

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 21-06
(Amada America, 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 Amada America, Inc. to rezone an approximately 37.6-acre parcel from a Conditional Use Light Industrial (CU-LI) District to a Conditional Zoning Light Industrial (CZ-LI) District. The site is located along the west side of Penny Road, approximately 250 feet north of Premier Drive (3889 Amada Drive).

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. Tom Terrell, attorney, Fox Rothschild LLP, 230 N. Elm Street, Suite 1200, Greensboro. Mr. Terrell gave an overview of the applicant's proposal. Since the development type and pattern of this industrial park has been established, this request only proposes to remove Eastchester Gateway Corridor signage conditions and no other changes are proposed to the site.

A comment in opposition was received from Mr. John Skrabak, 3722 Single Leaf Circle (within a residential subdivision lying southwest of the zoning site). Mr. Skrabak expressed concern with lighting from the Amada facilities parking lot and being able to see the facility in the winter when the foliage is off the trees.

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 21-06 is consistent with the City's adopted policy guidance because, as conditioned, the requested CZ-LI District is supported by the Restricted Industrial classification of the Land Use Plan and is outside the scope of the Eastchester Corridor Plan. Furthermore, the request is reasonable and in the public interest because, as conditioned, the requested CZ-LI District is compatible and consistent with nearby CU-LI and CZ-LI zoning approvals.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-21-06
April 27, 2021**

Request	
Applicant: Amada America, Inc.	Owners: Amada America, Inc.
Zoning Proposal: To rezone an approximate 37.6 acre parcel	From: CU-LI Conditional Use Light Industrial District
	To: CZ-LI Conditional Zoning Light Industrial District

Site Information	
Location:	The site is located along the west side of Penny Road, approximately 250 feet north of Premier Drive (3889 Amada Drive).
Tax Parcel Number:	Guilford County Tax Parcel 213026
Site Acreage:	Approximately 37.6 acres
Current Land Use:	The site is developed with an approximate 232,000 square foot minor manufacturing facility.
Physical Characteristics:	The site has a moderately sloping terrain with a perennial stream running along its southwestern property line.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along the east side of Penny Road. An 8-inch City sewer line runs along the stream corridor adjacent to the southwestern boundary of the site.
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.
Overlay Districts:	City Lake General Watershed Area (GWA) Airport Overlay District – Zone 4

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Minor manufacturing and warehouse/distribution
South:	CU-LI CU R-5	Conditional Use Light Industrial District Conditional Use Residential Single Family – 5 District	Warehouse/distribution use, undeveloped parcel and single family subdivisions
East:	CU-LI	Conditional Use Light Industrial District	Undeveloped parcel
West:	CZ R-7	Conditional Zoning Residential Single Family – 7 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following goal of the Community Growth Vision Statement is relevant to this case: Goal 6: Keep High Point's economy strong and make it more diversified.
Land Use Plan Map Classification:	The site has a Restricted Industrial land use designation. This classification is intended to accommodate office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.
Land Use Plan Goal, Objective & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	None
Zoning History:	The zoning site is part of a 160-acre industrial park that was granted its current CU-LI District zoning in 2001 and expanded in 2005 to its current configuration.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Penny Road Amada Drive		Major Throughfare Private Drive	750 ft. 690 ft.
Vehicular Access:	Via a private drive and driveway access points from Penny Road.			
Traffic Counts: <i>(Average Daily Trips)</i>	Not applicable			
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not applicable, the site is already developed.	

School District Comment
Not applicable to this zoning case.

Details of Proposal

The applicant is requesting rezoning to an updated CZ-LI District to remove signage standards of the Eastchester Gateway Corridor Overlay District to allow a taller freestanding sign for their manufacturing facility. Except for the revision of signage standards, all other relevant zoning conditions and restrictions from the prior zoning approval are proposed to be carried forward in a new Conditional Zoning Ordinance being offered by the applicant. The only other change is an update to the terminology of prohibited uses to match the current language of the Development Ordinance.

Staff Analysis

When initially annexed and rezoned, lands associated with this industrial park consisted of undeveloped pasture lands fronting along the NC-68 corridor. As the ultimate pattern of development was unknown, zoning conditions and development standards were established to incorporate land use policy from the Eastchester Gateway Corridor Plan and the Land Use Plan.

A key component setting the development pattern for this industrial park was the extension of Penny Road through the zoning site northward to Willard Dairy Road. To support larger industrial tracts, the developer installed this northern extension of Penny Road approximately one-quarter mile west of the NC-68 corridor. This has assisted in creating industrial parcels ranging in size from 6 to 37 acres. As such, the relaxation of Gateway Corridor Overlay signage standards for lands lying west of Penny Road would not conflict with policy guidance documents or with standards established by prior zoning approvals for lands adjacent to the Eastchester Gateway Corridor Overlay District.

Section 2.4.6.C. of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

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

As conditioned, the requested CZ-LI District is supported by the Restricted Industrial classification of the Land Use Plan and is outside the scope of the Eastchester 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.

As conditioned, the requested CZ-LI District is compatible and consistent with nearby CU LI and CZ LI zoning approvals.

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.
- ❖ As conditioned, allowable uses will be similar to abutting industrially zoned lands.
 - ❖ Except for amendment to signage standards, the applicant has offered to carry forward existing conditions from the prior zoning approval for this industrial park.
 - ❖ The removal of Eastchester Gateway Corridor Overlay signage standards would permit signage to be subject to standards of the underlying LI zoning district. This would increase allowable height of a freestanding sign from 20 feet to 30 feet and increase the maximum allowable sign area from 50 to 200 square feet. Based on the large lot development pattern of this industrial park a change to the underlying LI District sign standards along the west side of Penny Road

will not change the character of development, will not change the compatibility with adjacent lands and will not promote sign or visual clutter within the area.

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.
	The zoning site is in an area designated as Restricted Industrial by the Land Use Plan and abuts parcels along Penny Road with CU-LI District zoning. As conditioned, allowable uses will be similar to those permitted on adjacent lands and will not adversely impact nearby lands.
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 as such, 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.
	This segment of Penny Road has developed with light industrial uses similar to the site.

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 significant changes in land use policies in this area.

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.

Adjacent lands along the west side of Penny Road are zoned CU-LI District. As conditioned, this proposed CZ-LI District will not change allowable uses or the established development pattern in this area.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 37.6-acre parcel to the CZ-LI District. As conditioned, the requested CZ-LI District 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

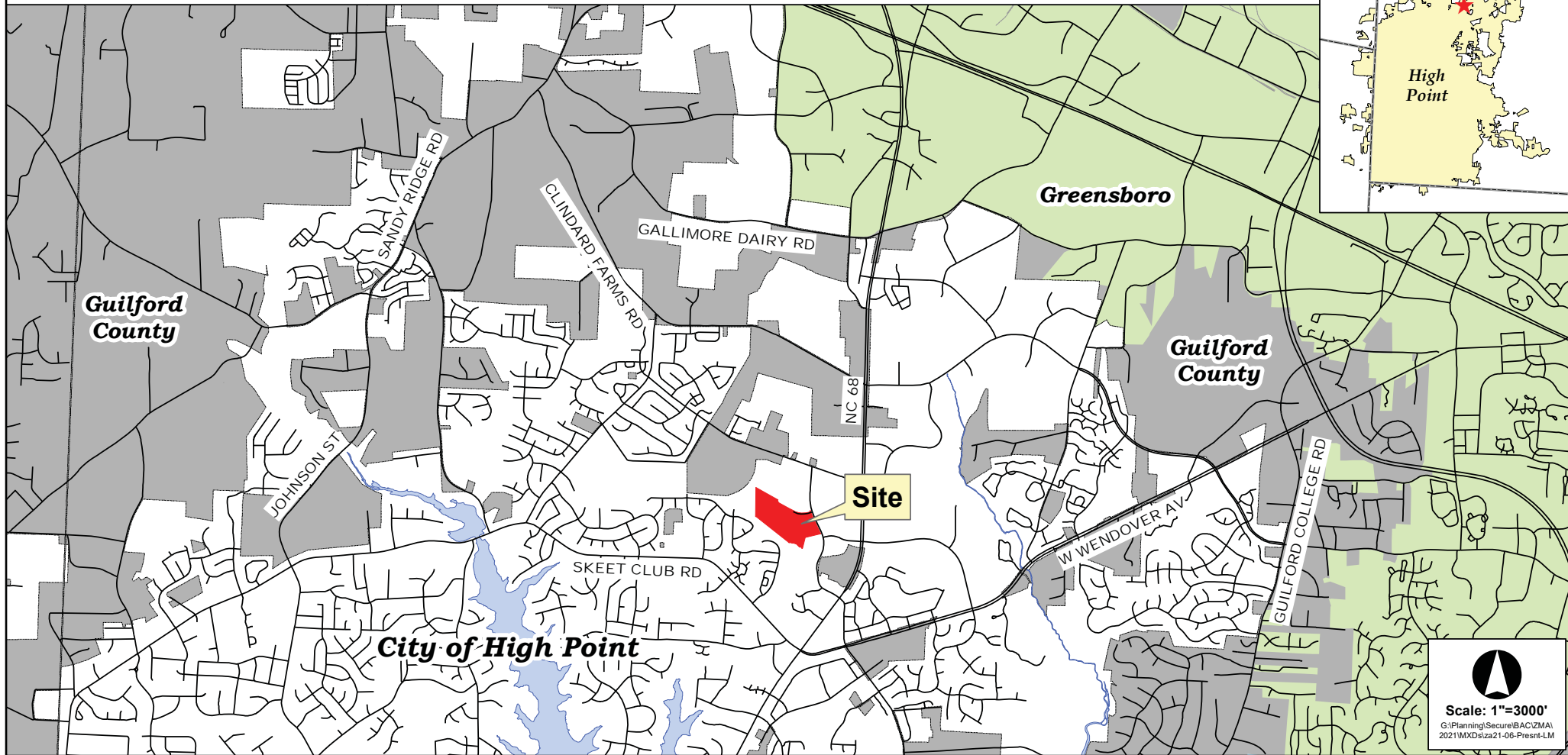
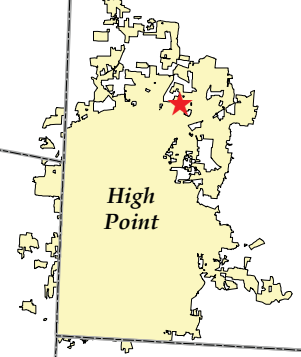
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT ZA-21-06

Applicant: Amada America, Inc.

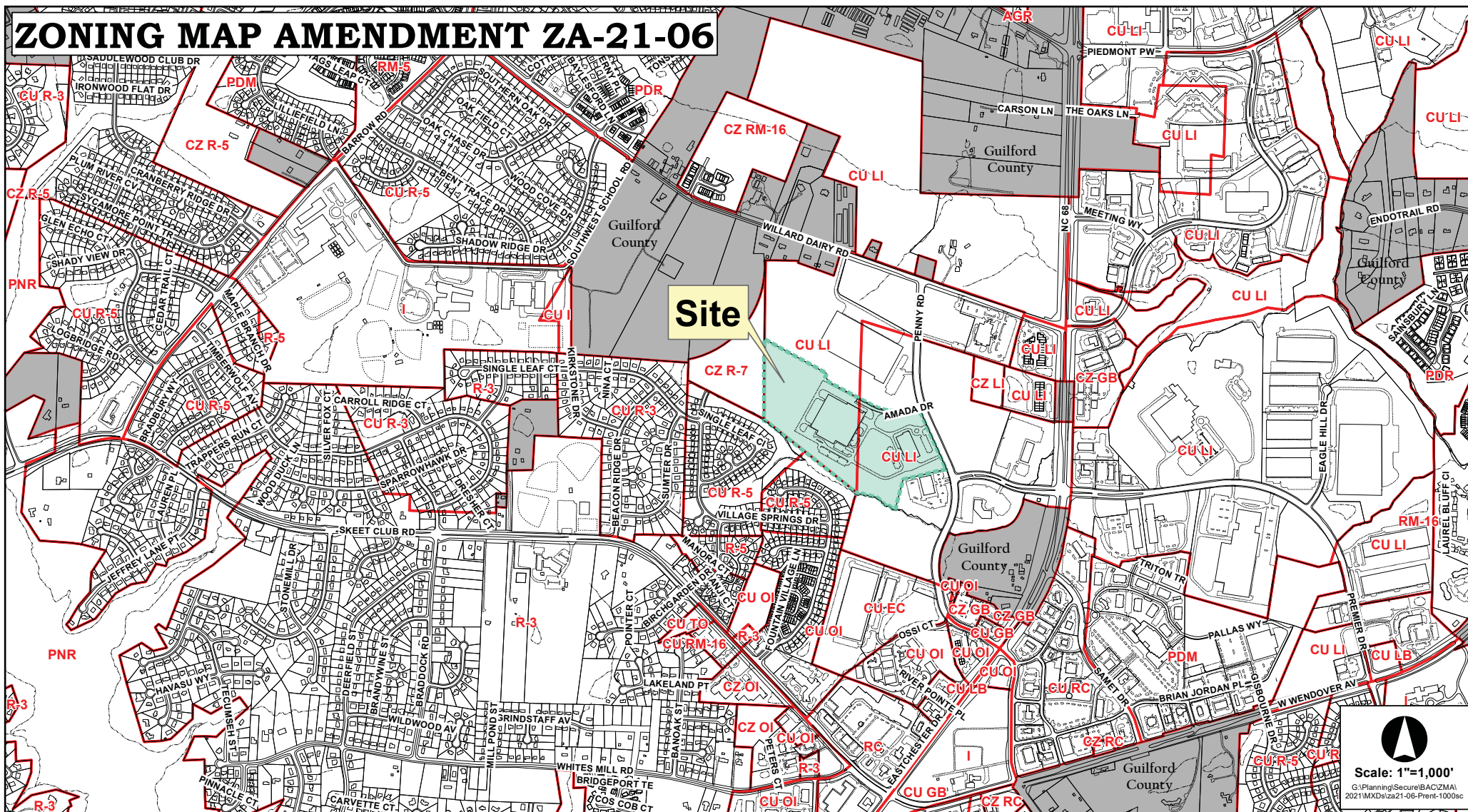
Vicinity Map



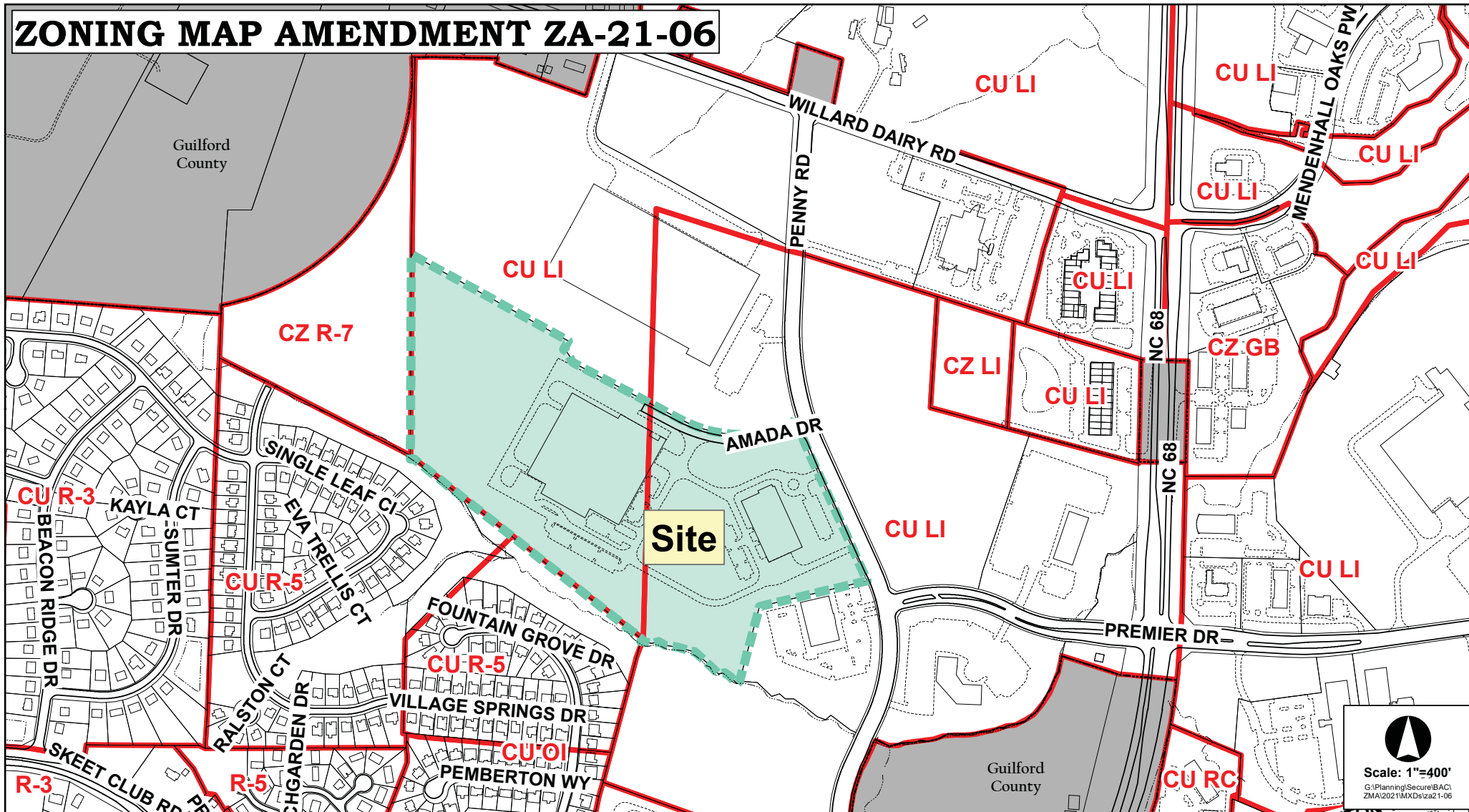
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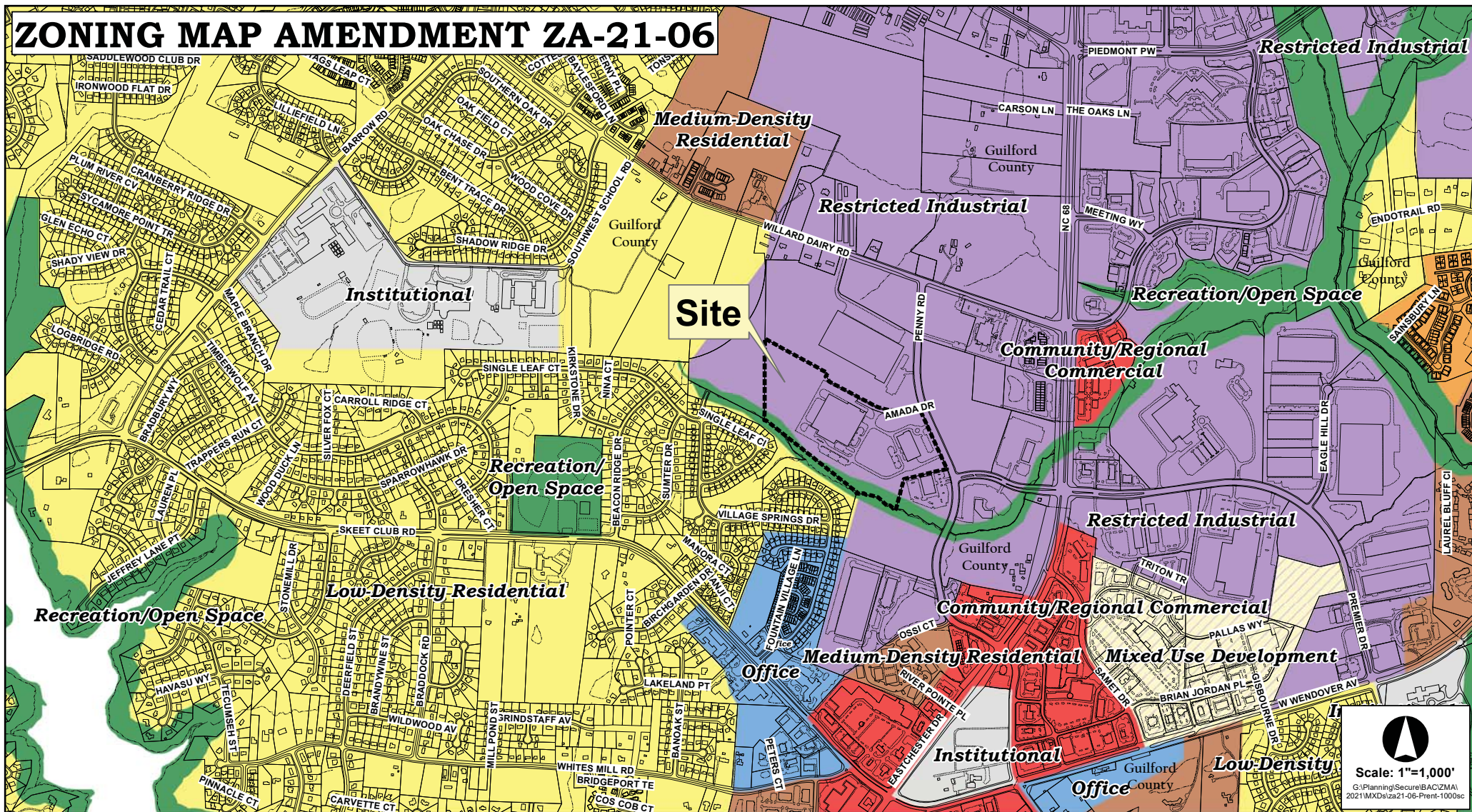
ZONING MAP AMENDMENT ZA-21-06



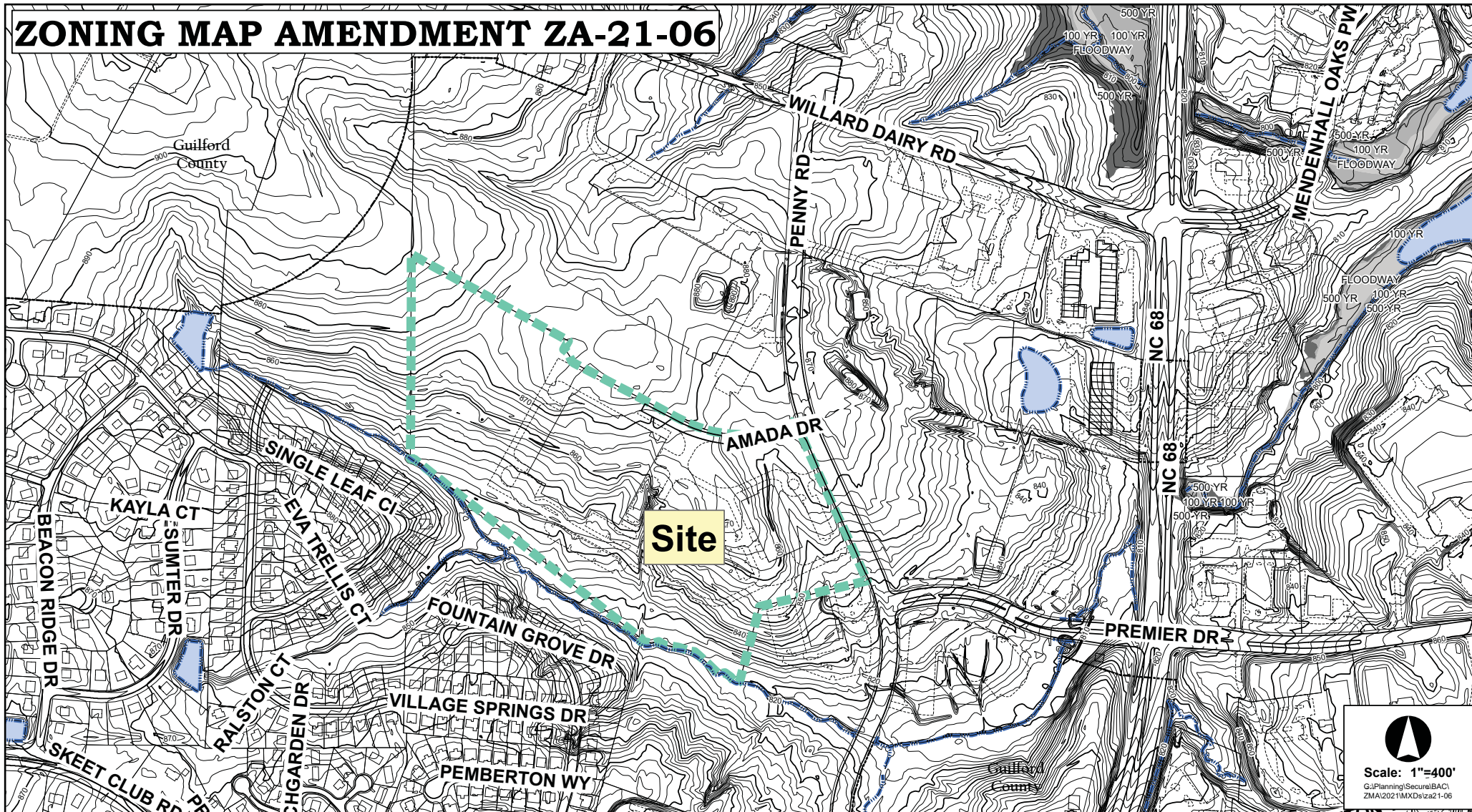
ZONING MAP AMENDMENT ZA-21-06



ZONING MAP AMENDMENT ZA-21-06

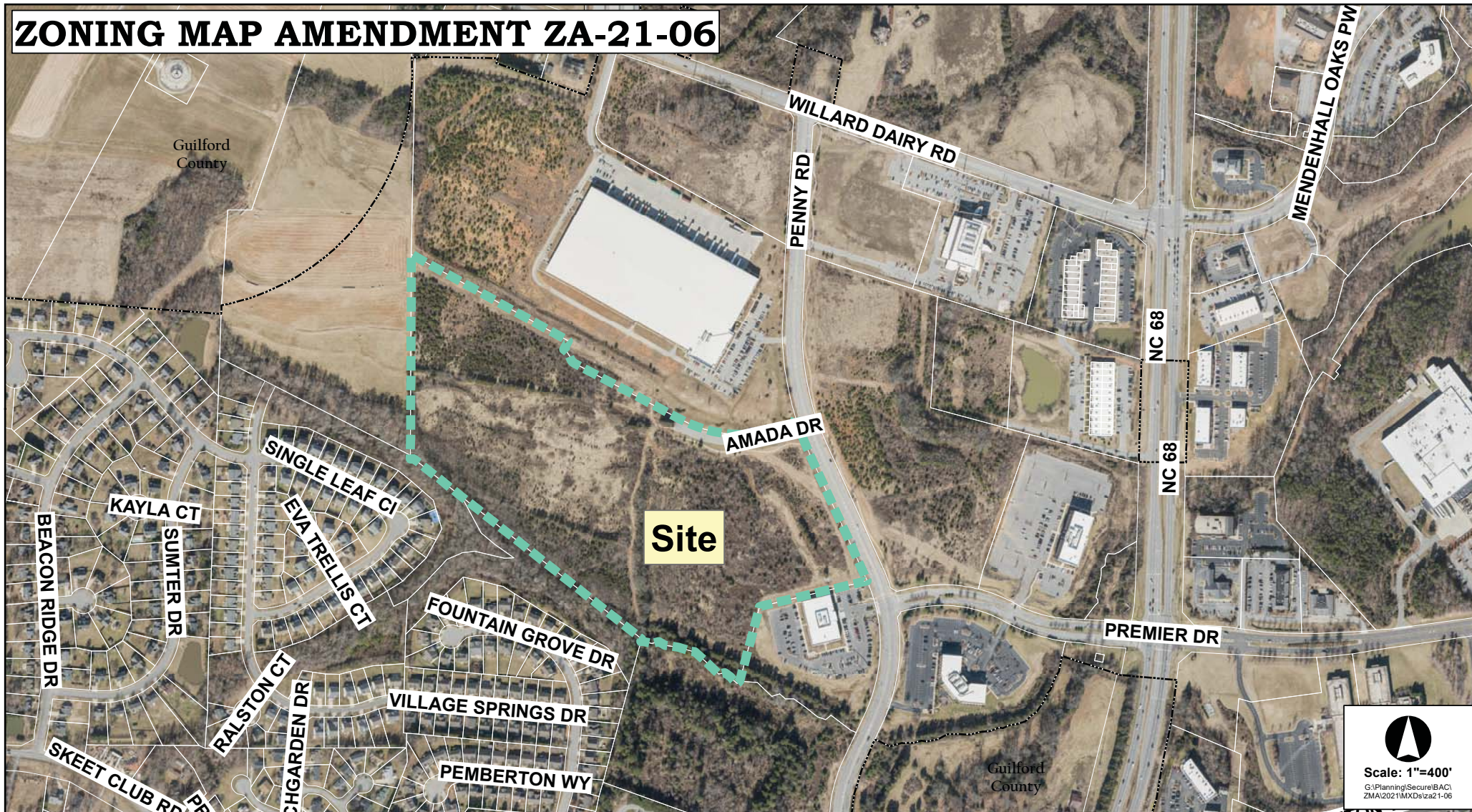


ZONING MAP AMENDMENT ZA-21-06



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ZONING MAP AMENDMENT ZA-21-06



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 21-06 (ZA-21-06)** 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 Light Industrial (CZ-LI) District**. The property is approximately 37.6 acres, located along the west side of Penny Road, approximately 250 feet north of Premier Drive (3889 Amada Drive). The property is also known as Guilford County Tax Parcel 213026.

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. Any uses allowed in the Light Industrial (LI) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.
- B. The following uses, enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance shall be prohibited:
 - 1. **Institutional Use Classification**
 - a. Truck driving schools
 - b. Taxi or limousine service facility

2. Commercial Use Classification
 - a. Convenience store with fuel sales
 - b. Major Vehicle Establishment
 - c. Minor Vehicle Establishment
3. Industrial Use Classification
 - a. Major Industrial Service
 - b. Freight movement
 - c. Self-storage, external access
 - d. Self-storage, internal access
 - e. Recycling Center (major and minor)

II. CONDITIONS

A. Development Standards:

1. The District Standards of the Employment Center (EC) District (Sec. 3.4.10.G) shall apply to the property.
2. Eastchester Gateway Corridor Overlay District: Except for signage standards, the rezoning site shall be subject to the requirements of the Eastchester Gateway Corridor Overlay District requirements, as applied from Penny Road north to Gallimore Dairy Road.

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 21st day of May, 2021

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Neighborhood Communications Report

Amada America, Inc.

ZA-21-06

Submitted by
Thomas E. Terrell, Jr.
April 9, 2021

1. Invitation

All adjoining neighbors were sent the letter attached as **Exhibit A**. The letter included (a) a design of the sign that Amada wishes to build; (b) the mandatory statement about the zoning process; (c) a full description of why the rezoning was requested; (d) ways the neighbors could personally contact the attorney for Amada with questions; and (e) a way for neighbors to attend a virtual meeting.

Recipients of the letter are the neighbors listed on **Exhibit B**.

2. Meeting

A virtual meeting was held between 5:00 and 6:30 on April 8. No one attended.

3. Other Communications

On April 7, I received an email from Ms. Margaret Shepler complaining of industrial noise and lights. I replied that the sign would not increase the lighting, and that it was only 10 feet higher and 1 foot wider. That email exchange is attached as **Exhibit C**.

I subsequently found Ms. Shepler's home on GIS and quickly determined that the 42' building would completely block Ms. Shepler's view of the sign.

She was the only neighbor who commented, inquired, or reached out.

Exhibit A



230 N. Elm St.
Suite 1200
Greensboro, NC 27401
Tel (336) 378-5200 Fax (336) 378-5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

March 31, 2021

Dear Neighbor,

I write to let you know that you will receive notice from the City of High Point that Amada, your adjacent neighbor, has requested a zoning change. The sole purpose of this request is to allow Amada to slightly increase the size of its sign on Penny Road. The site as currently configured (use, access locations, vegetation and buffers next to residential areas, etc.) will remain unchanged. When originally rezoned, the property was made subject to the Eastchester Corridor Overlay requirements with respect to signage, although the site cannot be seen from Eastchester. The new sign will be a similar version, but slightly larger, than what is there today.

If you have questions about this or wish to discuss, please call me on my cell (336-847-2000) or email me at terrell@foxrothschild.com. Enclosed for your information is an official statement on the rezoning process with the city and a site map that shows the Amada property. If you would like to meet face to face, I have scheduled a virtual meeting where you can go to the following link to join us: <https://foxrothschild2.webex.com/meet/tterrell>. The meeting will be held from 5:00 to 6:30 p.m. on April 8th. It is open to anyone who is interested.

Very truly yours,

Thomas E. Terrell, Jr.

TET:kwc
Enclosure

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Nevada
New Jersey New York North Carolina Pennsylvania South Carolina Texas Virginia Washington

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:

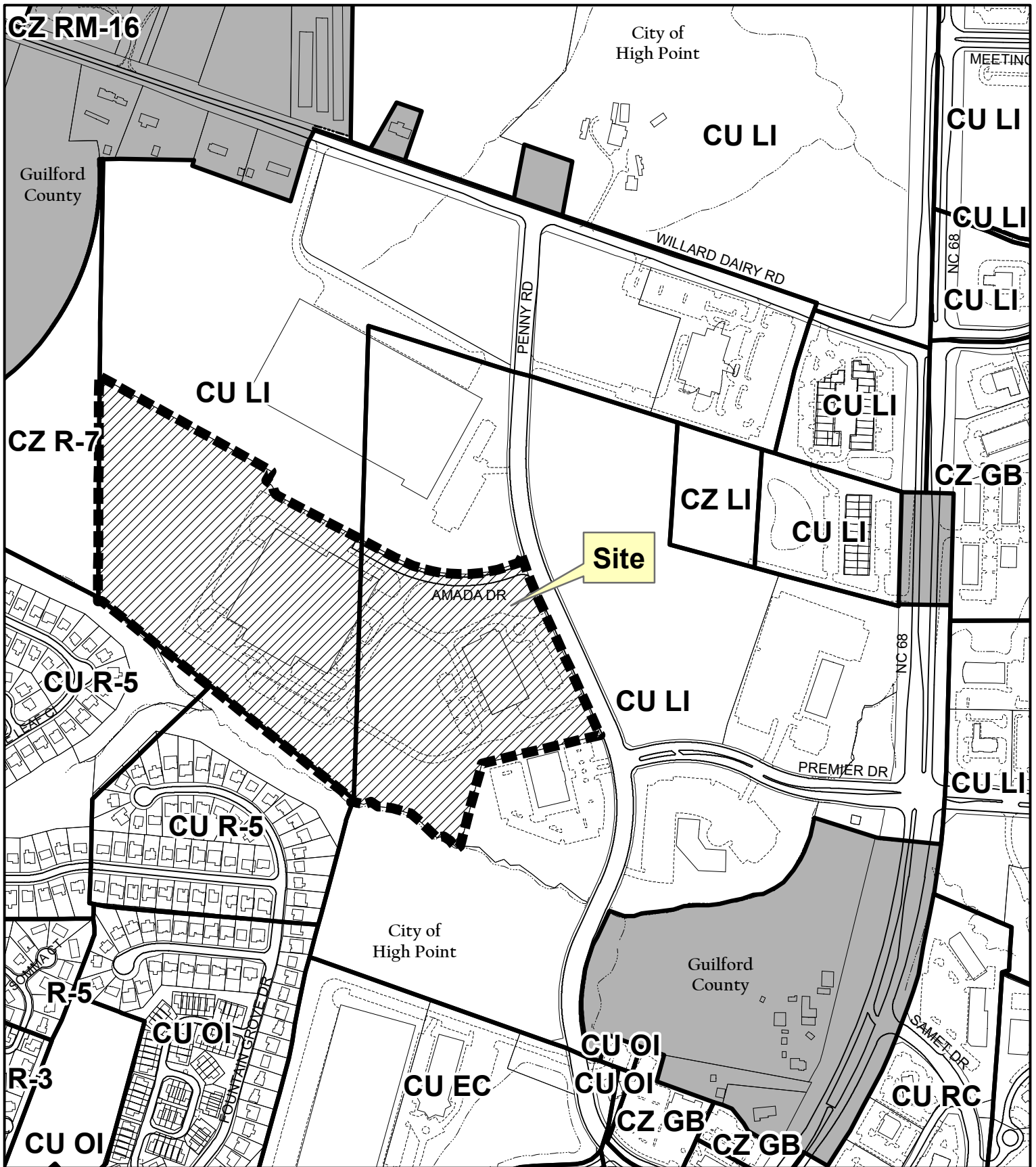
- Specifies the ownership status, race, religion, or other characteristics of the development's occupants;
- Establishes a minimum size of a dwelling unit;
- Establishes a minimum value of buildings or improvements;
- Excludes residents based upon race, religion, or income; or
- Obligates the City to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



ZONING MAP AMENDMENT ZA-21-

**From: Conditional Use Light Industrial
To: Conditional Zoning Light Industrial**

Existing Zoning Boundary _____
Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



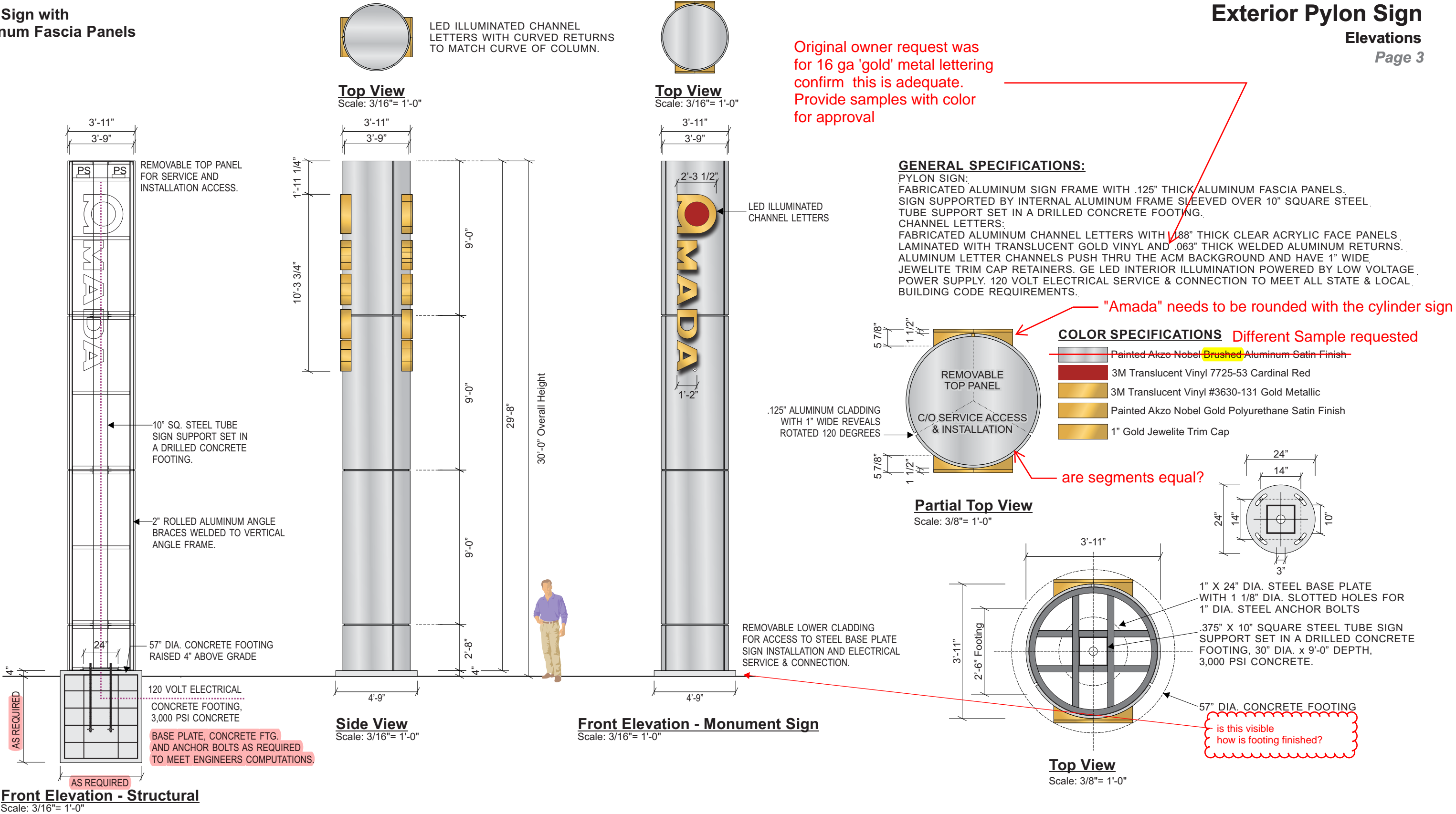
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Pylon Sign with Aluminum Fascia Panels

Exterior Pylon Sign

Elevations

Page 3



Client Review Status

Allen Industries, Inc. requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Date _____

Declaration

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Date / Description

04/11/19 Issue Date

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Notes

Project Information

Client Amada Pylon OP011729

Penny Road, High Point, NC 27265

File Amada Pylon Op011729 High Point NC_101

Sales House Design SPN PM Betsy Swan

Exhibit B

AKHTAR, SOHAIL;SOHAIL, SHAISTA
4016 FOUNTAIN GROVE DR
HIGH POINT NC 27265

AMADA NORTH AMERICA INC
7025 FIRESTONE BLVD
BUENA PARK CA 90621

CAROLINA INCOME PROPERTIES XVI LLC
PO BOX 21509
WINSTON SALEM NC 27120

CLARA, DANIEL EDUARDO;CLARA, MARTINA
JEANNETTE
4041 FOUNTAIN GROVE DR
HIGH POINT NC 27265

COOK, STEVEN M
3725 SINGLE LEAF CIR
HIGH POINT NC 27265

FOUNTAIN GROVE OWNERS ASSOCIATION INC
614 W FRIENDLY AVE
GREENSBORO NC 27401

GAIRE, SUDARSHAN;SHARMA, PRATIMA D
3709 SINGLE LEAF CIR
HIGH POINT NC 27265

GLADDEN, LINDY L;GLADDEN, RYAN Q
4020 FOUNTAIN GROVE DR
HIGH POINT NC 27265

GOPALAKRISHNAN,
KALYANARAMAN;GOPALAKRISHNAN, GEETHA
KALYANARAMAN
3714 SINGLE LEAF CIR
HIGH POINT NC 27265

HARRIS, DERRICK JAMES;KOVACS, ANGELA
3715 SINGLE LEAF CIR
HIGH POINT NC 27265

HOBSON, ANN FRANCES;HOBSON, MELVIN L
3727 SINGLE LEAF CIR
HIGH POINT NC 27265

HPA BORROWER 20162 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606

JACKSON, MI KYONG
4048 FOUNTAIN GROVE DR
HIGH POINT NC 27265

KIM, SUNG SUK;KIM, SOMI KIM
3712 SINGLE LEAF CIR
HIGH POINT NC 27265

LAKIC, SLAVISA;LAKIC, BILJANA
4044 FOUNTAIN GROVE DR
HIGH POINT NC 27265

LEGACY CLASSIC FURNITURE INC
2575 PENNY RD
HIGH POINT NC 27265

LEOTERRA SKEET CLUB LLC
3608 W FRIENDLY AVE STE 202
GREENSBORO NC 27410

LEUNG, KAM;LEUNG, IVY LEUNG
4024 FOUNTAIN GROVE DR
HIGH POINT NC 27265

MAYO, ANTONIO
3711 SINGLE LEAF CIR
HIGH POINT NC 27265

MOYA, CARLOS H;MOYA, MAGNOLIA C
3729 SINGLE LEAF CIR
HIGH POINT NC 27265

NGUYEN, TRINH
4052 FOUNTAIN GROVE DR
HIGH POINT NC 27265

ORTIZ, PAUL SR;ORTIZ, LUZ M
4032 FOUNTAIN GROVE DR
HIGH POINT NC 27265

PREMIER CENTER ASSOCIATES LLC
PO BOX 21509
WINSTON-SALEM NC 27120

PUCKETT, BRIAN;PUCKETT, KATHRYN
3719 SINGLE LEAF CIR
HIGH POINT NC 27265

SHEPLER, MARGARET E
4064 FOUNTAIN GROVE DR
HIGH POINT NC 27265

SLOW, SIMON YENN HIONG
3135 SOUTHHAMPTON DR
JAMESTOWN NC 27282

SKRABAK, JOHN L;SKRABAK, JESSICA L
3722 SINGLE LEAF CIR
HIGH POINT NC 27265

SMITH, VICKI K
3718 SINGLE LEAF CIR
HIGH POINT NC 27265

STEWART, GREGORY;STEWART, ANITA
4040 FOUNTAIN GROVE DR
HIGH POINT NC 27265

SYED, SIRAJ A;SYED, HAMRAZ BEGUM
4060 FOUNTAIN GROVE DR
HIGH POINT NC 27265

TARIQ, ADEEL;TARIQ, NIDA
4068 FOUNTAIN GROVE DR
HIGH POINT NC 27265

TAYLOR, ADAM T;TAYLOR, ARIEL
3721 SINGLE LEAF CIR
HIGH POINT NC 27265

UNITED STATES OF AMERICA FEDERAL AVIATION
ADMINISTRATION
PO BOX 20636
ATLANTA GA 30320

WATERFORD VILLAGE HOMEOWNERS ASSOC INC
PO BOX 29447
GREENSBORO NC 27429

WATSON, COURTNEY;WATSON, KEVIN
3723 SINGLE LEAF CIR
HIGH POINT NC 27265

WOODY, CLYDE DONALD;WOODY, MARTHA JO
4056 FOUNTAIN GROVE DR
HIGH POINT NC 27265

WU, CHENG
2948 LOGBRIDGE RD
HIGH POINT NC 27265

ZHANG, HONGJIE;WU, YUQING
4036 FOUNTAIN GROVE DR
HIGH POINT NC 27265

Exhibit C

Crouch, Kim

From: Terrell, Tom
Sent: Wednesday, April 7, 2021 10:07 AM
To: Meg
Subject: RE: [EXT] Rezoning for AMADA - Signage
Attachments: Amada TC - 101400.02 Pylon Sign Shop Drawing-REJECTED (1).pdf

Meg – I just confirmed that my answer was correct. The sign is static and has no internal lighting. The exterior lights that shine on the current sign will not be changed. The only change is the sign being 10’ taller and 1’ larger in diameter. The attached drawing was included in the letter I sent.

Tom Terrell

From: Meg <megshepler@gmail.com>
Sent: Wednesday, April 7, 2021 9:37 AM
To: Terrell, Tom <TTerrell@foxrothschild.com>
Subject: [EXT] Rezoning for AMADA - Signage

I received your information about the rezoning request for Amada for new signage.
I find it is lacking in some key information that as a resident prevents me from being informed and the impact to us residents of the adjacent community.

- What I would like to understand is the following.
1. How tall is the current sign that is there?
 2. Is this new sign going to be higher (taller) than what has already been in place.
 3. Will this new signage have lighting that will be visible 24x7?
 4. I would like to see a mockup then and understand the impact of the signage if it is taller and will be lit at night.

I respectfully request that you provide and update communication to the residents of Fountain Grove Drive who have already been significantly impacted by this manufacturing company due to excessive noise pollution as well as the bright lights.
I personally have had to install blackout window treatments because of the lighting that beams into my bedroom 365 days now. Even the vegetation that grows every spring doesn't block the lights.

Thank you and I look forward to seeing the updated information to determine if I should oppose this rezoning.

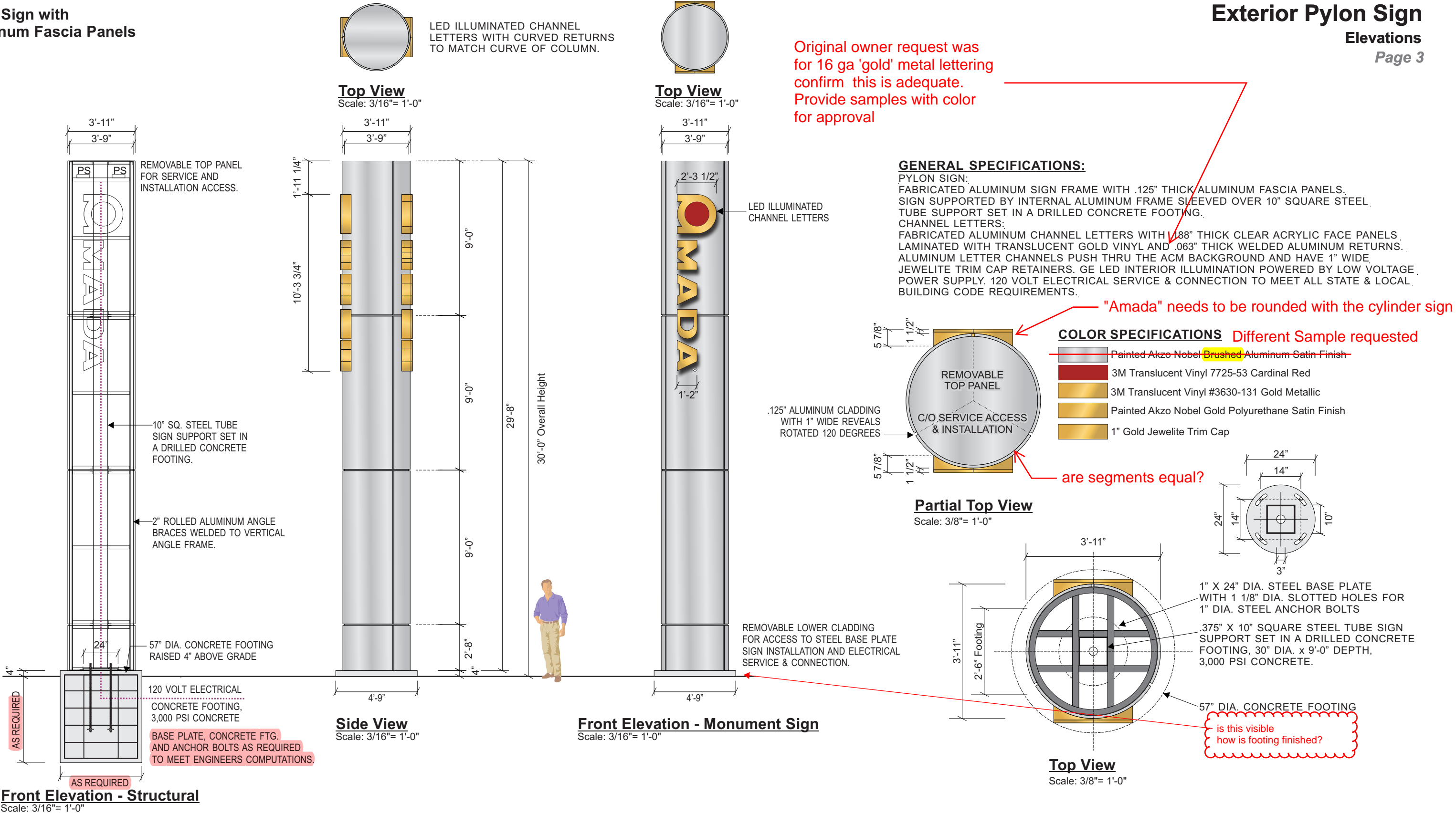
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Life is a journey so just relax and enjoy the ride,
Meg

Pylon Sign with Aluminum Fascia Panels

Exterior Pylon Sign

Elevations

Page 3



Client Review Status

Allen Industries, Inc. requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Date _____

Declaration

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Date / Description

04/11/19 Issue Date

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3	
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Notes

Project Information

Client Amada Pylon OP011729

Penny Road, High Point, NC 27265

File Amada Pylon Op011729 High Point NC_101

Sales House Design SPN PM Betsy Swan