

CITY OF HIGH POINT

AGENDA ITEM



Title: Special Use 21-01
(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 allow a major and minor school use in the Conditional Zoning Residential Single Family - 5 (CZ R-5) District. The site is approximately 28.6 acres and 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:

See attached staff report

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff Recommendation

Staff recommended *approval* of this request as outlined in the attached staff report.

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

**STAFF REPORT
SPECIAL USE PERMIT 21-01
May 17, 2021**

Request	
Applicant: Phoenix Academy Foundation, Inc.	Owners: Phoenix Academy Foundation, Inc.
Proposal:	A Special Use Permit request to allow a minor and major school in a CZ R-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 Numbers:	Guilford County Tax Parcels 169977, 216465, and 216466
Site Acreage:	Approximately 28.6 acres
Current Land Use:	A 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 <i>(all within Guilford County)</i>	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 <i>(all within Guilford County)</i>	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) subdivision is under construction

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> 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.			

School District Comment
Not applicable to this zoning case.

Details of Proposal
The applicant, Phoenix Academy Foundation, submitted a request to update the existing special use permit governing their school site to include two abutting parcels of land. Abutting the site along its Clinard Farms Road frontage are two parcels with a total area of 2.06 acres. The applicant has

submitted this request to add these two parcels into the special use site and to update their Special Use Permit.

The updated Special Use Permit proposes the following:

- 1) To include the parcel description of the 2.06 acres to be added to the site.
- 2) To carry forward all relevant conditions from the 2013 and 2014 special use approval, and updates terminology to match current language of the Development Ordinance.
- 3) To revise student capacity and remove 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.
- 4) To delete exterior lighting conditions, as these are now addressed in the current Development Ordinance which came into effect in 2017.
- 5) To update the special use site plan to identify where future building expansion and parking may potentially occur.

Findings

A special use is a use that may be appropriate in a zoning district, but because of its nature, extent, and external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the special use process is to allow the City Council an opportunity to perform this analysis.

Section 2.4.12.C. of the Development Ordinance requires that certain findings be made before a special use may be approved. 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 required findings.

Will not materially endanger the public health or safety if located where proposed.

Compliance	<ul style="list-style-type: none">❖ The proposed amendment to this existing special use will not negatively impact public health or safety as transportation-related improvements (turn lanes), which were conditions of approval in 2013, have been installed.❖ The land to be added to the school was previously developed with a single-family dwelling. The driveway access for this former home will be removed and all access will be from the school's existing access drive.
-------------------	---

Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.

Compliance	Schools are required to have street frontage and gain primary access on a street classified higher than a residential local street. This required development standard is met as access to the site is restricted to Clinard Farms Road, which is classified as a major thoroughfare.
-------------------	---

Will not substantially injure the value of the abutting land, or the special use is a public necessity;

Compliance	This request does not establish a new use in this area. The current school obtained its special use approval in 2013 for a more intensive educational campus and the current building was constructed in 2015. The addition of 2.06 acres, an approximate
-------------------	---

	8% increase, is a minor expansion of the site's land area and is not expected to injure the values of abutting lands.
--	---

Will be in harmony with the area in which it is to be located.

Compliance	The requested amendment does not change initial findings used to approve the special use in 2013. Perimeter landscape yards are still required and previously installed transportation improvements will continue to mitigate traffic impacts. In addition, the applicant is offering to restrict student capacity to a maximum of 800 students.
-------------------	--

Is in general conformity with the City's adopted policy guidance.

Compliance	The site has a Low-Density Residential land use map designation, which supports residential development at densities up to five dwelling units per acre. In addition to residential uses, the CZ R-5 District governing this site, allows complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities.
-------------------	---

Recommendation

Staff Recommends Approval:

Based upon the conditions in the attached special use permit and the special use site plan, staff finds that the request meets the special use review standards of the Development Ordinance and warrants approval.

Report Preparation

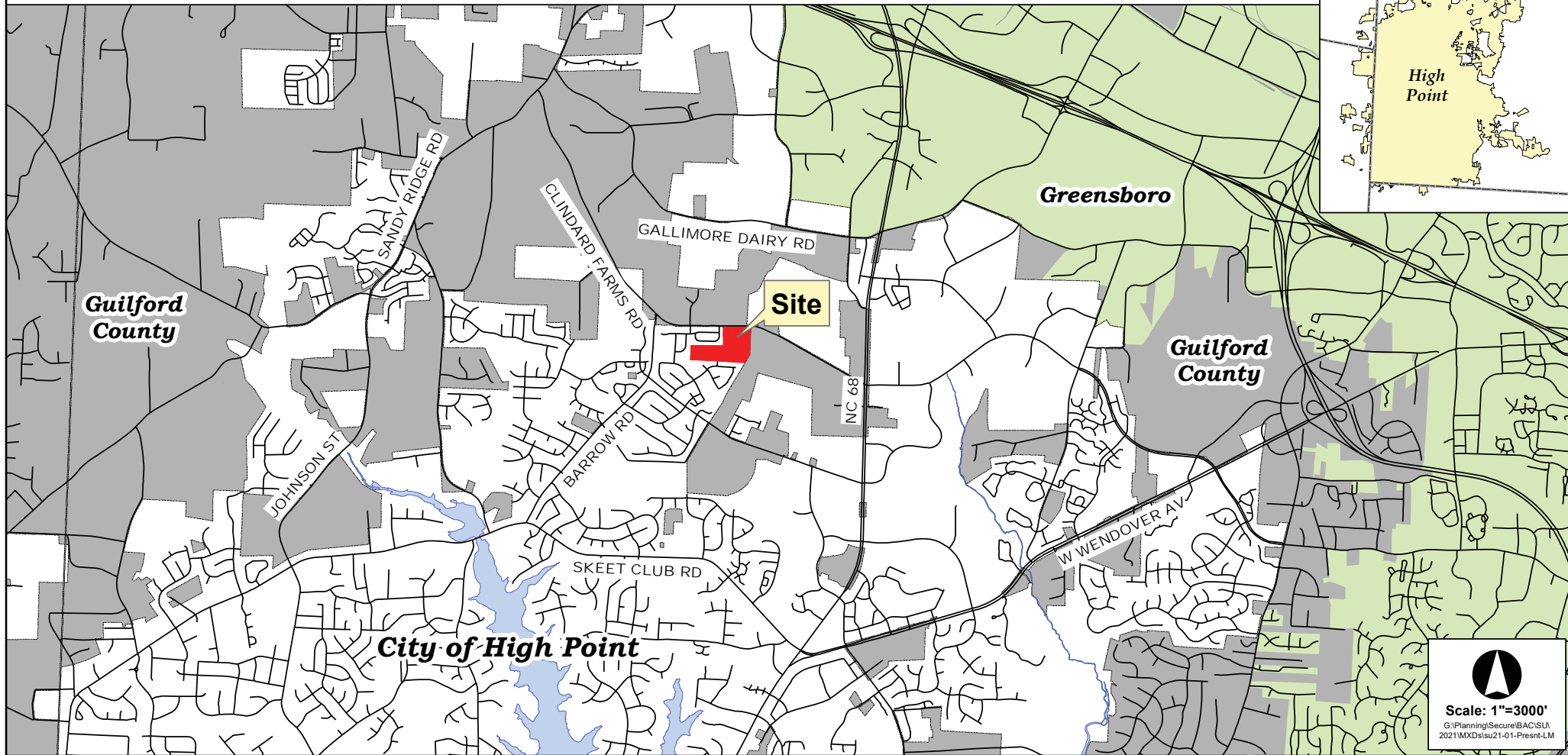
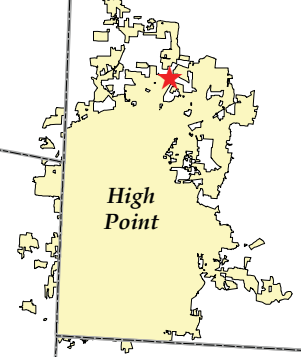
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

SPECIAL USE PERMIT: SU-21-01

Applicant: Phoenix Academy Foundation, Inc.

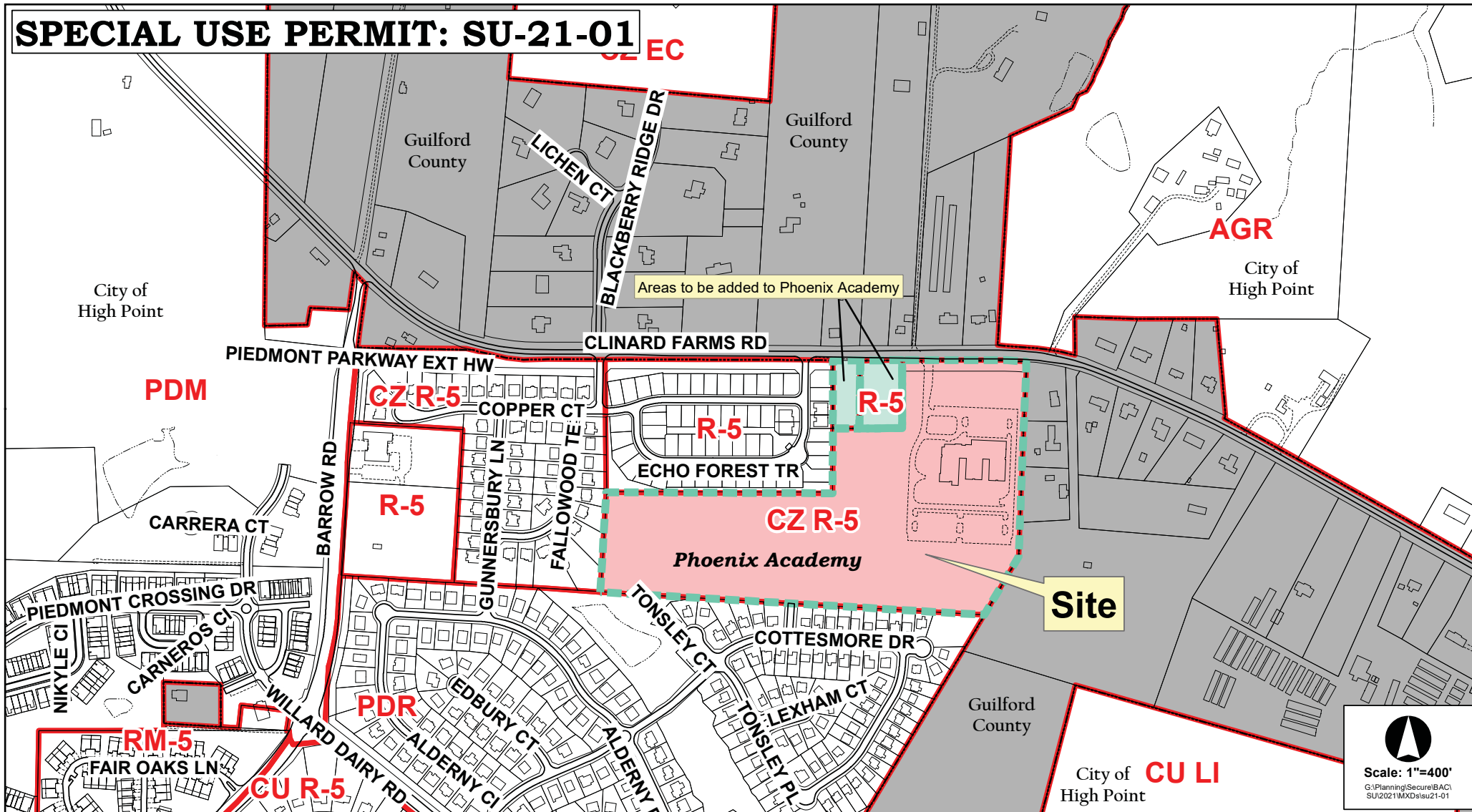
Vicinity Map



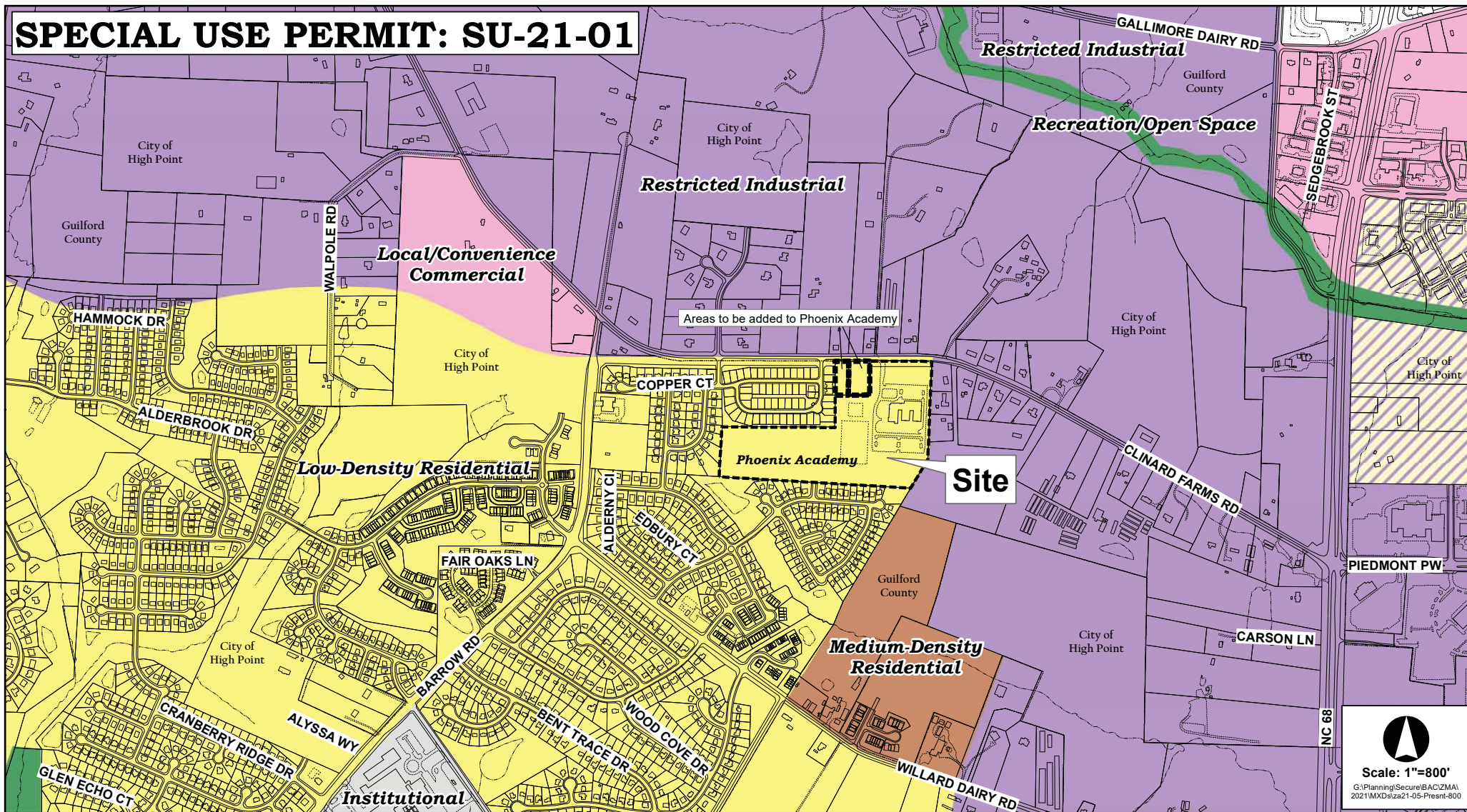
Scale: 1"=3000'
G:\Planning\Secure\BAC\SU
2021\MXD\su21-01-Prest-LM

[illegible]

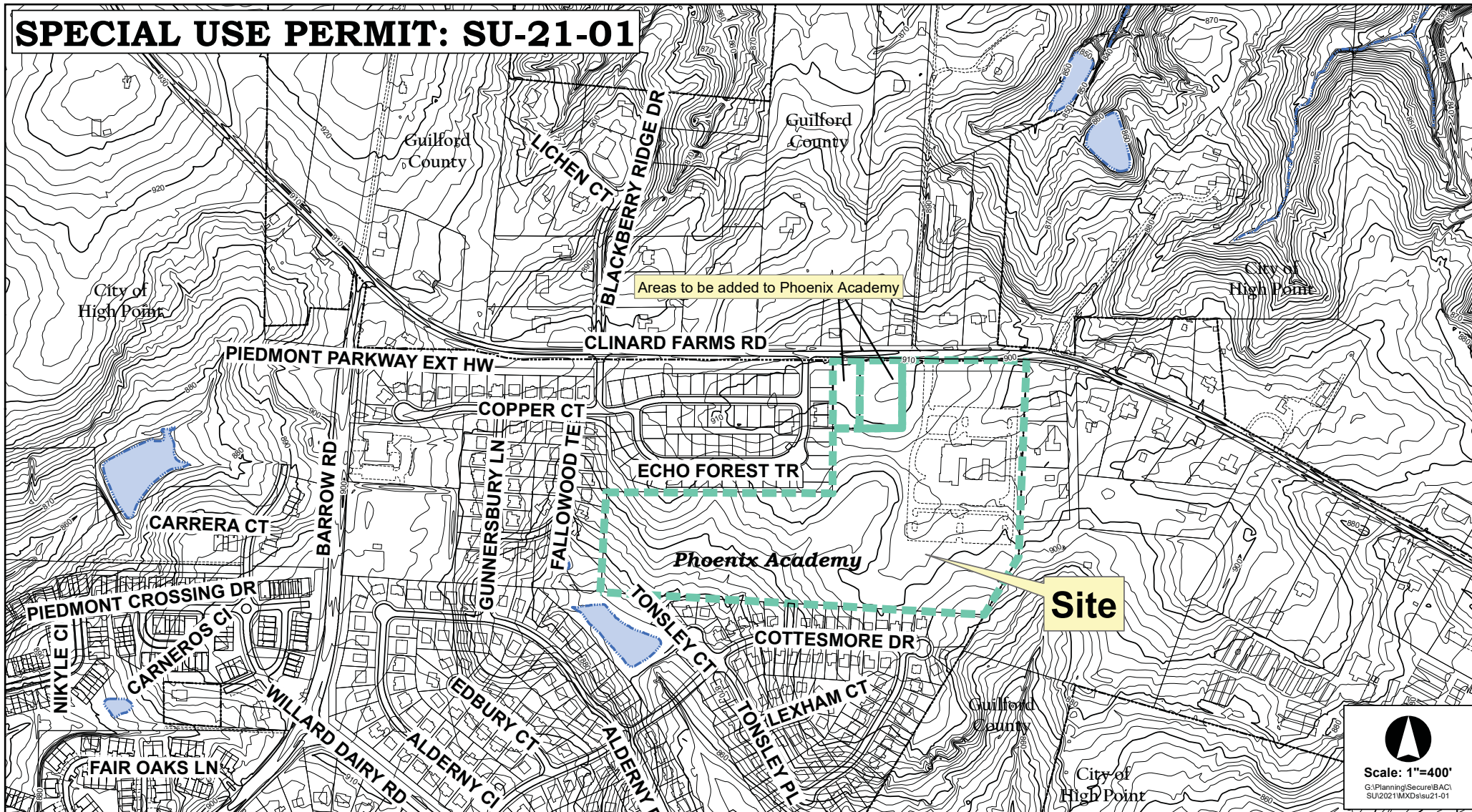
SPECIAL USE PERMIT: SU-21-01



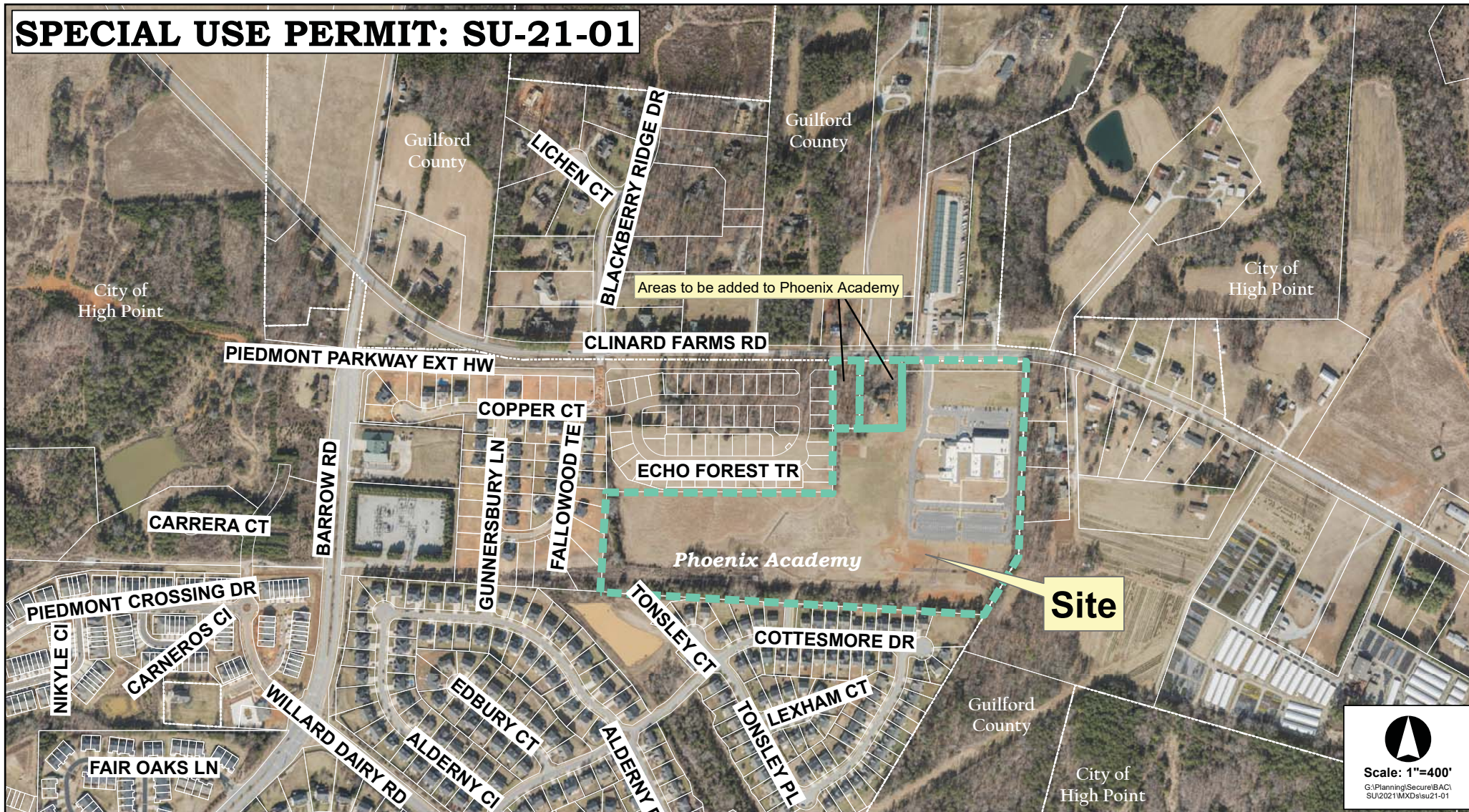
SPECIAL USE PERMIT: SU-21-01



SPECIAL USE PERMIT: SU-21-01



SPECIAL USE PERMIT: SU-21-01




Scale: 1"=400'
G:\Planning\Secure\BAC\SU2021\WXD\slsu21-01

**SPECIAL USE 21-01
CITY OF HIGH POINT, NORTH CAROLINA
(Phoenix Academy)**

The City of High Point City Council, pursuant to Section 2.4.12, Special Use, of the City of High Point Development Ordinance, approved a Special Use and Site Plan for the following use, subject to the following condition(s):

Part I. USE:

1. Major and minor school use and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Residential Single Family – 5 (R-5) District and the specific conditions listed in this Special Use (SU) document.
2. Student capacity shall not exceed 800 students.

Part II. Conditions:

1. Development of the site shall be generally consistent with the attached special use site plan. Final configuration of buildings, parking and athletic fields may shift within designated areas depicted on the special use site plan.
2. Transportation Conditions
 - a. Phasing of Transportation Improvements
 1. Phase 1 - 460 students or less
 - a. Access
 - i). The site shall be allowed two (2) points of access to Clinard Farms Road.
 - ii). The western access point to Clinard Farms Road shall align with the existing driveway of Clinard Quality Storage (opposite driveway on Guilford County Tax Parcel 0169887).
 - iii). The eastern access point shall be a right in – right out only, located as close as possible to the eastern end of the property.
 - b. Improvements - The property owner shall construct an eastbound right turn lane with two hundred fifty (250) feet of storage and appropriate taper, and a westbound left turn lane with two hundred fifty (250) feet of storage and appropriate taper at the Clinard Farms Road access point (opposite Clinard Quality Storage driveway access point on Guilford County Tax Parcel 0169887).
 - c. Onsite queuing area - The property owner shall provide a minimum of one thousand three hundred (1,300) feet of stacking/queuing on the zoning site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

2. Phase 2 - 461 - 800 students

- a. Onsite queuing area - The property owner shall provide a minimum (gross total of phases 1 and 2 of two thousand two hundred (2,200) feet of stacking/queuing on the site. The AM and PM queues will not be allowed to extend onto Clinard Farms Road.

SECTION 2

The property is approximately 28.8 acres located along the south side of Clinard Farms Road, approximately 2,500 feet east of Barrow Road. The property is addressed as 7847, 7851 and 7855 Clinard Farms Road and also known as Guilford County Tax Parcels 0216465, 216466 and 169977.

SECTION 3

A special use and the associated site plan approval are perpetually binding and run with the land, unless amended. A material change to a special use or to an associated site plan that alters the objectives and purposes of the requirements or conditions of the special use constitute an amendment to the special use.

If development approved as a special use is discontinued for a period exceeding one (1) year, or if a special use is replaced by a use otherwise permitted by right in the zoning district, the special use approval is deemed abandoned and the special use approval is null and void.

An action invalidating a special use condition of approval for any reason shall render the special use null and void.

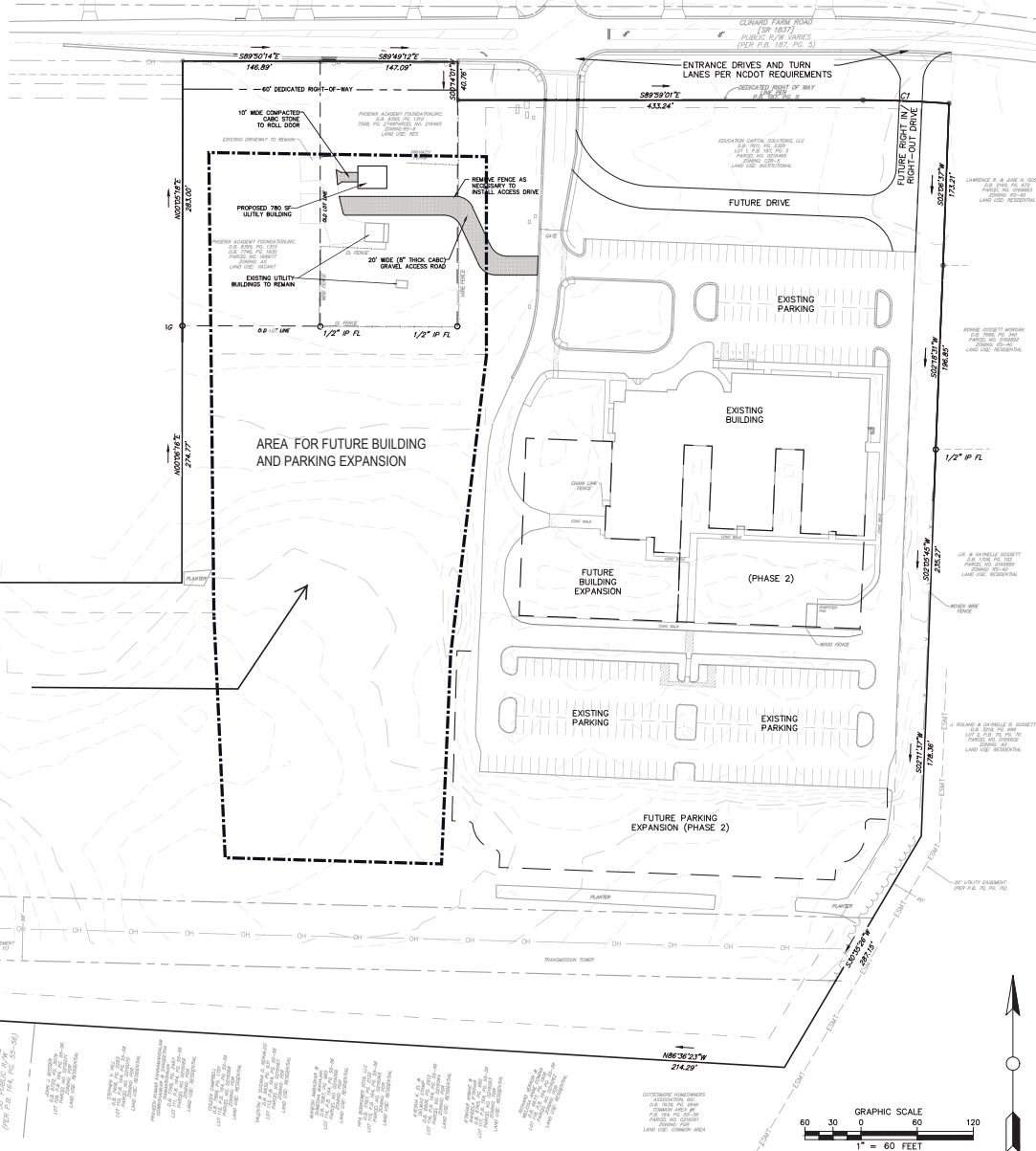
SECTION 4

Special Use 21-01 and the accompanying Special Use Plan were approved by the City Council of High Point, North Carolina on the 19th day of May, 2021.

Special Use 21-01 Findings of Fact and Conclusion of Law were approved by the City Council of High Point, North Carolina on the xxth day of June, 2021.

PROPOSED NEW SUP SITE PLAN

GENERAL NOTES:
OWNERS: PHOENIX ACADEMY FOUNDATION INC.
 4020 MEETING WAY
 HIGH POINT, NC 27265
ADDRESS OF SITE: 7851 CLINARD FARMS RD
 HIGH POINT, NC 27265
PARCEL ID: 216465, 216366 & 169977
PIN: 7814104371, 7814102391
PARCEL SIZE: 28.65 AC
DEED BOOK/PG: DB 8395 PG 1310-1312
PLAT BOOK/PG: PB 187 PG 5
CURRENT ZONING: C2 R-S (13-4), R-S, AG (GUILFORD COUNTY)
 & SPECIAL USE PERMIT (13-03)
PROPOSED USE: MINOR SCHOOL
WATERSHED: CITY LAKE GENERAL WATERSHED AREA, NO
 WATERSHED DEVICE IS REQUIRED.
 LOCATED IN AIRPORT OVERLAY ZONE 3.
 AS OF JANUARY 26TH 2021, THE FOLLOWING LOTS HAVE BEEN
 COMBINED: TAX PARCEL #216366, TAX PARCEL # 169977 & TAX
 PARCEL # 216465. NEW DEED REFERENCE: BOOK 8395 PAGE
 1310-1312.
PARKING REQUIREMENTS:
 PARKING REQUIREMENTS: 7 SPACES/CLASSROOM + 3 SPACES/ROOM
 USED FOR OFFICES.
 ADEQUATE PARKING WILL BE PROVIDED TO MEET THE MINIMUM
 PARKING REQUIREMENTS DURING ANY PHASE OF THE DEVELOPMENT.



DRAWING NAME: P:\2020\202004\040404 SUP SITE PLAN - 4/2/2020 2:27 PM

REV	DATE	DESCRIPTION	BY	PROJECT
1				200016
2				APRIL 2021
3				DESIGNED DMP
4				DRAWN DMP
5				CHECKED DMP
6				SCALE AS NOTED
				SURVEYED N/A

THE SCALE BAR
 SHOWN BELOW
 MEASURES ONE
 INCH LONG ON
 THE ORIGINAL
 DRAWING.
 Know what's below.
 Call before you dig.
 Dial 811

DAVIS • MARTIN • POWELL
 ENGINEERS & SURVEYORS **dmp**
 6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4021 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

SPECIAL USE PERMIT SITE PLAN
 PHOENIX ACADEMY FOUNDATION INC.
 UTILITY BUILDING ADDITION
 7851 CLINARD FARMS RD
 HIGH POINT, GUILFORD COUNTY, NORTH CAROLINA

SHEET NO.
 C1.0
 OF

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, DHUVIBEN
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

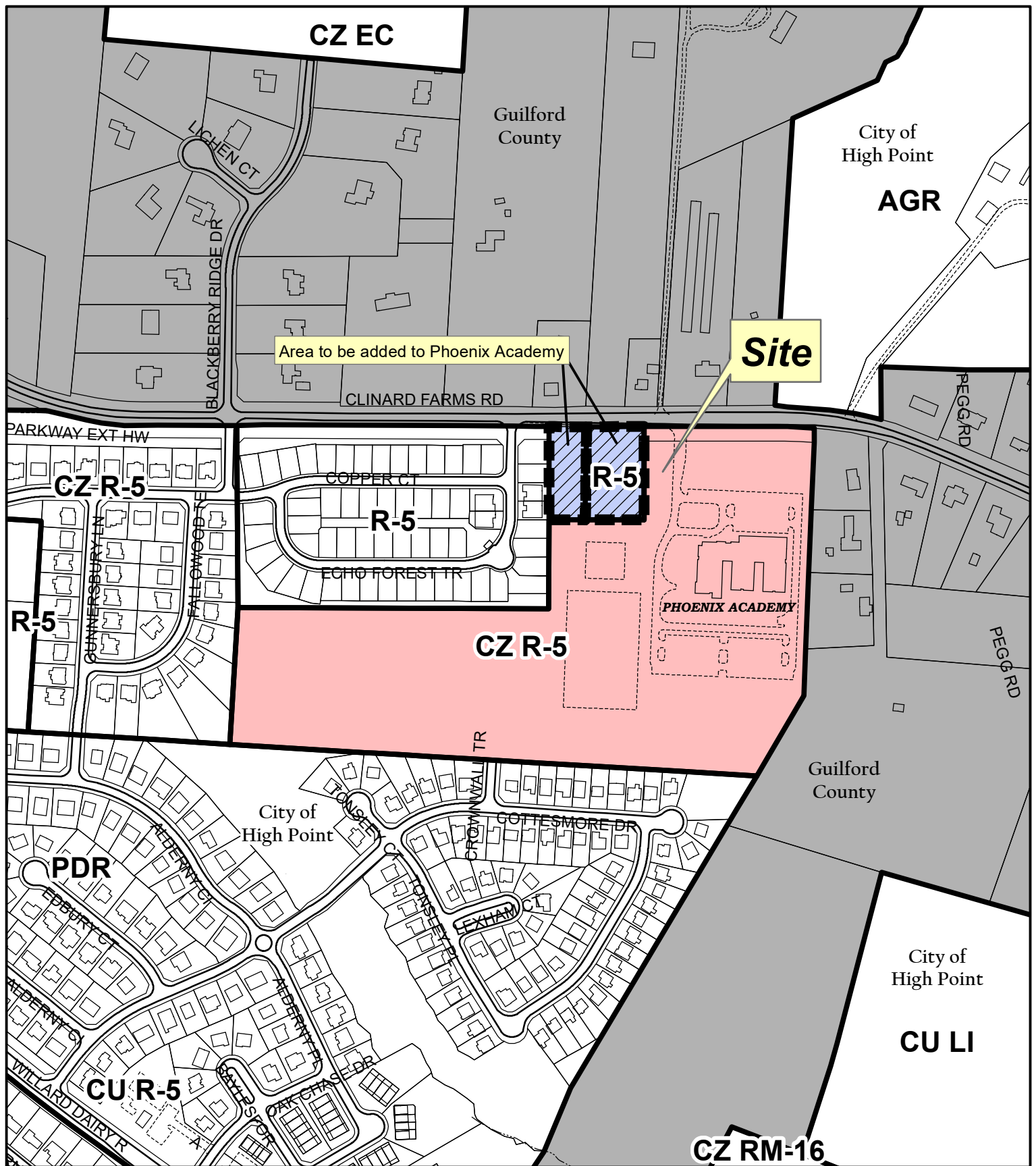
VERMA, MANOJ;VERMA, SANGITA SINGH
3712 COTTESMORE DR
HIGH POINT NC 27265

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'
G:\Planning\Secure\BAC\ZMA\2021\MXDs\za21-

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