

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 21-18  
(HEPHIGHPT, LLC)

**From:** Chris Andrews,  
Interim Planning & Development Director

**Meeting Date:** November 15, 2021

**Public Hearing:** Yes

**Advertising Date:** November 5, 2021, and  
November 10, 2021

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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### **PURPOSE:**

A request by HEPHIGHPT, LLC to rezone approximately 13 acres from the Residential Single Family – 3 (R-3) District to a Conditional Zoning Retail Center (CZ-RC) District and a Conditional Zoning Limited Business (CZ-LB) District. The site is located at the southeast corner of Johnson Street and Skeet Club Road.

### **BACKGROUND:**

The Planning and Zoning Commission reviewed this request at their October 26, 2021 public hearing. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended **denial** of the request as outlined in the staff report.

In response to questions from the Commissioners, Mr. Shannon provide the following additional comments:

- The applicant has requested RC zoning for the purpose of allowing drive-through restaurants and to allow development to exceed 50,000 square feet in gross floor area.
- If a true LB District was proposed the drive-through restaurant use would not be permitted and the total of all development could not exceed 50,000 square feet.
- Finally, he noted that, if approved, you cannot not dictate the type (brand name) of drive-through restaurants that may be developed.

### **Speaking on the request:**

Speaking in favor of the request on behalf of the applicant was Mr. Andy Harris, attorney, Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, High Point. Mr. Harris provided an overview of the proposal to rezone the site for a commercial development. He stated that his client proposes to develop the property to include a grocery store, and several outparcels with additional commercial uses such as neighborhood-oriented retail services, such as banks, jewelers, nail salons and drive-through restaurants. Mr. Harris also made the following comments in support of the request:

- The applicant has provided conditions to restrict uses, increase design standards and increase the buffer standards.
- The request meets several of the goals of the Land Use Plan, including goals 2, 4 & 5 as well as objectives of the plan 3, 5, 9 and 11 (*see Land Use Plan*).
- He pointed to the significant population growth in the Johnson Street and Sandy Ridge Road area and a lack of personal services uses.

In response to questions from the Commissioners, Mr. Harris provide the following additional comments:

- The RC district is needed to allow for a drive-through restaurant.
- The grocery store that is interested in this location researched the market and local competition and determined it would be a good site.
- The residents of the area may not have moved there for commercial development, but the city must balance [population growth] with the ability to provide services. A lack of services adds to longer commutes and traffic congestion elsewhere.
- The Traffic Impact Analysis (TIA) did not suggest the need for additional traffic lights related to this development.

Speakers in opposition to the request were

- Mr. George Neste, 4437 Garden Club Street, High Point
- Ms. Georgette Brousseau, 4460 Orchard Knob Lane, High Point
- Ms. Julianne Shamburg, 4104 Saint Johns Street, High Point
- Ms. Verena Houghtaling, 1148 Skeet Club Road, High Point
- Mr. Jeff Reep, 4321 Poplar Creek Lane, High Point
- Ms. Carolyn Bunker, 305 Wyndham Avenue, High Point
- Ms. Dorothy Collins, 2305 Waynick Street, High Point
- Ms. Candice Greig, 4024 Still Brook Lane, High Point
- Mr. Denny Allis, 1202 Arrowhead Court, High Point
- Mr. Benjamin Briggs, 1753 Penny Road, High Point
- Ms. Abigaile Pittman, 210 Louise Avenue, High Point
- Mr. Ryan Schnaith-Ivan, 4512 Oak Hollow Drive, High Point
- Mr. Fred Catalano, 1217 Maplewood Avenue, High Point
- Ms. Debra Adams, 3907 Kim Drive, High Point
- Mr. Victor Jones, 2512 Burch Point., High Point
- Ms. Paula Carney, 4104 Still Brook Lane, High Point
- Mr. Lee Moore, 4302 Johnson Street, High Point

These speakers in opposition expressed the following concerns:

- Compatibility/Inconsistent with Land Use Plan: Residents wish to preserve the residential character of the area which is designated as Low Density Residential on the Land Use Plan Map. The proposed development is incompatible with the community and they feel the development would not “enhance the neighborhood” as the applicant’s representative suggested.
- Environmental/Stormwater: There is concern that stormwater runoff from the site would drain into area ponds and streams potentially resulting in clogged ponds and flooding.
- Establishes Commercial Uses: The proposed development would establish commercial development in the area and encourage additional commercial growth. Once a precedent is set to allow commercial zoning, residents would have few means to prevent less desirable commercial business in the future.
- Preservation of the Mendenhall-Blair House: This historic home and Guilford County historic landmark, which is most notably believed to have been a stop on the Underground Railroad offering shelter for slaves seeking freedom, should be preserved for its historic and educational value. It would not be appropriate to relegate it to a corner of the shopping center as the historic character would be lost with the development of the acreage and outbuildings associated with this historic site.

- Traffic & Safety: The development would likely lead to excessive traffic, noise, and litter at an already busy intersection. It would also pose safety and security issues that come with increased traffic. Traffic is already a serious concern for parents and staff of Immaculate Heart of Mary Catholic School.
- Support existing business: As so many businesses have closed in recent years, it's important to support the local established businesses rather than add more.
- Unwarranted expansion of commercial land use: Grocery, restaurants, fast food establishments and personal services are already available within about 3 miles to the east at the intersections of Skeet Club Rd/Eastchester Dr./Penny Rd and W. Wendover Ave. Also, there are grocery stores, restaurants, fast food establishments, personal services, and commercial uses about 3 miles to the west at the intersection of Skeet Club Rd/N. Main St./Old Plank Rd.
- Residents also submitted a petition in opposition of the proposed development with about 900 signatures.

After a lengthy discussion the commission closed the public hearing.

**BUDGET IMPACT:**

There is no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

A. Staff Recommendation

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

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended *denial* of this request, as recommended by staff, by a vote of 9-0.

**NOTE:** A zoning map amendment application receiving a recommendation of denial from the Planning and Zoning Commission shall only be approved by the City Council with a two thirds ( $\frac{2}{3}$ ) majority vote of the City Council members present and voting.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 9-0 to approve the following statement to support denial of the request:

That Zoning Map Amendment 21-18 is not consistent with the City's adopted policy guidance because the Land Use Plan and other adopted policy guidance documents do not support the establishment of commercial uses, at the intensity proposed by the applicant, at this location. Furthermore, the request is not reasonable and in the public interest because the RC District accommodates high-intensity retail serving a regional area, and it would not be in the public interest to establish commercial development of this intensity in a predominately Residential Low-Density area as classified by the Land Use Plan.

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

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-21-18  
October 26, 2021**

<b>Request</b>	
<b>Applicant:</b> HEPHIGHPT, LLC	<b>Owners:</b> Custom Electric and Plumbing Inc., Cyrus Walton & Gale Walton; and Raul Cardona-Torres & Sandra Romero-Torres
<b>Zoning Proposal:</b> To rezone approximately 12.5 acres	<b>From: R-3</b> Residential Single Family – 3 District  <b>To: CZ-RC</b> Conditional Zoning Retail Center District <b>CZ-LB</b> Conditional Zoning Limited Business District

<b>Site Information</b>	
<b>Location:</b>	The site is lying at the southeast corner of Johnson Street and Skeet Club Road.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcels 203730, 203737 and 203739
<b>Site Acreage:</b>	Approximately 13 acres
<b>Current Land Use:</b>	The site is currently developed with three single family dwellings.
<b>Physical Characteristics:</b>	The site is partially wooded and has a moderately sloping terrain.
<b>Water and Sewer Proximity:</b>	A 12-inch City waterline and 8-inch City sewer line lie adjacent to the site Skeet Club Road. Also, a 16-inch City water line and 8-inch City sewer line lie adjacent to the site along Johnson Street.
<b>General Drainage and Watershed:</b>	The site drains in a general northeasterly direction and development subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Primary stormwater control measures are required for development with a total impervious surface area greater than 24% of the site. The site is within Tier 4 of this WCA, development is limited to 2 dwelling units per acre or 50% built-upon area.
<b>Overlay Districts:</b>	<ul style="list-style-type: none"> <li>• Oak Hollow Lake Watershed Critical Area – Tier 4</li> <li>• The eastern 6.5-acre parcel is designated by Guilford County as a Historic Landmark Property (Mendenhall-Blair homestead).</li> </ul>

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	RS-40	Residential Single Family – 40 District ( <i>Guilford County</i> )	Single family detached dwellings, rural residential
<b>South:</b>	R-3	Residential Single Family – 3 District	Single family detached dwellings
<b>East:</b>	R-3	Residential Single Family – 3 District	Single family detached dwellings
<b>West:</b>	R-3	Residential Single Family – 3 District	Religious institution and major school

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	<p>Goal 1: Preserve and enhance High Point’s most important natural and cultural resources.</p> <p><u>Obj. 1C:</u> Protect the city’s water supply through compatible use and design innovations, and minimizing the disturbance of land.</p> <p><u>Obj. 1D:</u> Preserve and revitalize key historic landmarks and unique areas in High Point.</p>
<b>Land Use Plan Map Classification:</b>	<p>The site has a Low-Density Residential land use designation, which primarily supports single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</p> <p>The applicant has submitted a Plan Amendment application (PA-21-04) to change the Land Use Plan classification of the site to a Local/Convenience Commercial classification.</p>
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development.</p> <p>Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses.</p> <p>The Land Use Plan also includes Development Guidelines for commercial developments that front thoroughfare or collector streets and border residential neighborhoods. These guidelines are intended to make sure conditional rezoning requests address the mass, scale and height of the proposed use, any topographical differences, the effectiveness of converting existing residential structures to non-residential uses, the impact of non-local traffic, and the sufficiency of buffers, setbacks and landscaping.</p>
<b>Relevant Area Plan:</b>	<p>There are no current area plans that cover this area. However, the Johnson Street/Sandy Ridge Road Corridor plan, which was replaced by the Northwest Area Plan in 2011, did evaluate the site and its surrounding area and recommended a Low-Density Residential land use designation.</p>
<b>Zoning History:</b>	<p><u>Northwest of this intersection</u></p> <p>In July 2021, the City Council approved ZA-21-14 to establishment a CZ RM-16 District at the northwest corner of this intersection to support a single family and townhome subdivision at a density of 7 units per acre.</p> <p>In 1999, City Council approved the establishment of a RM-5 District along the north side of Skeet Club Road, approximately 680 feet west of Johnson Street, to establish the Orchard Knob Townhome development</p>

	<p><u>Southwest of this intersection</u>                  A religious institution and school have been developed at the southwest corner of this intersection. The religious institution was constructed in the early 2000s, no zoning approval was required as religious institutions are a permitted use in residential zoning districts. In 2011, a Special Use Permit was approval to allow a school associated with this religious institution.</p> <p>In 2000, City Council approved the establishment of a RM-5 District along the south side of Skeet Club Road, approximately 1,600 feet west of Johnson Street, to support development of the St. Andrews Townhome development.</p>
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<b>Transportation Information</b>			
<b>Adjacent Streets:</b>	<b>Name</b>		<b>Classification</b>
			<b>Approx. Frontage</b>
	Johnson Street		Major Thoroughfare
	Skeet Club Road		Major Thoroughfare
<b>Vehicular Access:</b>	Via multiple driveway access points from Johnson Street and Skeet Club Road.		
<b>Traffic Counts:</b> <i>(Average Daily Trips)</i>	Johnson Street		12,000 AADT (2019 NCDOT Traffic Counts)
	Skeet Club Road		8,900 AADT (2019 NCDOT Traffic Counts)
<b>Estimated Trip Generation:</b>	An approximate 75,000 square foot commercial shopping center is proposed to be developed on the zoning site. Such a development is anticipated to generate approximately 9,686 daily trips (during a 24-hour time period) with approximately 481 AM peak-hour trips and approximately 485 PM peak-hour trips.		
<b>Traffic Impact Analysis (TIA):</b>	<b>Required</b>		<b>TIA Comments</b>
	<u>Yes</u> <b>X</b>	<u>No</u>	
	The proposed commercial development will generate more than 100 trips in the AM or PM peak hours; therefore, a TIA is required to be submitted as part of the rezoning application. The TIA executive summary is attached as a supporting documentation at the end this staff report.		
<b>Conditions:</b>	<p><u>Right-of-way Dedication:</u> Dedicate a minimum of 25 feet of right-of-way along the entire Skeet Club Road frontage of the zoning site.</p> <p><u>Access</u></p> <p>a) <u>Johnson Street</u> – Two points of access allowed to Johnson Street.</p> <p style="padding-left: 20px;">i. One right-in/right-out. This access point must be a minimum of 250 feet from the intersection of Johnson Street/Skeet Club Road. A median is to be installed along the length of the left turn lane and taper of Johnson Street.</p> <p style="padding-left: 20px;">ii. One full movement access.</p> <p>b) <u>Skeet Club Road</u> - Two points of access allowed to Skeet Club Road.</p> <p style="padding-left: 20px;">i. One right-in/right-out.</p> <p style="padding-left: 20px;">ii. One right-in/right-out with left/over. A median is to be installed.</p> <p><u>Improvements:</u> Install a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.</p>		

### School District Comment

Not applicable to this zoning case.

### Details of Proposal

This is a request to rezone approximately 13 acres, lying at the southeast corner of Johnson Street and Skeet Club Road, to a Conditional Zoning Retail Center (CZ-RC) District, with a small segment of the property to be rezoned Conditional Zoning Limited Business (CZ-LB) District. Included with this zoning map amendment request is a conditional zoning ordinance in which the applicant has offered conditions pertaining to permitted uses, prohibited uses, development & dimensional requirements, landscaping/buffers & screening, site standards, signage, building standards, right-of-way dedication access and transportation related improvements.

The applicant desires to develop an approximate 65,000 to 75,000 square foot commercial shopping center with multiple outparcels. They have also submitted a corresponding Land Use Plan Amendment (PA-21-04) to establish land use policy to support commercial development at this intersection. The three parcels associated with this request are currently developed with single family detached dwellings, one being a historic structure identified by Guilford County as a local landmark.

### Staff Analysis

The zoning site is located in a predominately residentially developed area of the City. The Land Use Plan designates the zoning site and surrounding area primarily as Low Density Residential, which is intended to support single family development at a density of five dwelling units per acre. A mixture of single family residential use types, ranging from single family detached, single family cluster and single family attached (townhome) subdivisions have been developed in this area. A recent policy change has supported residential development up to seven dwelling units per acre at this intersection. However, there has been no land use policy change to support commercial land uses in this area.

Adopted policy guidance documents continue to support residential land uses for the zoning site and the immediate surrounding area. These two corridors have been studied in various forms since the adoption of the Land Use Plan in the 1980s, through various updates to the Land Use Plan and Area Plans. The following adopted policy guidance addresses the subject site:

- Watershed Plan and adoption of the City's General Watershed and Watershed Critical Area ordinances in the early 1990s
- Airport Noise Impact and Airport Overlay District in the late 1990s, establishment of the Airport Overlay District in 2003 and its update in 2011.
- Adoption of the Johnson Street/Sandy Ridge Road Area Plan in 2000 and its update in 2003.
- The Northwest Area Plan in 2011, which replaced the Johnson Street/Sandy Ridge Road Area Plan.
- Land use policy from numerous zoning approvals (approximately 60 cases from 1983 to 2021) have established Johnson Street as a predominately residentially zoned corridor from the I-74 interchange northward, past the zoning site to Bame Road (just north of the River Landings Retirement Community). Zoning approvals have also supported a variety of residential use types along the Skeet Club Road corridor. The exception being at the eastern and western terminuses

(Skeet Club Road/Eastchester Drive intersection and Skeet Club Road/N. Main Street & Old Plank Road intersection) where the Land Use Plan supports commercial land uses.

The primary issues of concerns pertaining to this request is the lack of compatibility with the Land Use Plan and the proposed intensity of commercial development.

- Compatibility with the Land Use Plan

As to consistency with an adopted comprehensive or land use plan, North Carolina General Statutes require that a statement of approval by the Council describe how the action is or is not consistent with the plan. A proponent in favor of this request may point to the fact the site is situated at the intersection of two major thoroughfares and that Objective 8 of the Land Use Plan speaks to stimulate more efficient use of the City's land resources by encouraging in-fill and mixed-use development at appropriate locations. However, those in opposition may note that Goal #2 and objective #2 speaks to promoting development that enhances and preserves established neighborhoods; and encouraging development that promotes the protection and preservation of environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development. Current adopted policy guidance documents do not provide any policy directives that support the establishment of commercial development at the intensity requested by the applicant.

- Intensity of Development

There is a concern with the intensity of development permitted by the proposed RC District and the precedent it sets for this area. Abutting zoning consists of the R-3 District, which is primarily for single family detached use. The requested conditional RC District, which will govern most of the proposed zoning site, is intended to accommodate high-intensity retail serving a regional area. Examples of RC-zoned areas are the former High Point Mall and the Shoppes at Deep River/Palladium commercial development at the intersection of Eastchester Drive/Penny Road/W. Wendover Avenue. The RC District is the most intensive commercial zoning district within the Development Ordinance outside of the downtown Central Business area. A request for an LB District, which is designed to accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods, would be more compatible with the established residential development pattern than the requested RC 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.

**The Land Use Plan and other adopted policy guidance documents do not support the establishment of commercial uses, at the intensity proposed by the applicant, at this location.**

**Reasonableness/Public Interest:**

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

**The RC district accommodates high-intensity retail serving a regional area, and it would not be in the public interest to establish commercial development of this intensity in a predominately Residential Low Density area as classified by the Land Use Plan.**

**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.

Approval of the requested CZ-RC district would enable commercial development of the zoning site inconsistent with the character of surrounding development. No other properties in the surrounding area can be developed similarly. Also, such a request would set policy as to the manner in which the other corners of this intersection, and other parcels abutting a corner lot, may developed.

**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:

<b>Mitigation #1</b>	<p><b>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.</b></p> <ul style="list-style-type: none"> <li>❖ To mitigate adverse impact to adjacent lands the applicant has offered conditions that development meet the higher standards of the Large Retail use type. The applicant has also offered to provide for higher landscaping and screening standards adjacent to abutting residential developments.</li> <li>❖ To address traffic impact the applicant has offered to restrict the location and number of vehicular access points from Skeet Club Road and Johnson Street, and to provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.</li> </ul>
<b>Mitigation #2</b>	<p><b>Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat.</b></p> <p>The site is within the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance.</p>
<b>Mitigation #3</b>	<p><b>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.</b></p>

	The site is within an area currently served by City of High Point utilities and municipal services.
<b>Mitigation #4</b>	<b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b>
	To minimize adverse impact to adjacent lands the applicant has offered to require a minimum overall development size of 10 acres, so as to discourage strip development, and to require development to meet higher development standards of the Large Retail use type. Furthermore, higher perimeter landscaping standards that include a perimeter berm and perimeter fencing is proposed adjacent to abutting residential 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 in the type or nature of development in this area and no changes in other policy guidance documents to support high intensity commercial development, as supported by the RC District, in this area.
- ❖ The current widening of Skeet Club Road and the proposed future widening of the Johnson Street/Sandy Ridge Road corridor have been long range projects that were taken into considerate since the early 2000s when the former Sandy Ridge Road/Johnson Street Area Plan and the current Northwest Area Plan were developed. Neither of these area plans suggested the establishment of a regional commercial node at this intersection.

**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 zoning and development pattern along this segment of these two road corridors primarily consists of residential zoning districts and residential developments. No policy guidance has been established to change this development pattern to support high-intensity commercial land uses.

**Recommendation**

**Staff Recommends Denial:**

The requested CZ-RC and CZ-LB districts conflict with the adopted policy guidance documents and would enable a regional type commercial development inconsistent with current land use policy.

The Planning and Development Department recommends denial of this request.

**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**

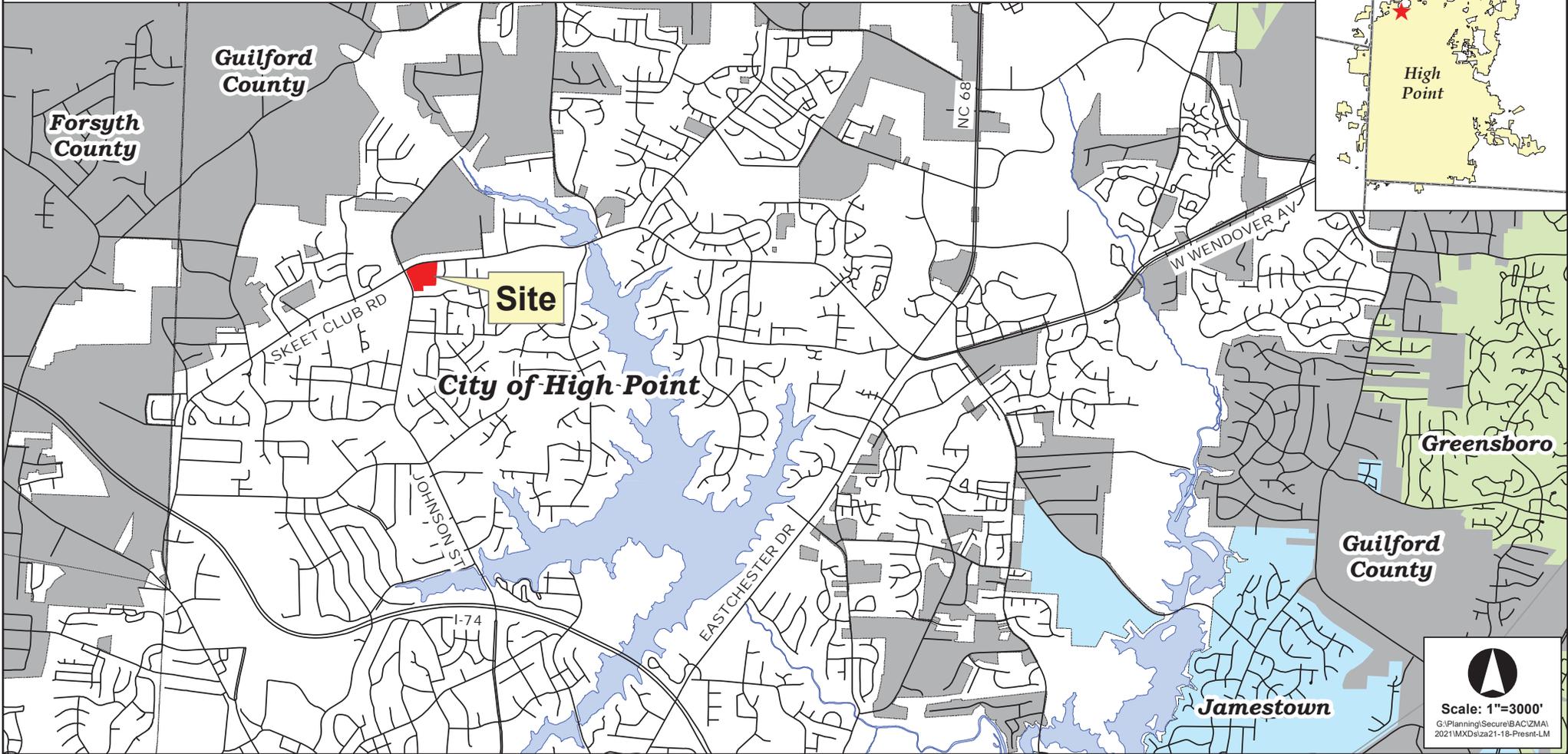
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Interim Planning and Development Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-18

Applicant: HEPHIGHPT, LLC

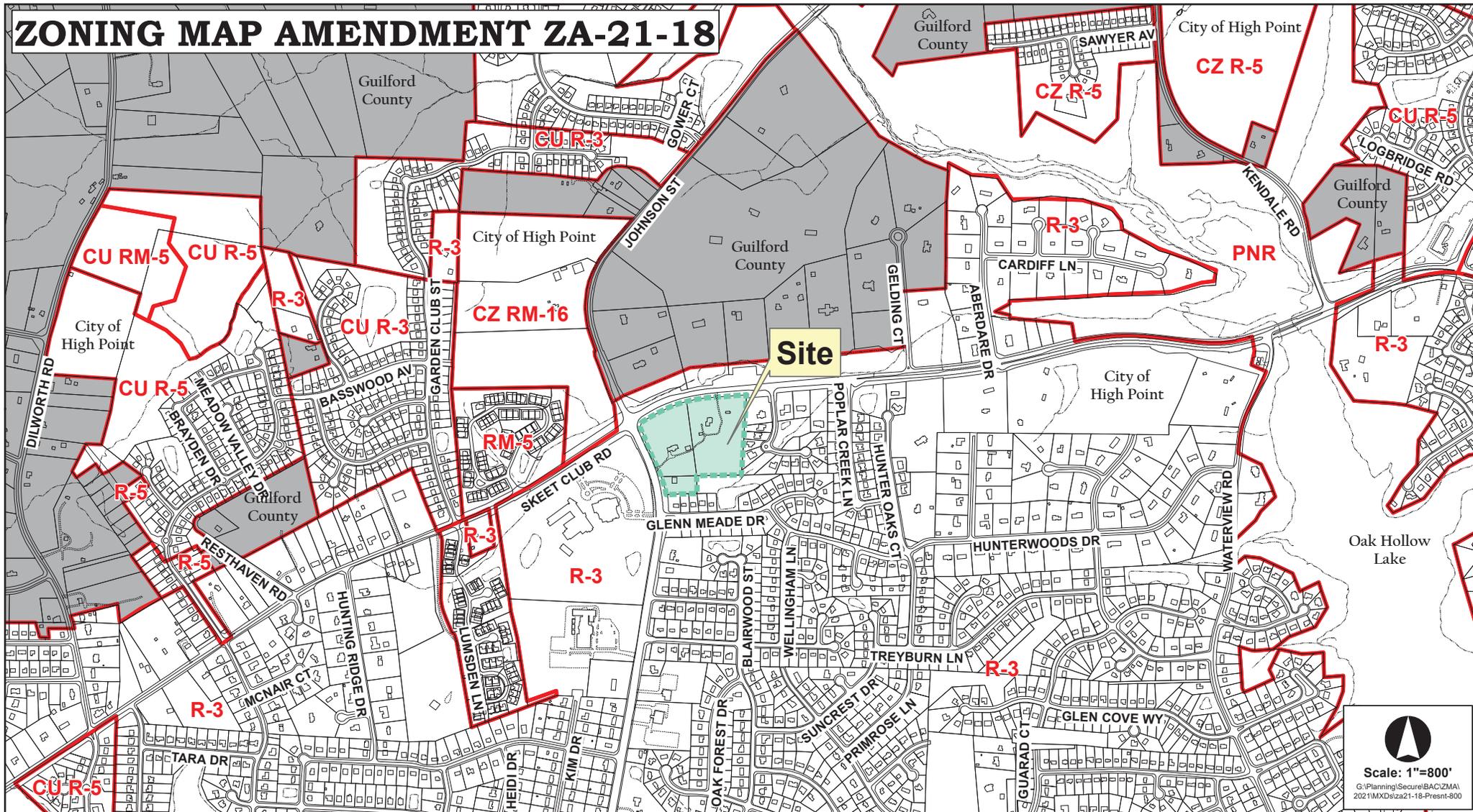
## Vicinity Map



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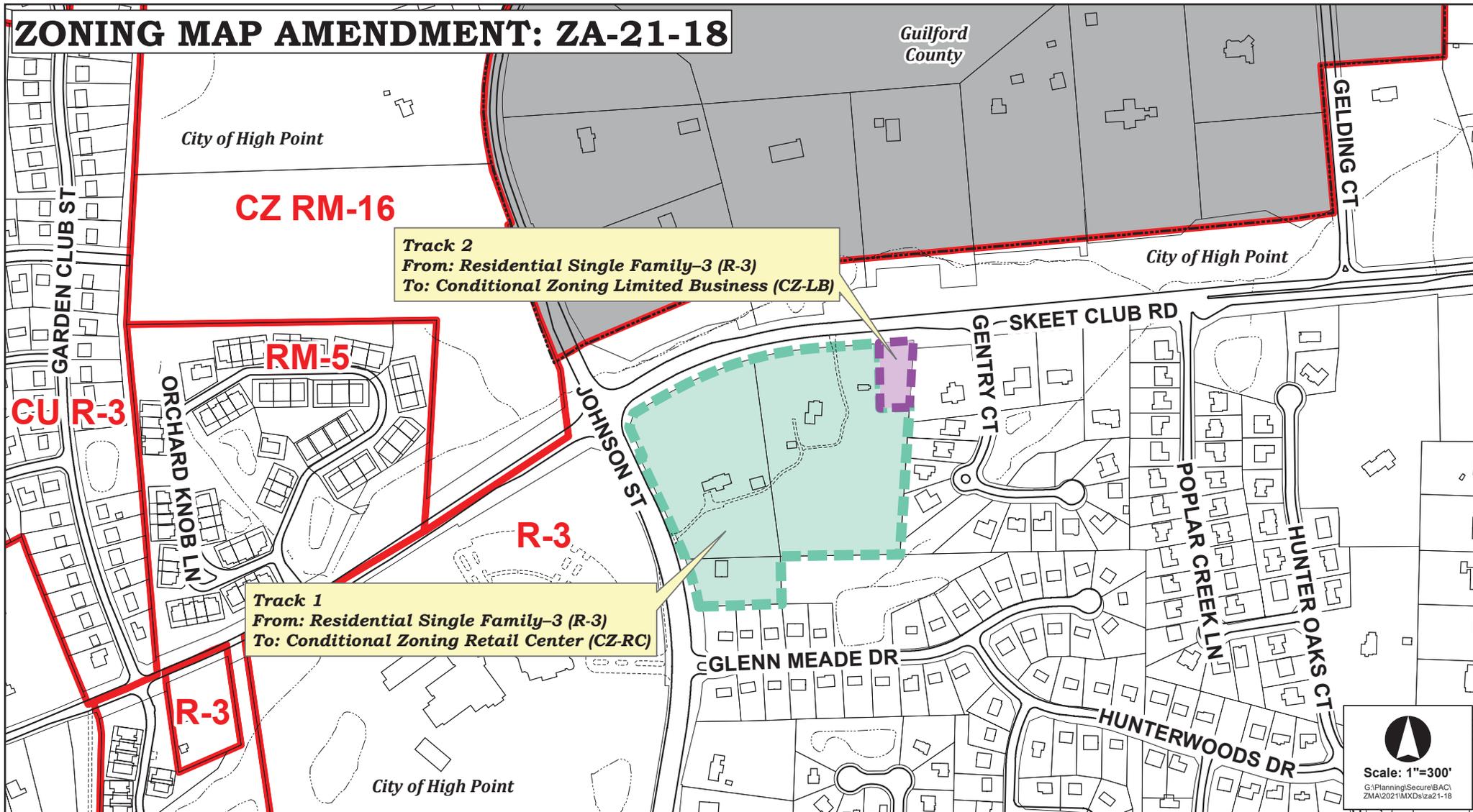
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# ZONING MAP AMENDMENT ZA-21-18



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# ZONING MAP AMENDMENT: ZA-21-18



Guilford County

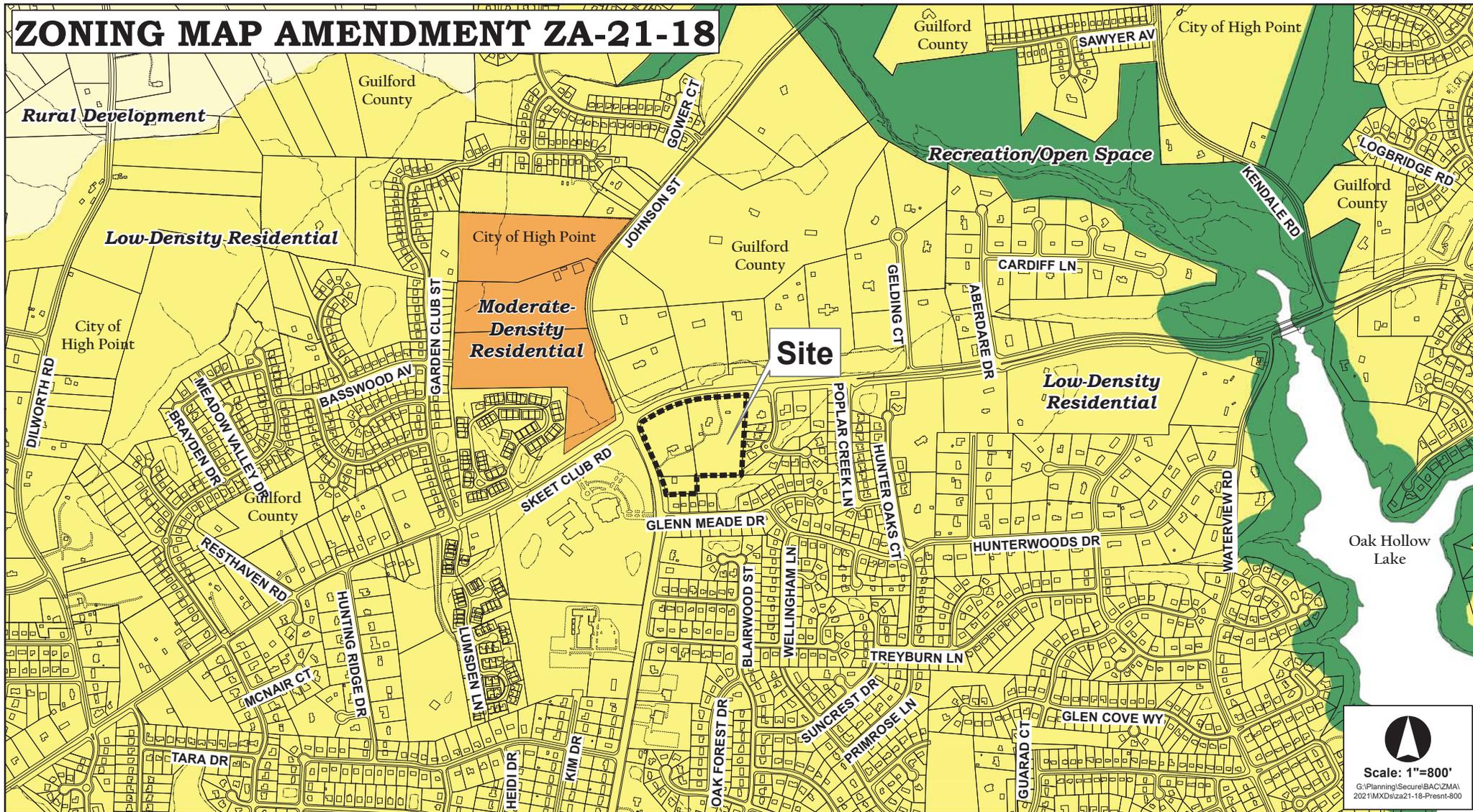
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City of High Point

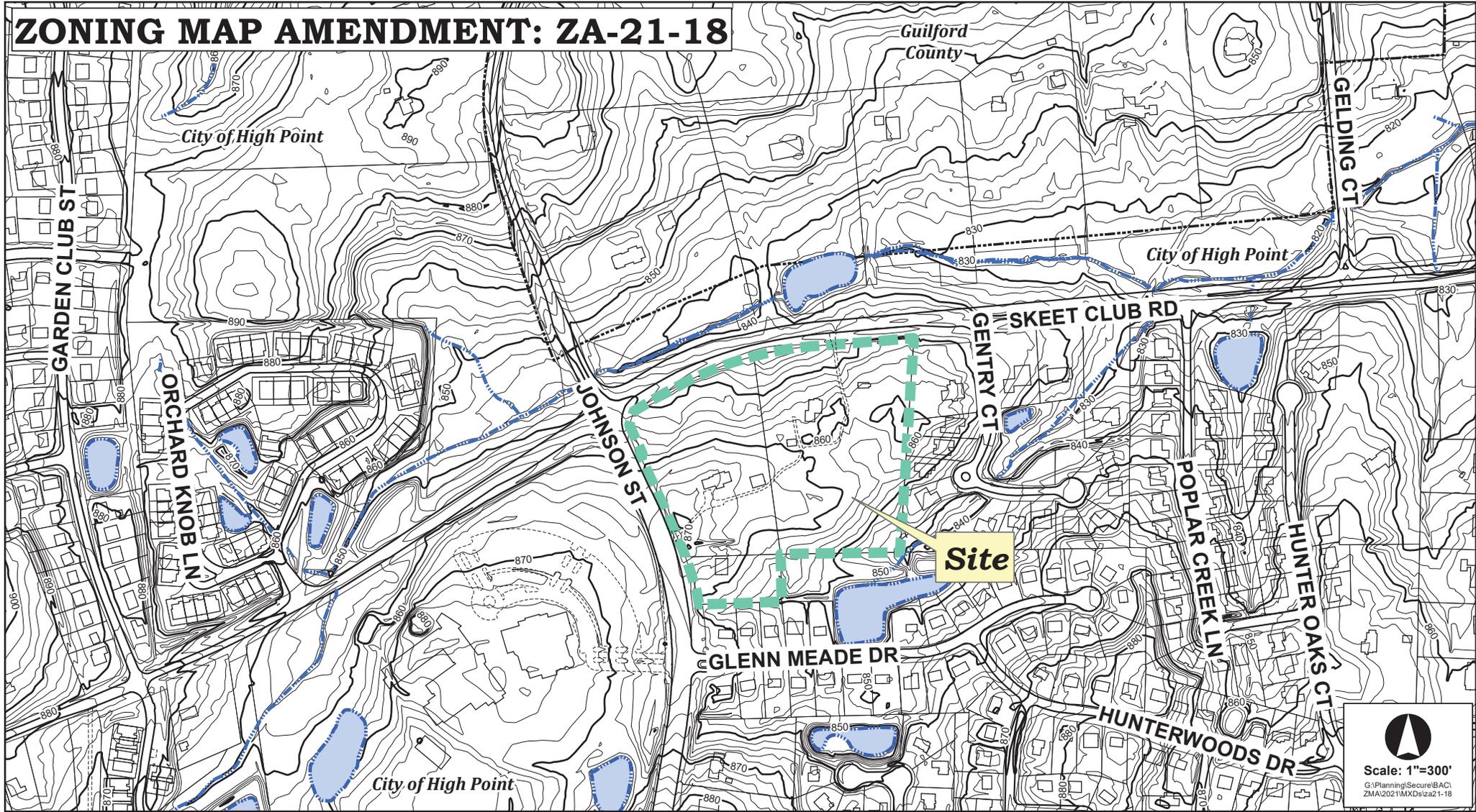
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# ZONING MAP AMENDMENT ZA-21-18

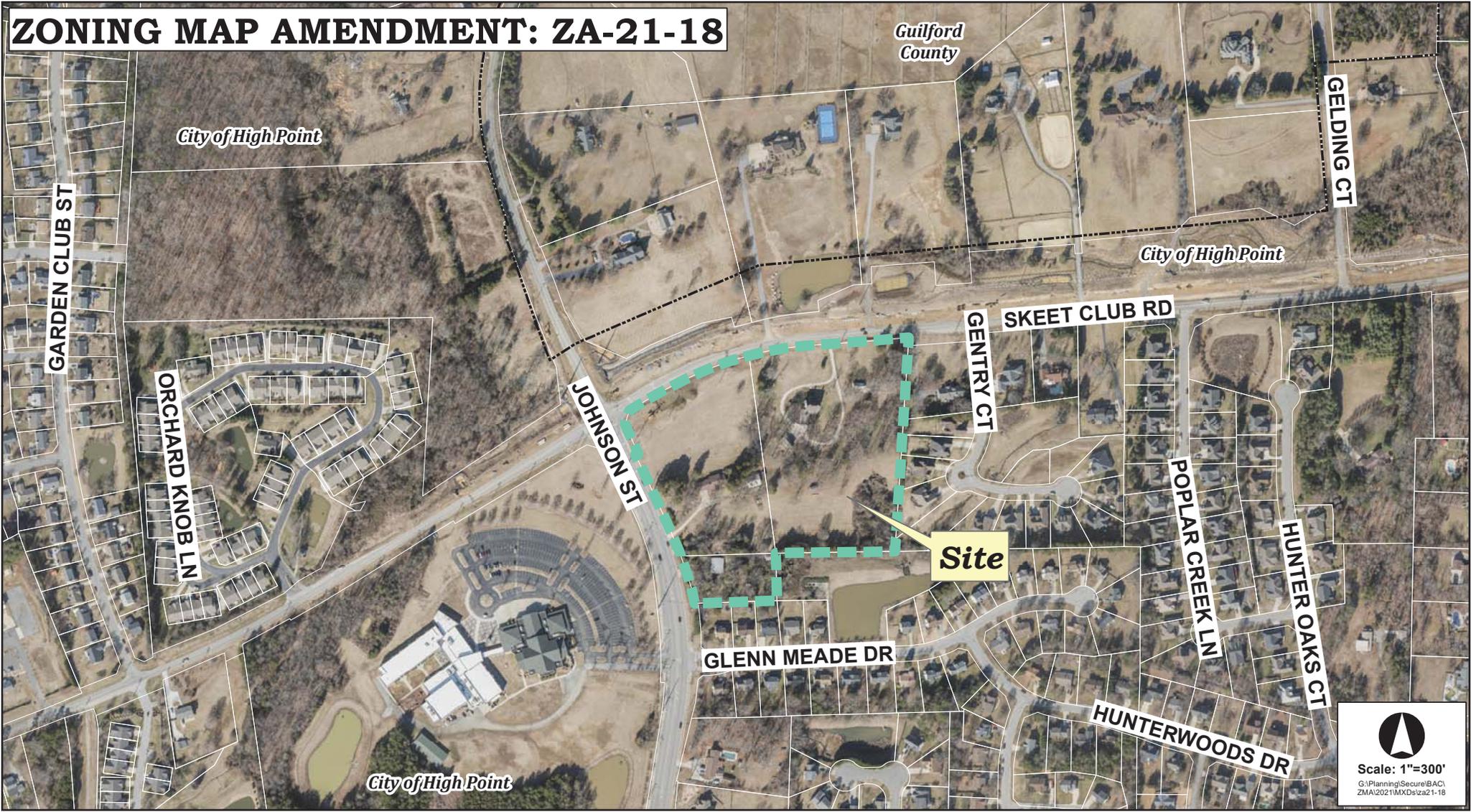


  
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# ZONING MAP AMENDMENT: ZA-21-18



# ZONING MAP AMENDMENT: ZA-21-18



  
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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 October 26, 2021 and before the City Council of the City of High Point on November 15, 2021 regarding **Zoning Map Amendment Case 21-18 (ZA-21-18)** 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 October 17, 2021, for the Planning and Zoning Commission public hearing and on November 3, 2021 and November 10, 2021, for the City Council public hearing pursuant to Chapter 160D-602 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 **November 15, 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 Retail Center (CZ-RC) District (for Tract 1) and Conditional Zoning Limited Business (CZ-LB) District (for Tract 2).** The property is approximately 13 acres, lying at the southeast corner of Johnson Street and Skeet Club Road. The property is also known as Guilford County Tax Parcels 203730, 203737 and 203739.

**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. **Permitted Uses & Prohibited Uses (Tract 1 CZ-RC District)**

1. **Permitted uses**

- a) Except as excluded below in Part I. A. 2, permitted uses shall be limited to those principal use of the Retail Center (RC) District, as listed in the Principal Use Table 4.1.9 of the Development Ordinance, that is also a permitted use in the Limited Business (LB) District (use must be permitted in both districts).
- b) The following RC District uses, which are not permitted in the LB District, shall be permitted:
  - a) Major Restaurant

2. Prohibited uses: The Multifamily Dwelling use type, as enumerated in Table 4.1.9 (Principal Use Table) of the Development Ordinance, shall be prohibited:

B. Permitted Uses (Tract 2 CZ-LB District)

Any uses allowed in the Limited Business (LB) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

C. Restricted Uses (Tract 1 & 2):

The Wireless telecommunication use type shall be subject to development standards of the RM-5 District.

Part II. CONDITIONS:

A. Development and Dimensional Requirements (for the entire Site).

1. Minimum overall zoning district and development size shall be 10 acres.
2. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to resubdivision or any new development.
3. Development of the site shall be subject to the standards of Section 5.14.4 (Large Retail use type) of the Development Ordinance, except that Section 5.14.4.A (Applicability) and 5.14.4.B1(c.) (setback reduction) shall not apply.

B. Development and Dimensional Requirements (for Tract #1).

1. Development shall be subject to the District Purpose, Dimensional Standards and District Standards of the RC District, unless further restricted by this ordinance.
2. Residential Uses: Subject to meeting standards of Part I. (Uses), permitted uses under the Residential Use Classification shall meet the District Purpose, Development Standards and District Standards of the Residential Multifamily – 5 (RM-5) District (Section 3.3.6 of the Development Ordinance), except as follows:
  - a) A minimum 30 foot street setback shall be required.
  - b) A minimum 30 foot perimeter setback shall be required.

C. Development and Dimensional Requirements (for Tract #2).

1. Development shall be subject to the District Purpose, Dimensional Standards and District Standards of the Limited Business (LB) District, unless further restricted by this ordinance.
2. Residential Uses: Subject to meeting standards of Part I. (Uses), permitted uses under the Residential Use Classification shall meet the District Purpose,

Development Standards and District Standards of the Residential Multifamily – 5 (RM-5) District (Section 3.3.6 of the Development Ordinance).

3. Perimeter setbacks:
  - a) A minimum 30 foot street setback shall be required for Tract #2
  - b) A minimum 30 foot perimeter setback from the northern property line shall be required for Tract #2.

D. Landscaping, Buffers and Screening.

1. A minimum 25 foot wide Type B Perimeter Landscape Yard, planted to the Type A rate, shall be installed along the entire length of the eastern and southern boundary of the site.
2. A minimum 6-foot high opaque fence shall be installed along the eastern and southern boundary of the zoning site. The installation of this fence shall not permit reduction in the width of the perimeter landscape yard. So as to not interfere with required sight distances, this opaque fence may be reduced to a height of 4 feet when located within 15 feet of the Johnson Street and Skeet Club Road public rights-of-way.
3. A minimum three (3) foot high soil berm with a minimum width of ten (10) feet, meeting standards of Section 5.5.6.H of the Development Ordinance, shall be installed in the vicinity of the eastern and southern boundary of the zoning site. This berm shall be installed at the time landscaping planting materials are installed on the site.
4. A minimum 15 foot wide Streetyard planted, to Type C rate, shall be installed.
5. Stormwater detention ponds shall be screened with landscaping so as to obscure, to the maximum extent practicable, the view from public right-of-way.

E. Other Conditions.

1. Site Standards
  - a) Ground-based Mechanical Equipment Screening: Ground-based mechanical equipment should be located to the rear of the principal building(s), and shall be screened in accordance with Section 5.6 (Screening) of the Development Ordinance.
  - b) Off-Street Loading: Off-street loading areas shall be located to the side or rear of the principal building and shall not face Johnson Street or Skeet Club Road.
  - c) Outdoor Storage: Outdoor storage of materials, supplies, products, or equipment is prohibited for all nonresidential uses. Nothing shall prohibit the outdoor display of merchandise for sale in accordance with Section 4.4.5.K, (Outdoor Display) of the Development Ordinance.

2. Signage:

- a) Development Identification signs shall be restricted to a height of 15 feet.
- b) In addition to signage prohibited by Section 5.7.6, Prohibited Signs, the following signs shall be prohibited:
  - (1) Changeable copy signs (message boards);
  - (2) Animated signs, including electronic changeable copy signs, except for time and temperature signs which do not exceed 15 square feet of copy area;
- c) Illumination of all signage, except wall signage, shall be limited to cut-out letters and indirect lighting. Back lit wall signage shall be permitted; however, the background of the sign face shall be opaque and light shall only come through the lettering of the sign.
- d) Freestanding signs shall meet the following requirements:
  - (1) Be monument style only

3. Building Standards.

a) Facade Materials

- (1) The use of vinyl siding or corrugated metal siding and other vertical metal siding is prohibited.
- (2) The use of high intensity (bright), metallic, or fluorescent colors shall be limited to facade trim or accents and total less than 20% of the area of any building facade.
- (3) The use of lighting by direct illumination to outline or accentuate all or part of a structure, building or architectural features of a building, including but not limited to rooflines, windows, doors, cupolas, exterior walls, porches, canopies and awnings, with narrow band, strip, tube or other methods of lighting, is prohibited.

b) Roof-Mounted Equipment

- (1) Flat roofs shall incorporate parapet walls designed to screen the roof and roof-mounted equipment from view from the primary street fronting the building and any abutting side streets as seen from the edge of the public right-of-ways abutting the property at a height of 6 feet. The parapet wall should be finished in the same or similar material and color as the building.
- (2) In cases where complete screening is not practicable, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance.

4. Service or Vehicular Bays.

Service or vehicular bays and their doors shall not face Johnson Street or Skeet Club Road.

F. Transportation Conditions

1. Right-of-way Dedication: As a part of development permit approval the property owner shall dedicate a minimum of twenty-five (25) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site.
2. Access
  - a) **Johnson Street** – Two points of access allowed to Johnson Street.
    - i. One right-in/right-out (*Driveway 1 as depicted in the TIA*). This access point must be a minimum of 250 feet from the intersection of Johnson Street/Skeet Club Road. As a part of driveway permit approval, the property owner shall install a median that, meets minimum NCDOT requirements, along the length of the left turn lane and taper of Johnson Street.
    - ii. One full movement access (*as depicted in the TIA as depicted in the TIA*).
  - b) **Skeet Club Road** - Two points of access allowed to Skeet Club Road.
    - i. One right-in/right-out (*Driveway 3 as depicted in the TIA*).
    - ii. One right-in/right-out with left/over (*Driveway 4 as depicted in the TIA*). As a part of driveway permit approval, the property owner shall install a median that meets minimum NCDOT requirements.
3. Improvements: As part of driveway permit approval, the property owner shall provide a right turn lane at all access points with a minimum of 100 feet of storage and appropriate taper.
4. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 15<sup>th</sup> day of November, 2021

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

\_\_\_\_\_

Lisa B. Vierling, City Clerk

The applicant's traffic engineer submitted the following Executive Summary from their Traffic Impact Analysis (TIA).

In addition to this summary, the complete TIA has been submitted to the City of High Point Transportation Department for review.

# Mendenhall Marketplace Traffic Impact Analysis

High Point, NC

Grocery Store, Restaurants,  
Retail Outparcel, and Standalone Retail

## PREPARED FOR:

Halvorsen Development Corporation  
851 S. Federal Highway, Suite 201  
Boca Raton, FL 33432

## PREPARED BY:

BGE, Inc.  
1111 Metropolitan Avenue, Suite 250  
Charlotte, NC 28204



September 23, 2021



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NC License #C-4397

## Executive Summary

A traffic impact analysis was conducted for a proposed development in High Point, North Carolina consisting of approximately 48,850-square foot supermarket, 17,200-square foot shopping center, 4,800-square foot fast food restaurant with drive-through window, 3,500 high-turnover sit-down restaurant, and one single family home. The proposed development, Mendenhall Marketplace, will be located on the southeast quadrant of the intersection of Skeet Club Road at Johnson Street, where one residential home currently exists and will remain, but be relocated and operate as a bed and breakfast. The proposed development is expected to generate 481 AM trips, 485 PM trips, and 9,686 weekday trips. Access to the proposed development will be on both Johnson Street and Skeet Club Road. Driveway 1, along Johnson Street, will serve as a full access driveway. Driveway 2 along Johnson Street, will be a right-in/right out with a concrete island and a concrete median located along Johnson Street. Driveways 3, along Skeet Club Road, is proposed to operate with limited access. It is expected that the Driveway 3 will be a right-in/right out with a concrete island to prohibit left-turn traffic entering and exiting. Driveway 4, along Skeet Club Road, will serve as a full access driveway. For the purposes of this study, the project's analysis year is assumed to be the Year 2026.

Based on the information found on the City of High Point website, a construction project that is occurring within the vicinity of the proposed development is the Skeet Club Road improvements (U-3615) and Johnson Street improvement (U-4758). The U-3615 improvements are currently under construction. The U-4758 improvements are expected to be under construction in Year 2026. For the purpose of the analysis conducted, the Year 2026 analysis included the completion of the U-3615 improvements and the future analysis

This traffic impact analysis provides an assessment of key traffic circulation impacts in order to identify the necessary transportation infrastructure needed to accommodate the proposed development generated travel demand. The analyses contained in this report focus on traffic operating conditions at the following study intersections under the existing and future conditions:

- Johnson Street at Skeet Club Road
- Johnson Street at Driveway 1
- Johnson Street at Driveway 2
- Skeet Club Road at Driveway 3
- Skeet Club Road at Driveway 4

Capacity analyses were conducted for the five study intersections for the projected weekday AM peak hour and weekday PM peak hour. Analyses were completed with the aid of *Otiss*, a trip generation software, and *Synchro 11*, a traffic simulation and capacity software. Four future scenarios were analyzed as part of this study. The impacts of the proposed development were analyzed under the "Year 2026 Build" condition, which considers the increase in trips generated by the proposed development. The synchro summary is shown in **Table E1** below.

**Table E1: Summary for All Analyses Years LOS and Delay**

Analyses Years	LOS/Delay					
	Peak Period	Overall	EB	WB	NB	SB
<b>Johnson Street at Skeet Club Road Signalized Intersection</b>						
Existing	AM	C/24.5	C/23.5	C/20.4	C/24.3	C/29.8
	PM	C/30.2	D/37.2	C/30.8	C/25.1	C/29.7
*Year 2026-No Build	AM	C/23.8	C/22.9	B/19.9	C/24.3	C/27.9
	PM	C/27.0	C/33.2	C/27.2	C/23.0	C/26.4
*Year 2026- Build	AM	C/25.5	C/23.7	B/19.7	C/26.5	C/31.2
	PM	C/33.4	C/32.1	C/25.4	C/31.2	D/45.2
*Year 2026- Build plus Improvements	AM	No improvements are recommended for the intersection.				
	PM					
<b>Johnson Street at Driveway 1 Unsignalized Intersection</b>						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/1.9	-	C/15.5	A/0.0	A/1.2
	PM	A/3.2	-	D/31.1	A/0.0	A/1.0
*Year 2026- Build plus Improvements	AM	A/1.9	-	C/15.2	A/0.0	A/1.2
	PM	A/3.1	-	D/29.5	A/0.0	A/1.0
<b>Johnson Street at Driveway 2 Unsignalized Intersection</b>						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/0.6	-	B/10.6	A/0.0	A/0.0
	PM	A/0.8	-	B/13.9	A/0.0	A/0.0
*Year 2026- Build plus Improvements	AM	A/0.6	-	B/10.4	A/0.0	A/0.0
	PM	A/0.7	-	B/12.5	A/0.0	A/0.0
<b>Skeet Club Road at Driveway 3 Unsignalized Intersection</b>						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/0.3	A/0.0	A/0.0	B/11.4	-
	PM	A/0.4	A/0.0	A/0.0	B/14.5	-
*Year 2026- Build plus Improvements	AM	A/0.3	A/0.0	A/0.0	B/11.1	-
	PM	A/0.4	A/0.0	A/0.0	B/13.9	-

\*Includes external roadway improvements

**Table E1: Summary for All Analyses Years LOS and Delay (Cont.)**

Analyses Years	LOS/Delay					
	Peak Period	Overall	EB	WB	NB	SB
<b>Skeet Club Road at Driveway 4 Unsignalized Intersection</b>						
Existing	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026-No Build	AM	N/A	N/A	N/A	N/A	N/A
	PM	N/A	N/A	N/A	N/A	N/A
*Year 2026- Build	AM	A/1.7	A/0.0	A/1.6	B/13.8	-
	PM	A/2.1	A/0.0	A/1.4	C/22.0	-
*Year 2026- Build plus Improvements	AM	A/1.7	A/0.0	A/1.6	B/13.6	-
	PM	A/2.1	A/0.0	A/1.4	C/21.5	-

\*Includes external roadway improvements

The mitigation considerations as a result of the development are as follows:

1. **Johnson Street at Skeet Club Road:** No mitigation measures are recommended for the intersection.
2. **Johnson Street at Driveway 1:** No mitigation measures are recommended. However, after further review of the proposed site and traffic operations, it has been determined that a southbound left-turn lane would be beneficial and can be achieved by restriping the continuous left-turn lane. The dedicated southbound left-turn lane is recommended to have 50 feet of storage with an appropriate taper. The continuous left-turn lane would continue south of Driveway 1. It is also beneficial to construct a northbound right-turn lane for traffic operational improvements. The northbound right-turn lane is recommended to have 100 feet of storage with an appropriate taper.
3. **Johnson Street at Driveway 2:** It is recommended to construct a northbound right-turn lane with 75 feet of storage and an appropriate taper. A concrete island and a concrete median located along Johnson Street is proposed to be constructed to prohibit entering and exiting left-turn movements.
4. **Skeet Club Road at Driveway 3:** It is recommended to construct an eastbound right-turn lane with 100 feet of storage and an appropriate taper. A concrete island is proposed to be constructed to prohibit entering and exiting left-turn movements.
5. **Skeet Club Road at Driveway 4:** No mitigation measures are recommended. However, after further review of the proposed site and traffic operations, it has been determined that an eastbound right-turn lane would be beneficial for traffic operational improvements. The eastbound right-turn lane is recommended to have 100 feet of storage with an appropriate taper.

**Table 1: Proposed Trip Generation Analysis Summary**

Land Use Category	Size	Daily Weekday Trips			Weekday AM Peak Trips			Weekday PM Peak Trips		
		Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
850-Supermarket	48,850 sqft	5,216	2,608	2,608	187	112	75	451	230	221
820-Shopping Center	17,200 sqft	1,816	908	908	160	99	61	148	71	77
932-High-Turnover (Sit-Down) Restaurant	3,500 sqft	393	197	196	35	19	16	34	21	13
934-Fast Food Restaurant with Drive-Through	4,800 sqft	2,261	1,131	1,130	193	98	95	157	82	75
210-Single-Family Detached Housing	1 DU	9	5	4	1	0	1	1	1	0
Subtotal		9,695	4,849	4,846	576	328	248	791	405	386
Pass-by Trips		0	0	0	-95	-48	-47	-306	-157	-149
Total		9,695	4,849	4,846	<b>481</b>	280	201	<b>485</b>	248	237

Note: DU-Dwelling Unit

### 3.2 Trip Distribution and Trip Assignment

The directional trip distribution and assignment of project generated trips were estimated based on an understanding of the existing and projected future traffic flows and travel patterns within the vicinity of the project site.

The development is proposed to be commercial, which resulted in trip distribution and the assignment of project generated trips were estimated based on existing traffic volumes for the surrounding roadway network and the primary locations with residential areas in relation to the proposed project site.

The estimated directional trip distribution, as shown in **Figure 4**, for the proposed development is as follows:

- Twenty percent (25%) to/from the north
- Thirty-five percent (25%) to/from the south
- Twenty percent (25%) to/from the west

# **Citizens Information Meeting Report Zoning Map Amendment 21-18**

Submitted by: R. Andrew Harris, Attorney, on behalf of  
HEPHIGHT, LLC

## MEETING RECAP

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

From: R. Andrew Harris

Date: September 3, 2021

Re: Rezoning Case #-21-  
Citizens Information Meeting, September 2, 2021

On September 2, 2021, Cyrus C. Walton, Gale R. Walton, Joseph A. Walton, Chris Sampson (Custom Electric & Plumbing, Inc.), and Raul C. Torres and wife, Sandra R. Torres, ('Owners') by and through their agent, HEPHIGHPT, LLC, conducted a Citizen's Information Meeting in support of Rezoning Case #21-18 (ZA-21-18).

The Rezoning Case #ZA-21-18, seeks to rezone the property located at 4142 and 4146 Johnson Street and 1106 Skeet Club Road, High Point, North Carolina 27265 to Condition Use-Retail Center (CU-RC).

The meeting was held at the law offices of Wyatt Early Harris Wheeler, LLP, 1912 Eastchester Drive, Suite 400, High Point, North Carolina 27265. Letters of invitation were mailed to 38 residents on October 14, 2019. There were approximately 15-20 attendees. The names and addresses of the persons notices were sent along with a copy of the notice is attached.

At the meeting, we discussed the project, including proposed uses (grocery store anchor), and the preservation of an existing homeplace which is to be relocated to the northeast corner of the property on Skeet Club Road. Attendees concerns expressed to us were increased traffic, crime and appearance/screening. We provided pictures of the proposed layout for the property along with sample pictures taken from prior projects done by Applicant and discussed these traffic, crime and screening concerns. In relation to traffic, the concerns expressed were largely based on present conditions given that the intersection is and has been under construction for a period of years which everyone expressed frustration. There were also questions about how it would function with the traffic generated during drop-off and pick-up hours at IHM. We had our engineer in attendance to discuss NCDOT's projected flow volumes through the intersection once improved and that we further did not anticipate any traffic issues with IHM given that there was only one full movement access on Johnson Street and the School's peak hours would not conflict with the peak hours of the grocery store. In regards to appearance and screening, we had good discussions with neighbors regarding the appearance based on Applicant's sample of past projects along with our increased screening, distance between buildings and adjacent lots and the use of fencing and a vegetated berm.

Overall the attendees were not in favor of the project based on the impression that the area had traditionally been residential. We discussed the changing conditions in the area over the past 10-

15 years, that the property was now located at the intersection of two (2) major thoroughfares at a lighted intersection and the increasing number of households currently existing and projected within 3 miles of the property. These facts were all recognized by the attendees but did not alter their opinion.

In addition to those in attendance at the meeting, I received 3 phone calls from residents that had received notices as well. They expressed similar concerns to those made by those in attendance at the meeting.

AMH 2015-2 BORROWER LLC  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302

AMH NC PROPERTIES LP  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302

BENNINGTON, ASHLEY DANIELLE  
1506 GLENN MEADE DR  
HIGH POINT NC 27265

BOZEMAN, BEVERLY M;BOZEMAN, BLAKE L  
1708 GENTRY CT  
HIGH POINT NC 27265

BUSTOS, JOSE M;CALLE, CLAUDIA  
1607 GLENN MEADE DR  
HIGH POINT NC 27265

CARDONA -TORRES, RAUL;ROMERO -TORRES,  
SANDRA L  
1106 SKEET CLUB RD  
HIGH POINT NC 27265

CARTER, JAMES W JR;CARTER, DONNA S  
1701 GLENN MEADE DR  
HIGH POINT NC 27265

CHARLES, KEITH;CHARLES, SARAH C  
1701 GENTRY CT  
HIGH POINT NC 27265

COVINGTON, HAROLD G;COVINGTON, JULIA R  
1716 GENTRY CT  
HIGH POINT NC 27265

CUMMINGS, RUSSELL S  
1508 GLENN MEADE DR  
HIGH POINT NC 27265

CURLIN, WILLIAM G  
PO BOX 36776  
CHARLOTTE NC 28236

CUSTOM ELECTRIC AND PLUMBING INC  
PO BOX 533  
SUMMERFIELD NC 27358

DANTZLER, DONNA S  
1714 GENTRY CT  
HIGH POINT NC 27265

DELUCA, MARK W;DELUCA, KIMPHUONG T  
1507 GLENN MEADE DR  
HIGH POINT NC 27265

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

FOX RUN LAND CORP LLC  
4414 JOHNSON ST  
HIGH POINT NC 27265

HARRIS, JASON ERIC  
PO BOX 1550  
JAMESTOWN NC 27282

HIMANJALI LLC  
4701 RIDGEFALL RD  
GREENSBORO NC 27410

JONES, CASSANDRA L  
1706 GENTRY CT  
HIGH POINT NC 27265

KHAN, MOHAMMAD S;KHAN, GHULAM S  
1124 SKEET CLUB RD  
HIGH POINT NC 27265

LINTHICUM, T DANIELLE  
1505 GLENN MEADE DR  
HIGH POINT NC 27265

MANA, CLEMENT B  
1609 GLENN MEADE DR  
HIGH POINT NC 27265

MARTIN, MATTHEW  
1702 GENTRY CT  
HIGH POINT NC 27265

MOORE, LEE VARRICK JR;LONG, ROBIN MICHELLE  
4302 JOHNSON ST  
HIGH POINT NC 27265

NAGY, WILLIAM TRUSTEE;THE WILLIAM NAGY  
REVOCABLE TRUST  
1115 SKEET CLUB RD  
HIGH POINT NC 27265

PICKETT, ROSS S  
1710 GENTRY CT  
HIGH POINT NC 27265

PROENZA, EUGENIO M;PROENZA, MICHELLE L  
1512 GLENN MEADE DR  
HIGH POINT NC 27265

REAVES, THOMAS LAWRENCE JR;REAVES,  
ASHLIE T  
1121 SKEET CLUB RD  
HIGH POINT NC 27265

RICHARD, RANDALL H;RICHARD, AMBER S  
1502 GLENN MEADE DR  
HIGH POINT NC 27265

SMUTEK, EDWARD J;SMUTEK, JAMI L  
1503 GLENN MEADE DR  
HIGH POINT NC 27265

STUART, JOHN CLIFFORD  
1509 GLENN MEADE DR  
HIGH POINT NC 27265

TUXEDO PARK HOMEOWNERS ASSOC INC  
1722 GENTRY CT  
HIGH POINT NC 27265

WALTON, S R  
3442 HILLSIDE DR  
HIGH POINT NC 27265

WINDSOR SUBDIVISION HOMEOWNERS  
ASSOCIATION INC  
PO BOX 9415  
GREENSBORO NC 27429

August 23, 2021

RE: Application for a Conditional Use Zoning Permit for 12.06+/- acres located at 4142/4146 Johnson Street and 1106 Skeet Club Road, High Point, North Carolina

Dear Property Owner:

I hope you are doing well.

My name is Andrew Harris and I am writing to you today to invite you to a community meeting scheduled for **Thursday, September 2, 2021, from 5:30pm to 7:00pm** (drop-in format), to be held at **1912 Eastchester Drive, Suite 400, High Point, North Carolina 27265**. At the meeting, we will be providing information regarding an application we have submitted to re-zone the above referenced properties (see enclosed site map) to Conditional Use-Retail Center (CU-RC) so as to allow a grocery store along with certain other retail shopping/restaurant uses. It is also our hope to be able to answer questions that you may have regarding the application. Please remember that Guilford County is requiring masks to be worn indoors so when you come to the meeting, please remember to bring your mask.

If you are unable to attend the meeting in-person, we will have a call-in number available as well. If you are unable to attend, please give me a call and I can provide you with the call-in information.

The Application was submitted on August 10, 2021, with our presentation scheduled to be made at the next regular meeting of the City of High Point Planning & Zoning Commission on Tuesday, September 28, 2021 at 6:00pm. This meeting will be at the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is also enclosed which outlines the rezoning process. You are receiving this notice because you own property within 300 feet of the above referenced properties.

Lastly, if you are unable to attend this community meeting or call-in, please feel free to contact me and we can discuss any questions or comments via phone or meet at a later time/date. We want to make sure you are informed and that we have an opportunity to hear your thoughts.

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

Sincerely,

Andrew Harris

**Attendees:**

Rick Moore (Skeet Club)  
Matthew Martin and wife, (Tuxedo Park)  
Nancy Le (Orchard Knob)  
Danielle Goette and spouse (Windsor Park)  
Blake and Beverly Bozeman (Tuxedo Park)  
Fred Catalano (attended and telephone call) (Windsor Park)  
Bill Nagy (telephone call) (Skeet Club)  
Bill Davidson (telephone call) (Orchard Knob)  
Cheryl Sommers (Orchard Knob)  
Margaret and James Mott (Orchard Knob)

[there were several others in attendance that did not sign in]