

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 21-21  
(BSP Investment 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 BSP Investment LLC to rezone approximately 6.5 acres from the Residential Single Family - 3 (R-3) District to a Conditional Zoning Residential Single Family - 5 (CZ-R-5) District. The site is located along the south side of Skeet Club Road, approximately 2,100 feet west of Johnson Street.

### 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 approval of the request as outlined in the staff report.

#### Speaking on the request:

Speaking in favor of the request was the applicant Mr. Pankaj Jinwala, 7099 Toscana Trace, Summerfield, NC and Mr. Bimal Jinwala, 5116 Western Blvd, Apt. 702, Jacksonville, NC. These speakers gave an overview of the zoning request to develop the site for single family homes and made themselves available for questions. In response to a question from Chairman Kirkman, Mr. Pankaj Jinwala noted that the request to rezone from R-3 to R-5 is because a portion of the property is more difficult to develop due to a stream that crosses the site and that they can only use about 50 percent of the site. Mr. Kirkman noted that taking that into consideration, the density of development at R-5 for this property would be similar to that of R-3 if the topography of the land allowed for the entire site to be developed at 3 units per acre. Mr. Bimal Jinwala confirmed that was correct.

The following members of the church that owns the property spoke in favor of the request. Ms. Louise Baker, 1102 Hartstone Drive, Colfax; Ms. Arlisa Gordon, 217 W. Kearns Avenue, High Point; Ms. Wanda Davis, 811 Old Mill Road, High Point; Ms. Willie Cathey, 1322 Boundary Avenue, High Point and Ms. Verona Middlebrooks, 2705 Patterson Place, Apt. E, High Point

Speaking in opposition to the request were Kimberly & John Baker, 3616 Hunting Ridge Drive, Mr. Mike Warth, 3604 Hunting Ridge Drive and Mr. Van Trivette, 3602 Hunting Ridge Drive. These speakers expressed the following concerns:

- The higher density is inconsistent with the surrounding area and may negatively impact property values in the surrounding lower density subdivisions.
- Concern as to stormwater runoff from the site flooding drainage ditches.
- The impact the development could have on local wildlife.

**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 9-0.

2. **Consistency and Reasonableness Statements**

The Planning and Zoning Commission voted 9-0 to approve the following statement:

That Zoning Map Amendment 21-21 is consistent with the City's adopted policy guidance because, the proposed CZ R-5 District is supported by the Low-Density Residential designation and the goals and objectives of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because the requested CZ R-5 zoning is in harmony with Low Density Residential Land Use Plan Classification that has historically been established for lands along this segment of Skeet Club Road corridor.

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

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

<b>Request</b>	
<b>Applicant:</b> BSP Investment LLC	<b>Owner:</b> Temple of Prayer Praise and Deliverance, Inc.
<b>Zoning Proposal:</b> To rezone approximately 6.5 acres	<b>From: R-3</b> Residential Single Family - 3 District
	<b>To: CZ R-5</b> Conditional Zoning Residential Single Family - 5 District

<b>Site Information</b>	
<b>Location:</b>	The site is located along the south side of Skeet Club Road, approximately 2,100 feet west of Johnson Street.
<b>Tax Parcel Number:</b>	Guilford County Tax Parcel 203473
<b>Site Acreage:</b>	Approximately 6.5 acres
<b>Current Land Use:</b>	Undeveloped
<b>Physical Characteristics:</b>	The site has a moderately sloping terrain. An intermittent stream runs in a west to east direction through the middle of the site.
<b>Water and Sewer Proximity:</b>	A 12-inch City water line and an 8-inch City sewer line lie adjacent to the site along Skeet Club Road. There is also an 8-inch sewer line approximately 60 feet to the east of the zoning site within the St. Andrews Townhome subdivision.
<b>General Drainage and Watershed:</b>	The site drains in a general easterly direction and development is subject to is 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. Within Tier 4 of this WCA development is limited to 2 dwelling units per acre or 50% built-upon area.
<b>Overlay Districts:</b>	Oak Hollow Lake Watershed Critical Area – Tier 4

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	R-3	Residential Single Family – 3 District	Single family detached dwellings
<b>South:</b>	R-3	Residential Single Family – 3 District	Single family detached dwelling
<b>East:</b>	R-3	Residential Single Family – 3 District	Single family detached dwelling
<b>West:</b>	R-3	Residential Single Family – 3 District	Single family detached dwelling

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement</b>	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.

<b>Land Use Plan Map Classification:</b>	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.
<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 #1: Ensure that development respects the natural environment.</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.#5. Maintain an appropriate balance between the size, location and density of new development and the availability and demands upon the public services and facilities required to serve that development.</p>
<b>Relevant Area Plan:</b>	There are no area plans that are applicable to this site.
<b>Zoning History:</b>	<p>Land use policy, established from prior zoning approval and the Johnson Street/Sandy Ridge Road Area Plan, supported a wide variety of single family detached and single family attached residential developments within one-half mile of the intersection of Johnson Street and Sand Ridge Road.</p> <ul style="list-style-type: none"> <li>Orchard Knob townhome subdivision (ZA 99-21 and ZA 20-14)</li> <li>St. Andrews townhome subdivision (ZA 00-37 and ZA 20-14)</li> <li>Meadow Creek subdivision/cluster development (ZA 99-27 and ZA 01-01 and SU 99-04 and SU 01-01)</li> <li>Skeet Club Garden subdivision/cluster development (ZA 92-20 and SU 92-12)</li> <li>Zoning Map Amendment 21-13 to establish a CZ-RM-16 District to support a townhome development with a maximum density of 7 dwelling units per acre.</li> </ul>

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	Skeet Club Road		227 ft.
<b>Vehicular Access:</b>	Via public street access from Skeet Club Road.		
<b>Traffic Counts:</b> (Average Daily Trips)	Skeet Club Road		8,900 ADT (NCDOT 2019 traffic count)
	Johnson Street		12,000 ADT (NCDOT 2019 traffic count)
<b>Estimated Trip Generation:</b>	A 19 to 31 unit single family subdivision is proposed to be developed. Such a development is anticipated to generate approximately 312 daily trips (during a 24-hour time period) with approximately 25 AM peak-hour trips and approximately 33 PM peak-hour trips		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> <b>X</b>	A TIA is not required. This analysis is only required for residential developments that generate more than 150 trips within the AM or PM peak hours.

<b>Conditions:</b>	<p><u>Right-of-way Dedication:</u> As a part of development permit approval, the property owner shall dedicate twenty-four (24) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site.</p> <p><u>Access</u></p> <ul style="list-style-type: none"> <li>a) Only one point of access shall be allowed to Skeet Club Road.</li> <li>b) Driveway access from individual dwelling units shall not be permitted to Skeet Club Road.</li> </ul> <p><u>Improvements:</u> As a part of development permit approval, the property owner shall establish a public street right-of-way network that extends from Skeet Club Road to the southern property line of the zoning site.</p>
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<b>School District Comment</b>				
<b>Guilford County School District</b>				
<b>Local Schools:</b>	Enrollment: 2021 – 2022 (20 <sup>th</sup> day of class)	Maximum Design Built Capacity: (2021 – 2022):	Mobile Classrooms:	Projected Additional Students:
Shadybrook Elementary	322	512	10	9 - 11
Ferndale Middle School	577	1,272	0	5 - 7
High Point Central High	1,171	1,213	0	4 - 6
<p><u>School District Remarks:</u> With the implementation of General Statute 115C-301 mandating reduced K-3 class sizes, elementary schools will experience annual reductions in capacity through 2021 - 2022. Elementary built capacity assumes reduced K-3 class sizes per applicable core academic classroom as of the stated year. Middle and high school built capacity assumes 30 students per core academic classroom.</p>				

<b>Details of Proposal</b>
<p>The applicant is requesting to rezone this 6.5 acre parcel from its current R-3 District to a Conditional Zoning (CZ R-5) District. The applicant is considering developing a single family subdivision and has requested rezoning to the R-5 District to allow for some flexibility in lot dimensional standards. In conjunction with this application, the applicant has submitted a conditional zoning ordinance in which they have offered conditions pertaining to dedication of right-of-way along Skeet Club Road for future road improvements, limiting the number of vehicular access point to Skeet Club Road and to install a public street through the site.</p>

<b>Staff Analysis</b>
<p>The R-3 and R-5 Districts are similar in that they are both principally intended for the development of single family detached dwellings served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed in both of these residential zoning districts. Although similar, there are two distinguishable differences between the R-3 and R-5 Districts. The first being the allowable development density. The R-3 District permits development up to three dwelling units per acre while the R-5 District allows smaller lot sizes and development up to five dwelling units per acre. The second is that the R-5 District allows single family attached dwellings (twin homes), provided such a development occurs on a tract of land five acres and larger.</p>

The key issue for development of this parcel is not a difference in density between the R-3 and R-5 Districts, but that the land is within Tier 4 of the Oak Hollow Lake Watershed Critical Area (WCA). Regardless of the standards of an individual zoning district, development in this portion of the Oak Hollow Lake WCA is restricted to 2 dwelling units per acre or 50% built-upon area. The requested R-5 District would simply allow for some flexibility in lot width and lot area.

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

#### **Consistency with Adopted Policy Guidance**

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

**The proposed CZ R-5 District is supported by the Low-Density Residential designation and the goals and objectives of the Land Use Plan.**

#### **Reasonableness/Public Interest:**

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

**The requested CZ R-5 zoning is in harmony with the Low Density Residential Land Use Plan Classification that has historically been established for lands along this segment of the Skeet Club Road corridor.**

#### **Compatibility with Surrounding Areas**

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

The proposed R-5 District zoning is supported by the Low Density Residential Land Use Plan designation for the area, and by the goals and objectives of the Land Use Plan. Given that a mixture of residential use types and residential zoning districts are already present in the immediate vicinity and that the watershed standards will limit the intensity of development, the request will be compatible with the surrounding 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:

<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>❖ The applicant has offered a condition for right-of-way dedication to facilitate future road improvements.</li> <li>❖ The applicant has offered a condition to limit vehicle access to Skeet Club Road.</li> <li>❖ The applicant has offered a condition to install a public street network through the site that can also serve abutting lands to the south. This eliminates the need for additional vehicular access points to Skeet Club Road by future development.</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 Tier 4 of the Oak Hollow Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance. Furthermore, an intermittent stream runs through the northern portion of the site. Stream buffer standards of the Development Ordinance are required to be met along this stream corridor.</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> <p>The site is within an area currently served by City of High Point utilities and municipal services. The zoning submittal has no known adverse impacts on municipal services.</p>
<b>Mitigation #4</b>	<p><b>Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.</b></p> <p>Staff has found no evidence that the requested CZ R-5 District, as conditioned by the applicant, would adversely affect adjacent properties.</p>

### **Supportive Changes in the Area**

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

Prior zoning approvals have supported the establishment of a mixture of residential zoning and residential uses in this area, consisting of single family dwellings, single family cluster developments and townhome development, within close proximity of the Skeet Club Road/Johnson Street 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 R-5 District is consistent with the Low-Density Residential designation applied to the area by the City's adopted Land Use Plan. Furthermore, adopted policy guidance documents (Land Use Plan and other zoning approvals) have supported a mixture of residential use types on lands within one-half mile of the Skeet Club Road/Johnson Street intersection. This request is a continuation of the development pattern that has been established for this area.

### **Recommendation**

#### **Staff Recommends Approval:**

The Planning and Development Department recommends approval of the request to rezone this 6.5 acre parcel to the CZ R-5 District. This request is in conformance with adopted plans and policy guidance documents.

### **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.

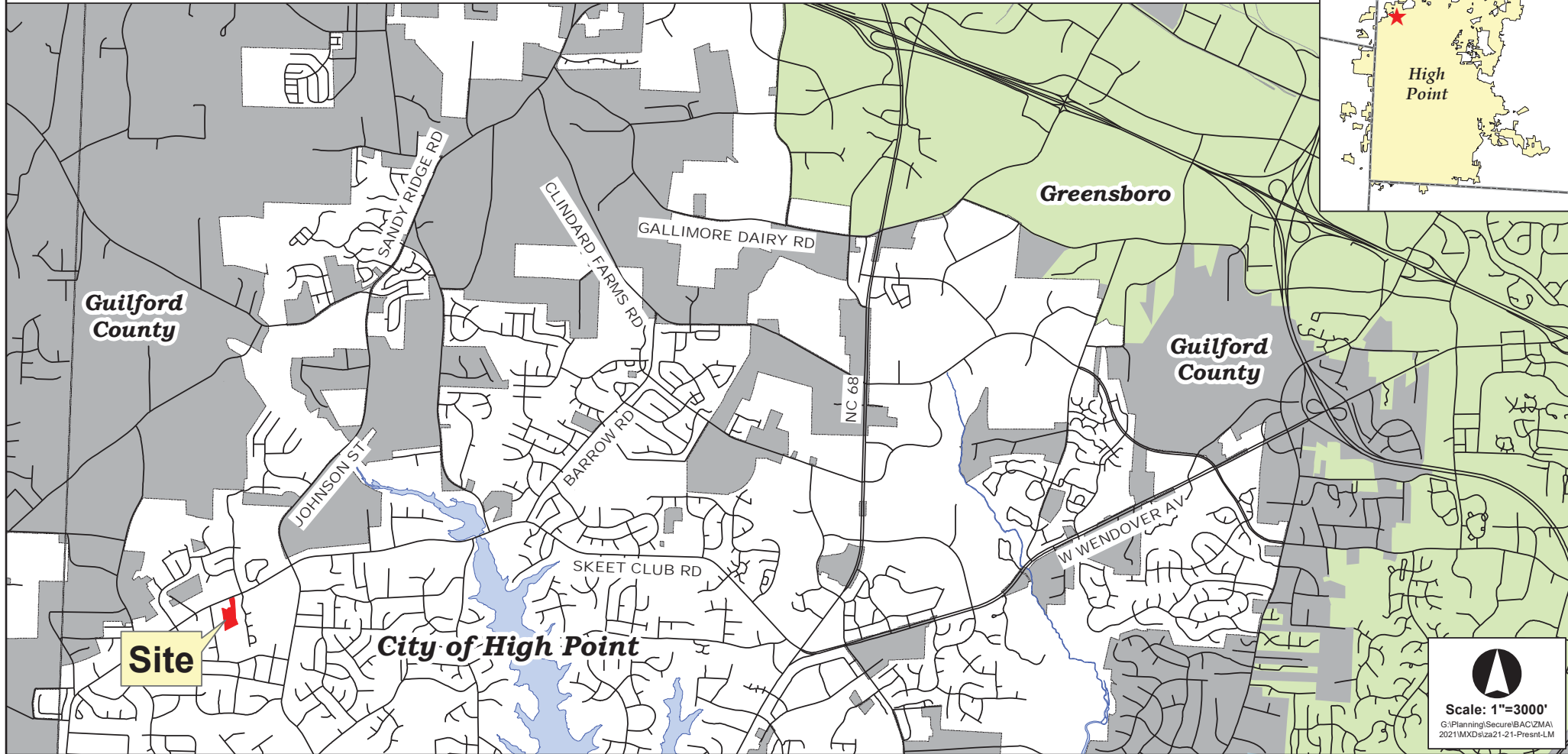


# LOCATION MAP

ZONING MAP AMENDMENT: ZA-21-21

Applicant: Pankaj Jinwala

## Vicinity Map



**ZONING MAP AMENDMENT ZA-21-21**

The map displays various zoning districts including CU RM-5, CU R-5, R-3, CZ RM-16, RM-5, CZ LI, and PNR. A specific area is highlighted in green and labeled "Site". The map also shows the boundaries of Forsyth County, Guilford County, and the City of High Point. Key streets include PAYNE RD, BICKFORD RD, DILWORTH RD, MARIONDALE DR, RIDGEWORTH AV, BURGESS RD, TANGLEBROOK RD, JOYCE CI, STANSBURY LN, WYNDHAM AV, VIKING DR, HAMPTON PARK DR, PARK SPRINGS DR, FAIRSTONE PL, NORSE ST, TARA DR, MCNAIR CT, HUNTING RIDGE DR, LUMSDEN LN, KIM DR, SCARLETT DR, ELMWOOD AV, STILL BROOK LN, BRANDEMERE DR, GUARAD CT, WHITE FENCE WY, GLEN COVE WY, TREYBURN LN, SANDLEWOOD RD, WELLSHAM LN, BLAIRWOOD ST, JOHNSON ST, HUNTER OAKS CT, HUNTERWOODS DR, SKEET CLUB RD, GELDING CT, ABERDARE DR, and CARDIFF LN.

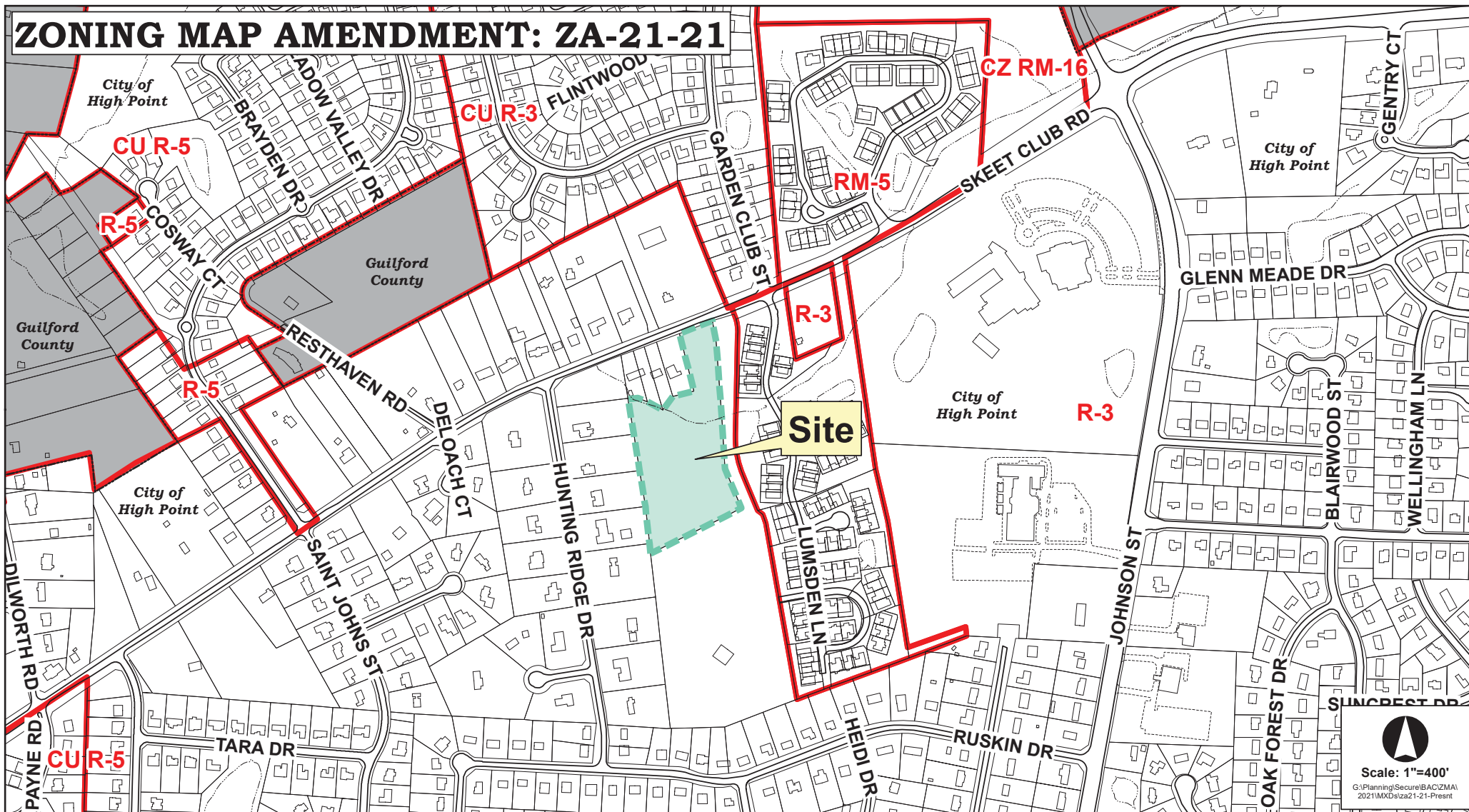
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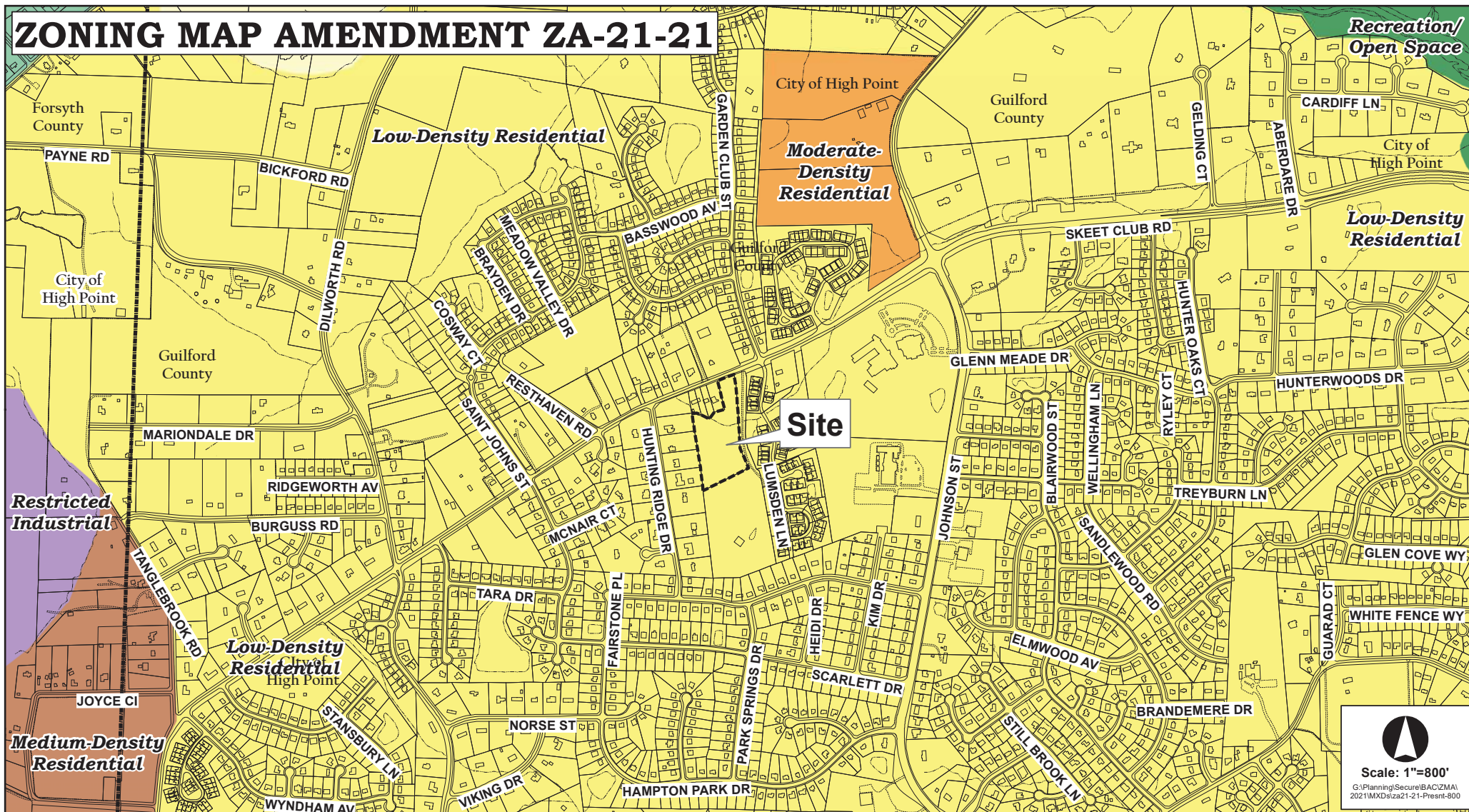
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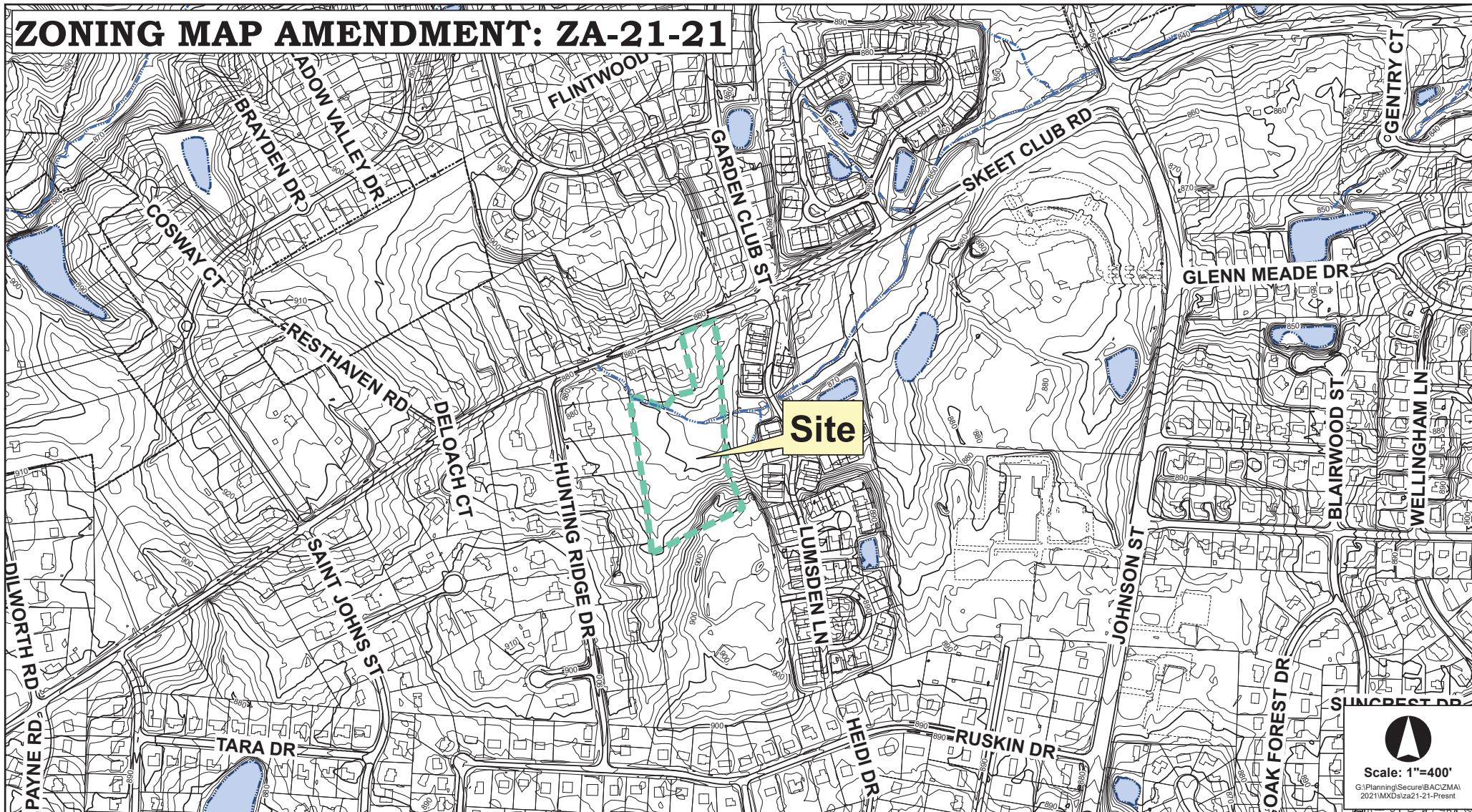


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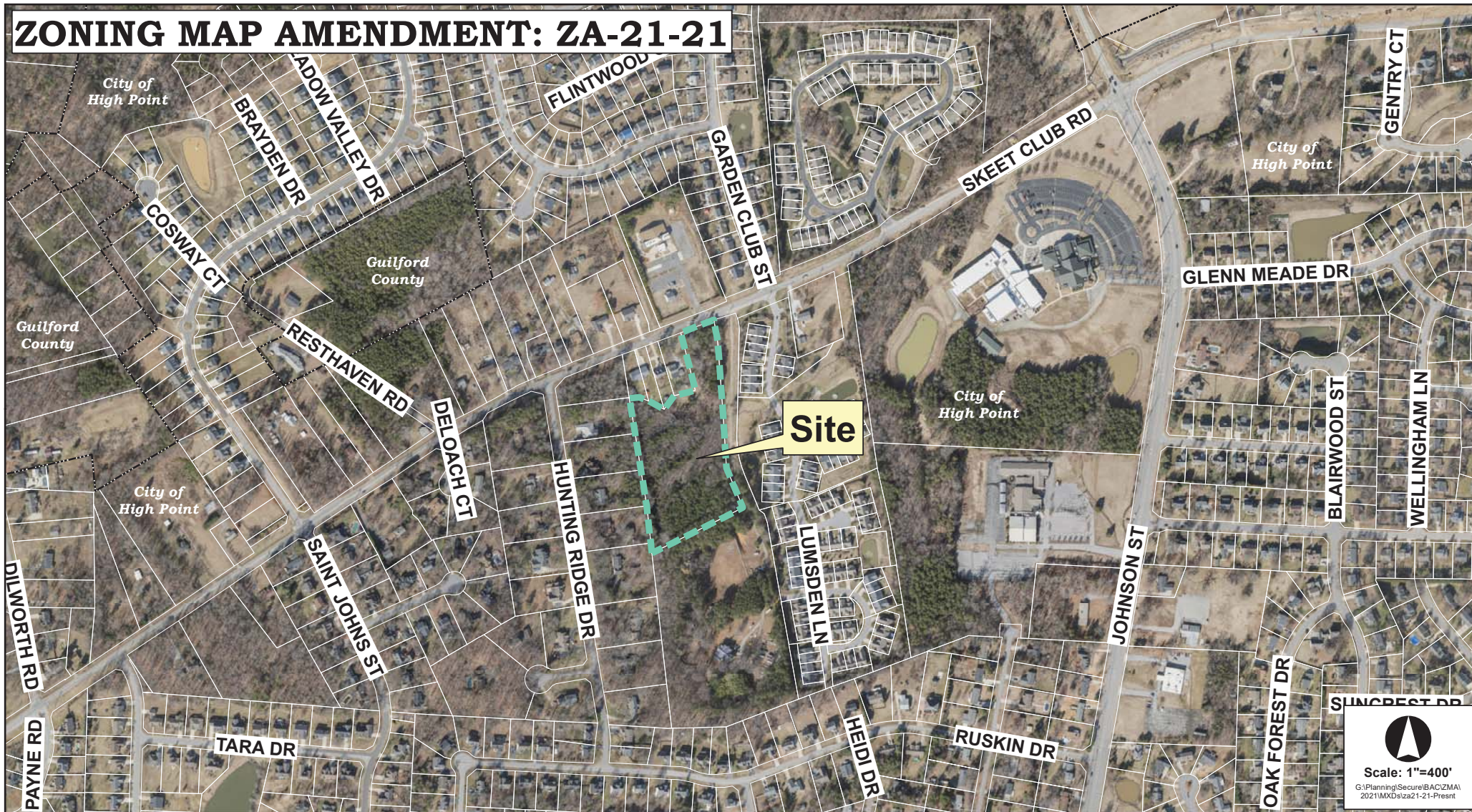
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# ZONING MAP AMENDMENT: ZA-21-21



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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 21-21 (ZA-21-21)** 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 Residential Single Family – 5 (CZ- R-5) District**. The property is approximately 6.5 acres, located along the south side of Skeet Club Road, approximately 2,100 feet west of Johnson Street. The property is also known as Guilford County Tax Parcel 203473.

**SECTION 2**

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

Part I. **USES:** Any uses allowed in the Residential Single Family – 5 (R-5) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Transportation Conditions.**

1. **Right-of-way Dedication:** As a part of development permit approval, the property owner shall dedicate twenty-four (24) feet of right-of-way along the entire Skeet Club Road frontage of the zoning site.

2. Access
  - a) Only one point of access shall be allowed to Skeet Club Road.
  - b) Driveway access from individual dwelling units shall not be permitted to Skeet Club Road.
3. Improvements: As a part of development permit approval, the property owner shall establish a public street right-of-way network that extends from Skeet Club Road to the southern property line of the zoning site.

### 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



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

Submitted by: Pankaj Jinwala,  
Managing member, BSP Investment LLC

## Meeting Recap

October 8, 2021

To: City of High Point, North Carolina  
Planning and Development Department  
From: Pankaj Jinwala  
Managing member, BSP Investment LLC

Re: Rezoning Case ZA-21-21

Citizens Information Meeting, October 7, 2021, 5:00 P.M.

BSP Investment LLC conducted a Citizens' Information Meeting in support of Rezoning Case ZA-21-21. The meeting was held at meeting room of Ed Price & Associates Realtors office located on 1220 N. Main Street, High Point, NC. Letters of invitation were mailed to 52 residents on September 28, 2021 (letter is attached). The application is for Rezoning Case ZA-21-21, which includes the rezoning request of land located on 928 Skeet Club Road from R3 to Conditional residential Single Family-5(R-5).

Mr. Jinwala and Real estate agent Mr. Will Price informed the attendants what Residence Community are proposed to be placed at the site located on 928 Skeet Club Road, and buffer and landscaping requirements offered to support the rezoning request. It was a positive meeting with specific discussion focused on the following:

- Many of the attendants questioned will creek be protected.
- Several residents from west of the property expressed concern about leaving some trees as a buffer to keep privacy of their property.
- Several residents ask how many homes will be their and what will be the size and price of the houses.
- Some residents were asking about what will be the plan for the south( MR. Gonzales) of the property, Will there be another community coming?

A copy of the Sign-in Sheet for this case is also attached.



Community Sign In

Marjorie Blair

Barbara Nixon,

Anna Miller

ERIC OLVEDO

MIKE WARTH

David Tricall

September 28, 2021

Re: 928 Skeet Club Road Rezoning Amendment ZA-21-21.

Greetings! Pankaj Jinwala & assigns would like to invite you to a community meeting on Thursday, October 07, 2021, from 5:00pm to 6:00 pm (drop-in format), at the meeting room of Ed Price & Associates Realtors located on 1220 N. Main Street, High Point, NC. The meeting is being held to inform and discuss a rezoning request of land located on 928 Skeet Club Road from a residential Single Family- 3 (R-3) to a conditional residential Single Family- 5 (R-5).

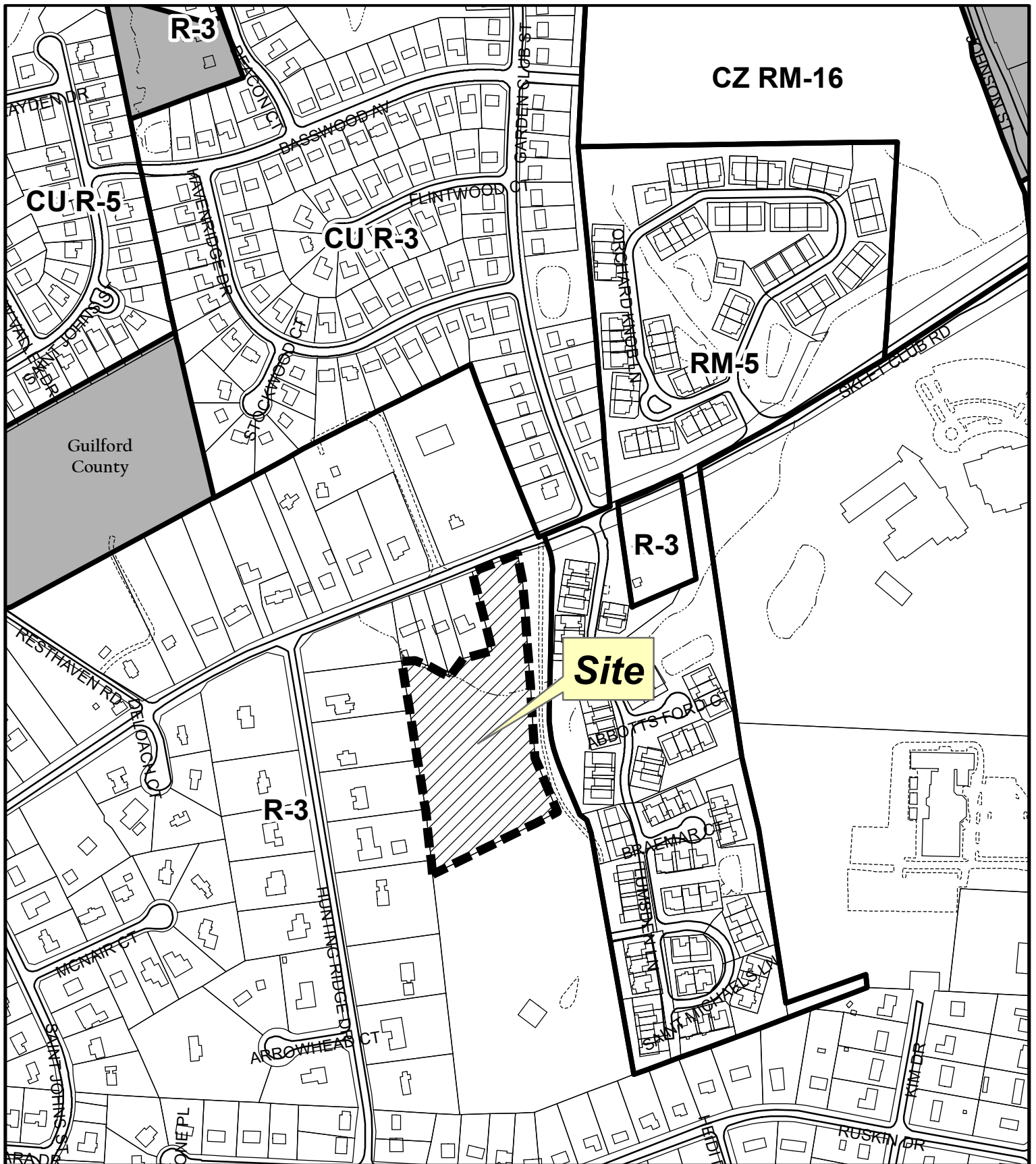
The Rezoning Application was submitted on September 13, 2021 with a scheduled regular meeting of the City of High Point Planning & Zoning Commission scheduled for October 26, 2021 at 6:00 pm. This meeting will be held in the City Council Chambers. A Citizen Information Meeting Statement prepared by the City of High Point is enclosed. This statement outlines the requirements of the rezoning process.

Prior to the Planning & Zoning meeting, please join us on October 7, 2021, from 5:00pm to 6:00 pm (drop-in format), to discuss our application at the meeting room of Ed Price & Associates Realtors located on 1220 N. Main Street, High Point, NC. Please do not hesitate to call if you have questions, Will Price, at 336-905-4422.

Sincerely,

A handwritten signature in black ink that reads "Pankaj Jinwala". The script is cursive and fluid.

Pankaj Jinwala



## ZONING MAP AMENDMENT: ZA-21-21

**From:** Residential Single Family-3 (R-3)  
**To:** Conditional Zoning Residential Single Family-5 (CZ R-5)

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

**Planning & Development  
Department**

**City of High Point**



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**City of High Point**  
**Citizen Information Meetings**



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

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

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

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

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

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

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

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

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

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

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

Contact:

Planning & Development Department 336-883-3328

[www.buildhighpoint.com](http://www.buildhighpoint.com)

ALSTON, CYNTHIA OLIVIA;ALSTON, IVAN  
ELLSWORTH  
3620 HUNTINGRIDGE DR  
HIGH POINT NC 27265

AUSTIN, GARY E;AUSTIN, NANCY E  
4267 LUMSDEN LN  
HIGH POINT NC 27265

BAKER, JOHN D;BAKER, KIMBERLY A  
3616 HUNTING RIDGE DR  
HIGH POINT NC 27265

BARRON, ROBERTO CORONA;CORONA, MARIA  
JUANA  
924 SKEET CLUB RD  
HIGH POINT NC 27265

BITTNER, STANLEY S;BITTNER, JUDITH E  
119 8TH AVE N UNIT B  
SURFSIDE BEACH SC 29575

BLAIR, SOOKJA  
4262 LUMSDEN LN  
HIGH POINT NC 27265

BRUNER, LAURA  
4285 LUMSDEN LN  
HIGH POINT NC 27265

BURGE, RANDY L;BURGE, SUSAN H  
4295 LUMSDEN LN  
HIGH POINT NC 27265

CHALEUNSOUK, SENG;PHOMMARATH, CHANH  
1007 SKEET CLUB RD  
HIGH POINT NC 27265

CROCKER, DAVID P  
4273 LUMSDEN LN  
HIGH POINT NC 27265

DOSS, PHYLLIS S  
4245 LUMSDEN LN  
HIGH POINT NC 27265

DURANTE, AMARILIS C  
4261 LUMSDEN LN  
HIGH POINT NC 27265

EASTER, EDWARD GLENN;BOYD, ERNEST PAUL  
4275 LUMSDEN LN  
HIGH POINT NC 27265

FREEDLE, CHARLES LEE T/C R/S;MARLOWE,  
LARONDA C T/C R/S;MARLOWE, LARRY H T/C R/S  
1112 MAPLEWOOD AVE  
HIGH POINT NC 27262

FRYE, BARBARA T  
4281 LUMSDEN LN  
HIGH POINT NC 27265

GRADY, WOODROW E;GRADY, CARMEN R  
4291 LUMSDEN LN  
HIGH POINT NC 27265

GRIFFEY, TONY DEAN  
30 CROSSWINDS CIR  
FAIRPORT NY 14450

HUMBLE, PAUL W  
4301 GARDEN CLUB ST  
HIGH POINT NC 27265

JOHNSON, CALVIN LEON  
913 SKEET CLUB RD  
HIGH POINT NC 27265

LEDBETTER, FELICIA C  
3222 DERBY CIR  
HIGH POINT NC 27265

LITTLE, HARRISON A;LITTLE, PEGGY  
4303 GARDEN CLUB ST  
HIGH POINT NC 27265

LUCIDO, FRANK  
4307 GARDEN CLUB ST  
HIGH POINT NC 27265

LUXURY HOME RENTALS LLC  
2430 SCHIRRA PL  
HIGH POINT NC 27263

MARGARET J GRAVEN REVOCABLE  
TRUST;GRAVEN, MARGARET J TRUSTEE  
4253 LUMSDEN LN  
HIGH POINT NC 27265

MCCARTER, JACQUELENE D  
4264 LUMSDEN LN  
HIGH POINT NC 27265

MIRESSI, THOMAS;MIRESSI, ANNE M  
4263 LUMSDEN LN  
HIGH POINT NC 27265

MISENHEIMER, WILLIAM G  
4287 LUMSDEN LN  
HIGH POINT NC 27265

NIXON, BARBARA K  
1007 ABBOTTS FORD CT  
HIGH POINT NC 27265

NORRIS, CYNTHIA VERNON  
4247 LUMSDEN LN  
HIGH POINT NC 27265

OLMEDO, JONATHAN E;OLMEDO, DIANNA L  
3608 HUNTINGRIDGE DR  
HIGH POINT NC 27265



PIKE, EDNA HILLARD TRUSTEE;THOMAS ROGER  
PIKE LIVING TRUST;EDNA HILLIARD PIKE LIIVNG  
TRUST  
4260 LUMSDEN LN  
HIGH POINT NC 27265

SIKH ASSOCIATION OF THE TRIAD NORTH  
CAROLINA  
1001 SKEET CLUB RD  
HIGH POINT NC 27265

SIKH ASSOCIATION OF THE TRIAD NORTH  
CAROLINA  
4925 W MARKET ST STE 1123  
GREENSBORO NC 27407

SIMMONS-DORN, DOROTHY M  
4265 LUMSDEN LN  
HIGH POINT NC 27265

SMITH, CAROLYN A  
4293 LUMSDEN LN  
HIGH POINT NC 27265

ST ANDREWS ON SKEET CLUB HOMEOWNERS  
ASSOCIATION INC  
4149 SAINT JOHNS ST  
HIGH POINT NC 27265

ST ANDREWS ON SKEET CLUB HOMEOWNERS  
ASSOCIATION INC  
3703 BRANDON DR  
HIGH POINT NC 27265

ST ANDREWS ON SKEET CLUB HOMEOWNERS  
ASSOCIATION INC  
PO BOX 1550  
HIGH POINT NC 27261

STEPHENSON, HERBERT EVERETT  
JR;STEPHENSON, GRACE MARION  
4257 LUMSDEN LN  
HIGH POINT NC 27265

STEWART, ROBERT BRIAN  
920 SKEET CLUB RD  
HIGH POINT NC 27265

STREETMAN, INGA M  
926 SKEET CLUB RD  
HIGH POINT NC 27265

TEMPLE OF PRAYER PRAISE & DELIVERANCE  
INC  
PO BOX 102  
HIGH POINT NC 27261

TRIVETTE, DAVID NORMAN;TRIVETTE, VAN  
VOORHEES  
3602 HUNTINGRIDGE DR  
HIGH POINT NC 27265

ULLOA, EDUARDO  
1405 WOODSMAN CT  
HIGH POINT NC 27265

VARGAS, VIRGILIO GONZALEZ  
7725 STORINGTON WAY CT  
KERNERSVILLE NC 27284

WALDROP, ROBERT LEE;WALDROP, THERESE T  
4286 LUMSDEN LN  
HIGH POINT NC 27265

WARTH, THOMAS M;WARTH, PATRICIA M  
3604 HUNTING RIDGE DR  
HIGH POINT NC 27265

WILLIAMS, ROBERT WAYNE;WILLIAMS, SHIRLEY  
WHEELER  
4255 LUMSDEN LN  
HIGH POINT NC 27265

WOLVERSON, MARK  
9 WINCHESTER RD KINGS SOMBORNE  
HAMPSHIRE SO20 6PF UNITED KINGDOM

WRIGHT, RICHARD TIMOTHY;WRIGHT, MARY  
ELIZABETH  
1025 BRAEMAR CT  
HIGH POINT NC 27265

WYNTER, AYANA J  
3612 HUNTINGRIDGE DR  
HIGH POINT NC 27265

ZITO, TINA;ZITO, SCOTT  
4288 LUMSDEN LN  
HIGH POINT NC 27265