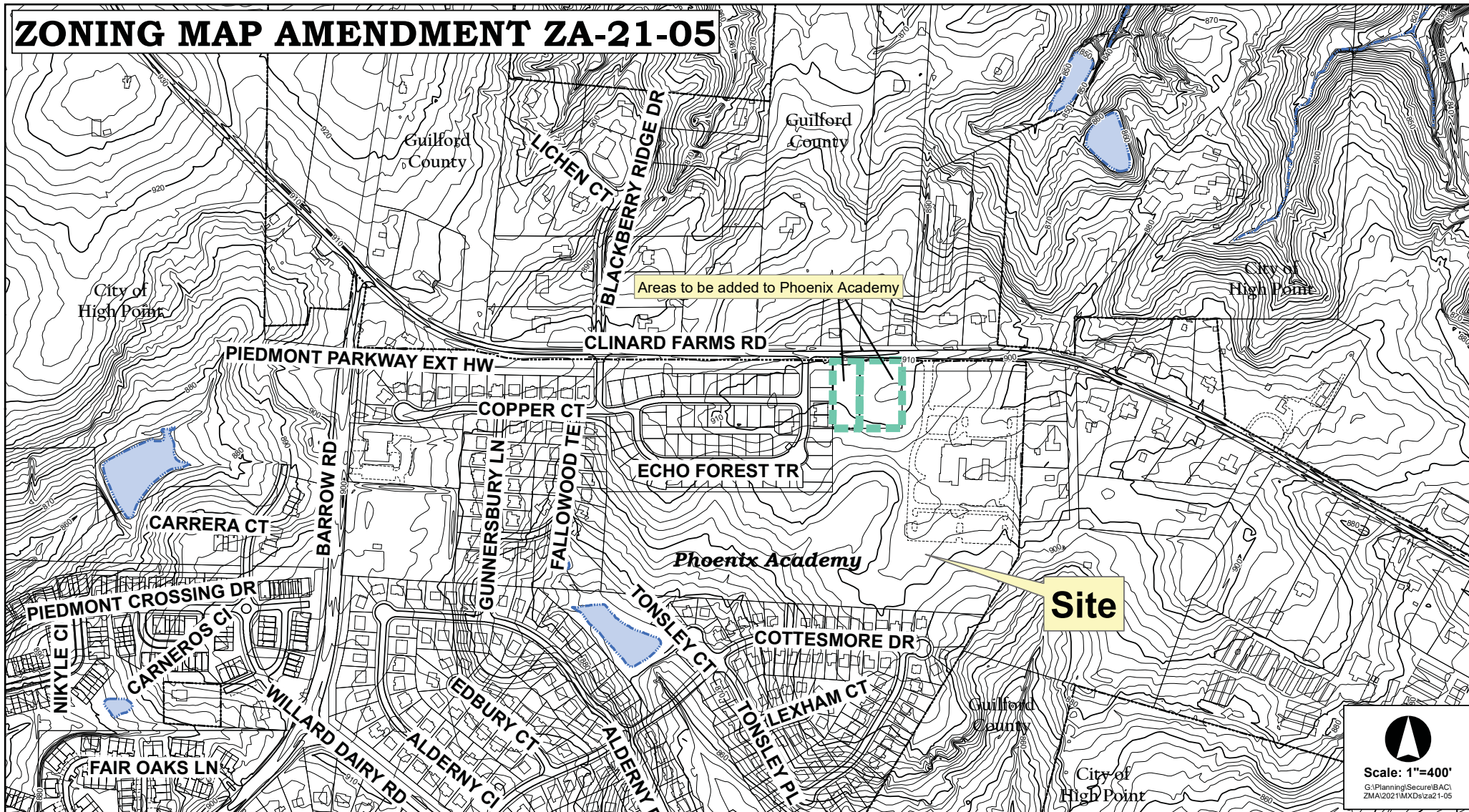
ZONING MAP AMENDMENT ZA-21-05



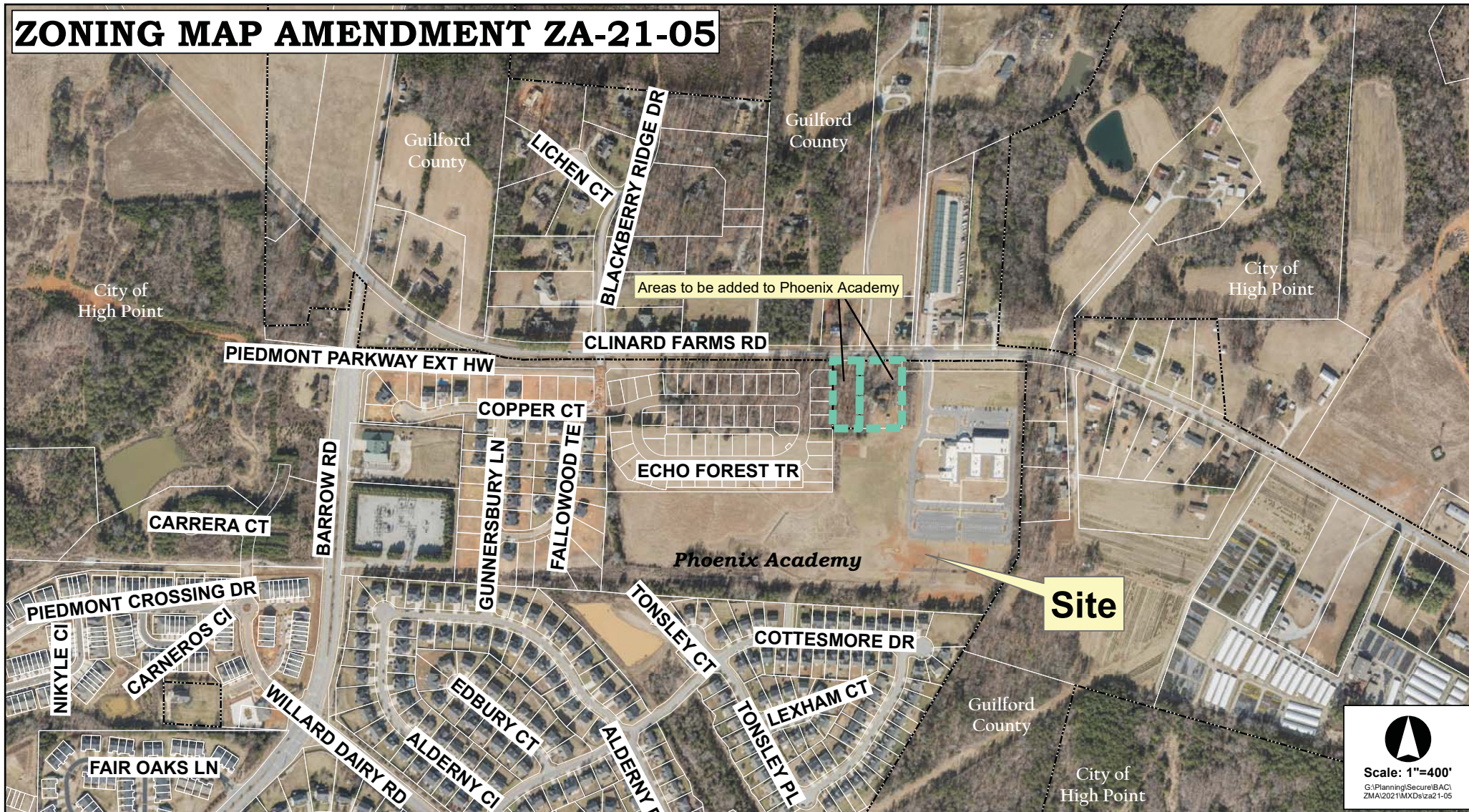
ZONING MAP AMENDMENT ZA-21-05



ZONING MAP AMENDMENT ZA-21-05



ZONING MAP AMENDMENT ZA-21-05



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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 April 27, 2021 and before the City Council of the City of High Point on May 17, 2021 regarding **Zoning Map Amendment Case 21-05 (ZA-21-05)** 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 April 18, 2021 for the Planning and Zoning Commission public hearing and on May 5, 2021 and May 12, 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 **May 21, 2021**.

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 Single Family-5 District (CZ R-5) District**. The property is approximately 28.6 acres located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road. The property addresses are 7847, 7851 and 7855 Clinard Farms Road and are also known as Guilford County Tax Parcels 0216465, 216466 and 169977.

SECTION 2

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

- Part I. **USES:** Any of the land uses allowed in the Residential Single Family – 5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the R-5 District and the specific conditions listed in this 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. Transportation Conditions.
If development under R-5 District zoning produces at least 150 trips in the AM or PM peak hour, an updated TIA will be required to determine the extent of improvements necessary to mitigate traffic impacts.
- C. Transportation Conditions.
 - 1. Access
 - a). The zoning site shall be allowed two (2) points of access to Clinard Farms Road.
 - b). One of the access points to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage (opposite driveway on Guilford County Tax Parcel 0169887).
 - c). The other allowable access point to Clinard Farms Road shall be a right in – right out only located as close as possible to the eastern end of the property.
 - d). If developed as residential use, the rezoning site shall connect to the stub streets to the south in the Cottesmore subdivision (Crownwall Trail).
 - 2. Right-of-Way Dedication: Prior to issuance of any Land Development Permit or by January 1, 2022, whichever occurs first, the property owner shall dedicate up to 41 feet of right-of-way along the entire frontage of Guilford County Tax Parcel 216466 (7851 Clinard Farms Road) as measured from the current property line.

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 now 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 21st day of May, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

CITIZEN INFORMATION MEETING REPORT

REZONING CASE ZA-21-05 & SPECIAL USE CASE SU-21-01

**SUBMITTED BY: PAUL J. NORCROSS,
CHAIRMAN, PHOENIX ACADEMY FOUNDATION, INC.**

Meeting Report

April 1, 2021

To: City of High Point, North Carolina
Planning and Development Department

From: Paul J. Norcross
Phoenix Academy Foundation, Inc. (the "Foundation")

Re: Rezoning Case ZA-21-05 & Special Use Case SU-21-01

Phoenix Academy, Inc. conducted a Citizen Information Meeting in support of Rezoning Case ZA-21-05 and Special Use Case SU-21-01 on Wednesday, March 31, 2021. The meeting was held virtually via phone conference. Letters of invitation were mailed to 78 residents on Wednesday, March 24, 2021 (see attached letter). The applications are for (i) re-zoning the property more commonly known as 7851/7855 Clinard Farms Road (the "Subject Parcels") to a Conditional Zoning R-5 District (CZ-R5) and (ii) a special use permit to allow the Subject Parcels to be used and incorporated into the Phoenix Academy campus.

At the meeting, counsel for the Foundation discussed with the attendants the purpose of the applications and the proposed uses for the Subject Parcels. The discussion primarily centered around the following items:

- The attendants asked about the expected/proposed use of the Subject Parcels and whether Phoenix Academy was planning to build a new school on the Subject Parcels. Counsel shared the Foundation's plan to construct a storage building on the Subject Parcels.
- All attendants expressed a strong desire to see the Subject Parcels cleaned up, cleared of debris, and used as the site for a storage building for Phoenix Academy
- The attendants inquired about access and the existing right of way to the Subject Parcels. In response, counsel described the proposed new access to the Subject Parcels that is to be provided through the existing Phoenix Academy access.

Overall, the meeting was positive, and no objections were expressed.

Attached is a copy of the attendance record for the call.

Attendance Record
Citizen Information Meeting
March 31, 2021
Held Via Conference Call (Call-In: (978) 990-5288/Access Code: 2210632)
Rezoning Case ZA-21-05 & Special Use Case SU-21-01

Name

Mary Borum
Katheryn Wilberding

Address

7854 Clinard Farms Road #A, High Point, NC 27265
3713 Cottesmore Drive, High Point, NC 27265



WYATT EARLY HARRIS WHEELER
ATTORNEYS AND COUNSELLORS AT LAW

DAVID B. ASHCRAFT
KIM R. BAUMAN
FREDERICK G. SAWYER
JAMES R. HUNDLEY
JOHN D. BRYSON
STANLEY F. HAMMER
SCOTT F. WYATT
BRIAN P. GAVIGAN
MATTHEW C. JOBE
CORY A. RAYBORN
LEIGH ANNE KASIAS
R. ANDREW HARRIS
JONATHAN D. KEELER

DONAVAN J. HYLARIDES
AARON R. DAVIS
KRISTIN S. CROWE
GRANT W. ALMOND
BRIAN M. KUPPELWEISER
KATHRYN H. MUHLENKAMP

RETIRED:
FRANK BURKHEAD WYATT
A. DOYLE EARLY, JR.
WILLIAM P. HARRIS
WILLIAM E. WHEELER

March 24, 2021

RE: Application for Re-Zoning and Special Use Permit
for 7851/7855 Clinard Farms Road, High Point, North Carolina (the “Subject Parcels”)

Dear Property Owner:

The purpose of this letter is to invite you to a virtual community meeting to be held on **March 31, 2021, from 5:30 PM to 6:30 PM**. At the meeting, we will be providing information related to an application for (i) re-zoning the Subject Parcels to a Conditional Zoning R-5 District (CZ-R5) and (ii) a special use permit to allow the Subject Parcels to be used and incorporated into the Phoenix Academy campus (“Campus”). One of the conditions provided for in the application is the removal of the current driveway access to the Subject Parcels and that access be provided through the main Campus entrance. You are receiving this notice because you own property within 300 feet of the Subject Parcels. In order to access this virtual meeting, please use the information set forth below.

Call-In Number: (978) 990-5288
Access Code: 2210632

If you are unable to attend this community meeting, please feel free to contact me, and we can discuss this request via phone or meet at a later time/date. We want to make sure you are informed and that we hear your opinions.

Thank you for your time and please give me a call if you have any questions.

Sincerely,

Brian Kuppelweiser

7 DEGREES OF CHANGE FOUNDATION
7851 CLINARD FARMS RD
HIGH POINT NC 27265

7 DEGREES OF CHANGE FOUNDATION
1109 FOREST HILL DR
HIGH POINT NC 27262

ADAME, ARTHUR;ADAME, KIMBERLY C
3695 COTTESMORE DR
HIGH POINT NC 27265

AHMAD, IFTIKHAR;AHMAD, RAHEELA
3757 COTTESMORE DR
HIGH POINT NC 27265

AMBASKAR, MAHESH;AMBASKAR, SUMEDHA
MAHAJAN
3745 COTTESMORE DR
HIGH POINT NC 27265

AMH 2015-1 BORROWER LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

BARKSDALE, FRANITA B;IL, THOMAS LEROY
3748 COTTESMORE DR
HIGH POINT NC 27265

BASANNAVAR, RAJENDRA
1221 CANYON SHADOWS CT
CARY NC 27519

BEARD, JOYCE G
7846 CLINARD FARMS RD
HIGH POINT NC 27265

BORUM, MARY GAYE S
7854 CLINARD FARMS RD # A
HIGH POINT NC 27265

CAMPBELL, COLEEN
3737 COTTESMORE DR
HIGH POINT NC 27265

CHLOE, DIRON C;CHLOE, DJENABA N
4522 FALLOWOOD TER
HIGH POINT NC 27265

CLINARD & POWELL LLC
7850 CLINARD FARMS RD
HIGH POINT NC 27265

CLINARD, ESMOND JOHN
7850 CLINARD FARMS RD
HIGH POINT NC 27265

COTTESMORE HOMEOWNERS ASSOCIATION INC
3929 TINSLEY DR STE 104
HIGH POINT NC 27265

COTTESMORE PARTNERS LLC
PO BOX 16168
HIGH POINT NC 27261

CURTAIN, BELINDA S
3720 COTTESMORE DR
HIGH POINT NC 27265

DASARATHAN, SANTHOSH YELLINIDI;SWAMI,
KRUPA RAJENDRA
3708 COTTESMORE DR
HIGH POINT NC 27265

DASH, SANJAY K;NANDA, JOGAPRIYA
4326 ALDERNY CIR
HIGH POINT NC 27265

EL, AYESHA K;EL, DELMAS STAMP
3753 COTTESMORE DR
HIGH POINT NC 27265

FEILD, DAVID;FEILD, NATALIE
3761 COTTESMORE DR
HIGH POINT NC 27265

FKH SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

GEN36 INVESTMENTS
4368 PEACEFORD GLEN DR
HIGH POINT NC 27265

GOSSETT LAND LLC
303 POWELL WAY
ARCHDALE NC 27263

GOSSETT LIVING TRUST;GOSSETT, REX D
TRUSTEE;GOSSETT, POLLY W TRUSTEE
7848 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, FREDDIE WALTER;GOSSETT, CATHY G
7829 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, J ROLAND;GOSSETT, GAYNELLE R
7841 CLINARD FARMS RD
HIGH POINT NC 27265

GOSSETT, JUNE N;RICHARDS, WENDY;GOSSETT,
STEPHEN R;MITCHELL, ELAINE
7845 CLINARD FARMS RD
HIGH POINT NC 27265

GOWRISHANKAR, PRAVEEN KUMAR
KANNAMANGALAM;RAMAKRISHNAN, SANGEETHA
3733 COTTESMORE DR
HIGH POINT NC 27265

HAYFORD, SYLVIA
3721 COTTESMORE DR
HIGH POINT NC 27265

HENSON, KARA;HENSON, ROBERT
4330 ALDERNY CIR
HIGH POINT NC 27265

HILL, DUSKIANNA;HILL, JAMISON
3736 COTTESMORE DR
HIGH POINT NC 27265

HOLBROOK, CARRIE E;HOLBROOK, JONAH E
7840 CLINARD FARMS RD
HIGH POINT NC 27265

HOMEFRONT LLC;THE LIVE OAK LAND TRUST
PO BOX 16189
HIGH POINT NC 27261

HOWELL, SCOTT A;HOWELL, KIMBERLY
3740 COTTESMORE DR
HIGH POINT NC 27265

JAMISON, JAMES M;JAMISON, JESSICA L
4542 FALLOWOOD TER
HIGH POINT NC 27265

JIANG, AIJIN;JIANG, CHANTHALY C
3732 COTTESMORE DR
HIGH POINT NC 27265

KANDAVEL, ARUN KUMAR VIGNESH;PALANISAMY,
HEMAPRIYA
3724 COTTESMORE DR
HIGH POINT NC 27265

KISER, JENNIFER TATE;KISER, KEVIN
4322 ALDERNY CIR
HIGH POINT NC 27265

KOROGODA, VADIM;ZHAO, XIKA
4534 FALLOWOOD TER
HIGH POINT NC 27265

MARGULIS, MARK B;OCHS, DAVID JASON
4517 WINDSOR LN
BETHESDA MD 20814

MARSHALL, FRANCES W;BEHRENS, JOAN W
2514 WILLARD DAIRY RD
HIGH POINT NC 27265

MAYER, VINICIUS GRUBER;DE LIMA, AMANDA
NAVES
3801 COTTESMORE DR
HIGH POINT NC 27265

MCENEANY, AMY L;TRNKA, ROBERT
3749 COTTESMORE DR
HIGH POINT NC 27265

MCNEILL, ANGELA D;MCNEILL, JAMES E
4523 FALLOWOOD TER
HIGH POINT NC 27265

MITRU, ALEXANDRU;MITRU, MAIA
3729 COTTESMORE DR
HIGH POINT NC 27265

MOHAN, ABHAY;KAJALA, ANAGHASHREE
4535 FALLOWOOD TER
HIGH POINT NC 27265

MORGAN, BONNIE GOSSETT
7843 CLINARD FARMS RD
HIGH POINT NC 27265

NETZ, RICARDO FERNANDEZ DE ARAMBURO;DE
ARAMBURO, PRISCILLA DA ROCHA FERNANDEZ
4526 FALLOWOOD TER
HIGH POINT NC 27265

OLUBODUN, NAOMI O
4009 TONSLEY CT
HIGH POINT NC 27265

PARAISO, CHRISTINE M;PARAISO, HAMZA I
4338 ALDERNY CIR
HIGH POINT NC 27265

PATEL, BHAKTI M;PATEL, MINESHKUMAR J
3717 COTTESMORE DR
HIGH POINT NC 27265

PATEL, BIRJU;PATEL, DHRUVIBEN
4510 FALLOWOOD TER
HIGH POINT NC 27265

PATEL, DEEPAK;PATEL, NEHA
4518 FALLOWOOD TER
HIGH POINT NC 27265

PATEL, MITESHKUMAR KIRTIKUMAR;PATEL, NISHA
4514 FALLOWOOD TER
HIGH POINT NC 27265

PATEL, RAJESH;PATEL, SMITA
3816 TONSLEY PL
HIGH POINT NC 27265

PATEL, ROHITKUMAR J;PATEL, RAGINI;PATEL,
RUSHING
4506 FALLOWOOD TER
HIGH POINT NC 27265

PATTERSON, JOHN T JR;PATTERSON, TRACIE A
4334 ALDERNY CIR
HIGH POINT NC 27265

PERDEK, MICHAL MARCIN;PERDEK, ANETA
KATARZYNA
3646 COPPER CT
HIGH POINT NC 27265

PHOENIX ACADEMY FOUNDATION INC
4020 MEETING WAY
HIGH POINT NC 27265

POL, HARSHAL;POL, VAIBHAVI
3744 COTTESMORE DR
HIGH POINT NC 27265

RAMAIAH, KUMARESWARAN;RAMAIAH,
SENTHILBALA GANAPATHY
3705 COTTESMORE DR
HIGH POINT NC 27265

RAY, JAMES M;RAY, JENNIFER S
3805 COTTESMORE DR
HIGH POINT NC 27265

REINALDO, SUSANA D
3741 COTTESMORE DR
HIGH POINT NC 27265

REYNOLDS, FLOYD A;REYNOLDS, BEVERLY A
7839 CLINARD FARMS RD
HIGH POINT NC 27265

RIMANDO, JAKE CHESTER;RIMANDO, YRNEH LYN
PEREZ ARGUEZA
3704 COTTESMORE DR
HIGH POINT NC 27265

ROUNTREE, PATRICIA C;ROUNTREE, WILLIAM
COLEMAN JR
7856 CLINARD FARMS RD
HIGH POINT NC 27265

ROYAL HOMES OF NORTH CAROLINA LLC
PO BOX 16168
HIGH POINT NC 27261

SANDRA, C POWELL J/T R/S;ESMOND, JOHN
CLINARD J/T R/S
7850 CLINARD FARMS RD
HIGH POINT NC 27265

SATHANANTHAM, JANAKIRAMAN
3728 COTTESMORE DR
HIGH POINT NC 27265

SEKAR, ARAVINDAN;SANTHANAKRISHNAN,
PRIYADARSHINI
3725 COTTESMORE DR
HIGH POINT NC 27265

SHRIVASTAVA, ADITYA;RAGHAV, SUPRIYA
4527 FALLOWOOD TER
HIGH POINT NC 27265

SMITH, FREDERICK C;SMITH, SANDRA M
3709 COTTESMORE DR
HIGH POINT NC 27265

VENKATA, CHANDRA SEKHAR SAMA
NAGA;JAVVAJI, JYOTSNA
4531 FALLOWOOD TER
HIGH POINT NC 27265

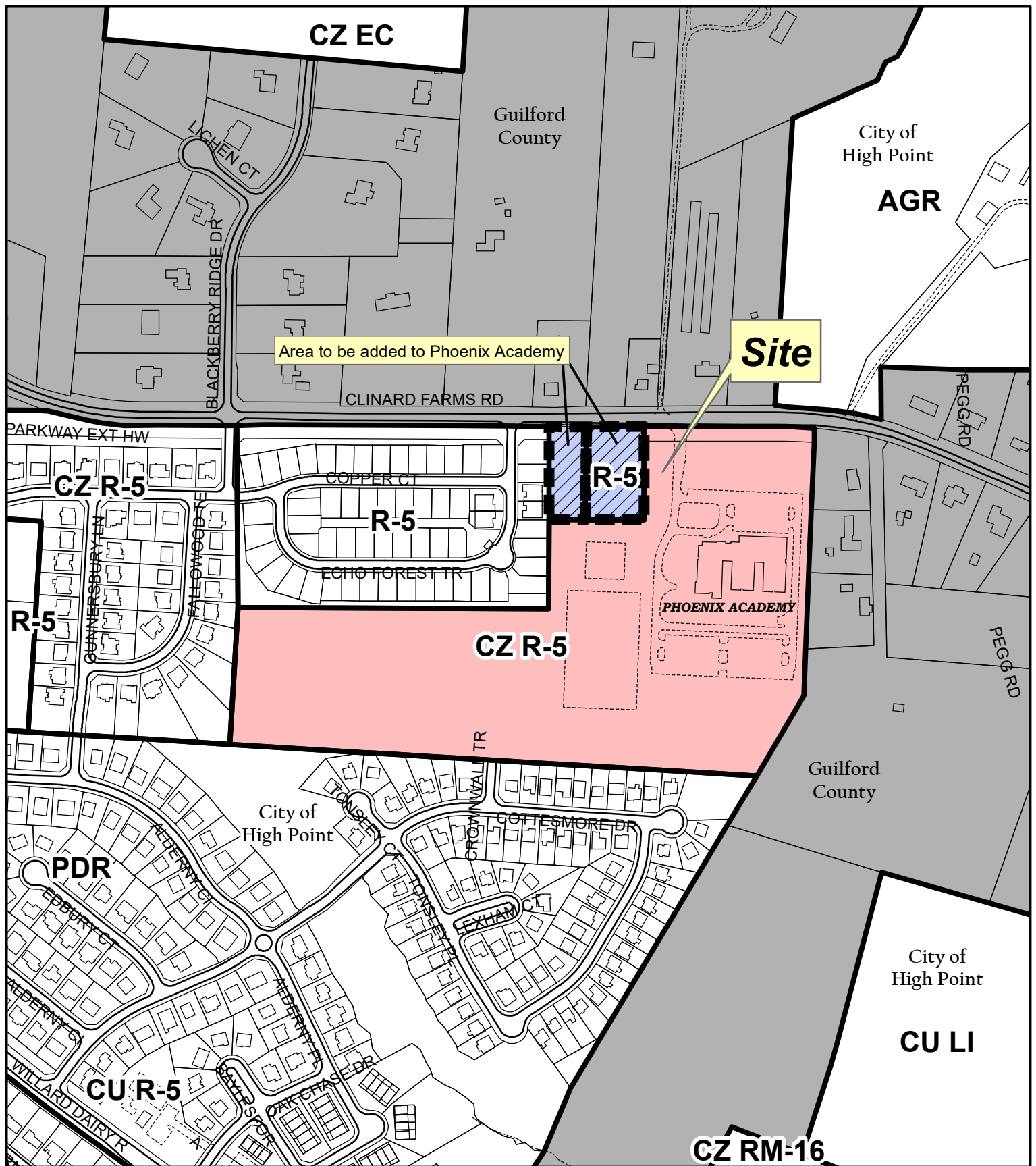
VERMA, MANOJ;VERMA, SANGITA SINGH
3712 COTTESMORE DR
HIGH POINT NC 27265

WILBERDING, KATHRYN LYNN
3713 COTTESMORE DR
HIGH POINT NC 27265

WILLIAMS, ANGELO DEVON;WILLIAMS, TONYA M C
4342 ALDERNY CIR
HIGH POINT NC 27265

WINSTON, DAVID JR;WINSTON, HAMIDAH
3716 COTTESMORE DR
HIGH POINT NC 27265

YU, NAN
4538 FALLOWOOD TER
HIGH POINT NC 27265



**ZONING MAP AMENDMENT ZA-21-05
and
SPECIAL USE CASE SU-01-01**

**Planning & Development
Department**

City of High Point



Scale: 1"=400'
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City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Before the public hearings are held, the City's Planning & Development Department mails notices to all owners of property located within 300-feet of the site. This notice provides a brief summary of the application; the time, date and place of the Planning & Zoning Commission public hearing; and contact information. A second notice is mailed prior to the City Council's public hearing with similar information. Also, signs are placed on the site giving notice of the request and the City's public hearings.

After hearing public comments and considering the development proposal, the Planning & Zoning Commission makes a recommendation to the City Council who, after holding their public hearing, decides what action should be taken on the proposal. Changes to the applicant's proposal can occur during this process in order to insure consistency with City policy and development regulations, and to minimize expected impacts that can be generated by the development or use of the site.

Development conditions can be adopted by the City Council for a Conditional Zoning District, Planned Development District, or Special Use. However, no condition can be included that:

- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to perform in any manner relative to the approval of or development of the land.

Citizens are strongly encouraged to contact the City's Planning & Development Department and visit the website below for additional information on the City's zoning process, and for information about specific development proposals.

Contact:

Planning & Development Department 336-883-3328

www.buildhighpoint.com